

**FOR
LEASE**

3135 E. OVERLAND ROAD
MERIDIAN, ID



Proposed Expansion & Façade Improvement Renderings



PROPERTY INFORMATION

Property Type:	Retail
Building Size:	4,760 SF
Land Size:	1.19 Acres
Lease Type:	NNN

SPACE AVAILABLE

Suite	Size	Rate
105 (Tenant 1)	1,355 SF	\$20 PSF
100 (Tenant 2)	1,781 (<i>to be built</i>)	Call Agent
Combined	TBD	Call Agent

HIGHLIGHTS

- » Located on the hard corner of Overland and Eagle surrounded by new development including: a new proposed WinCo, Top Golf, Norco and more
- » High Visibility
Overland Road: 28,500 Vehicles Per Day
Eagle Road: 51,500 Vehicles Per Day
- » Drive thru available
- » Surrounded by major employers and office developments including: Citi Bank call center, T Mobile call center, Silverstone Business Campus and more



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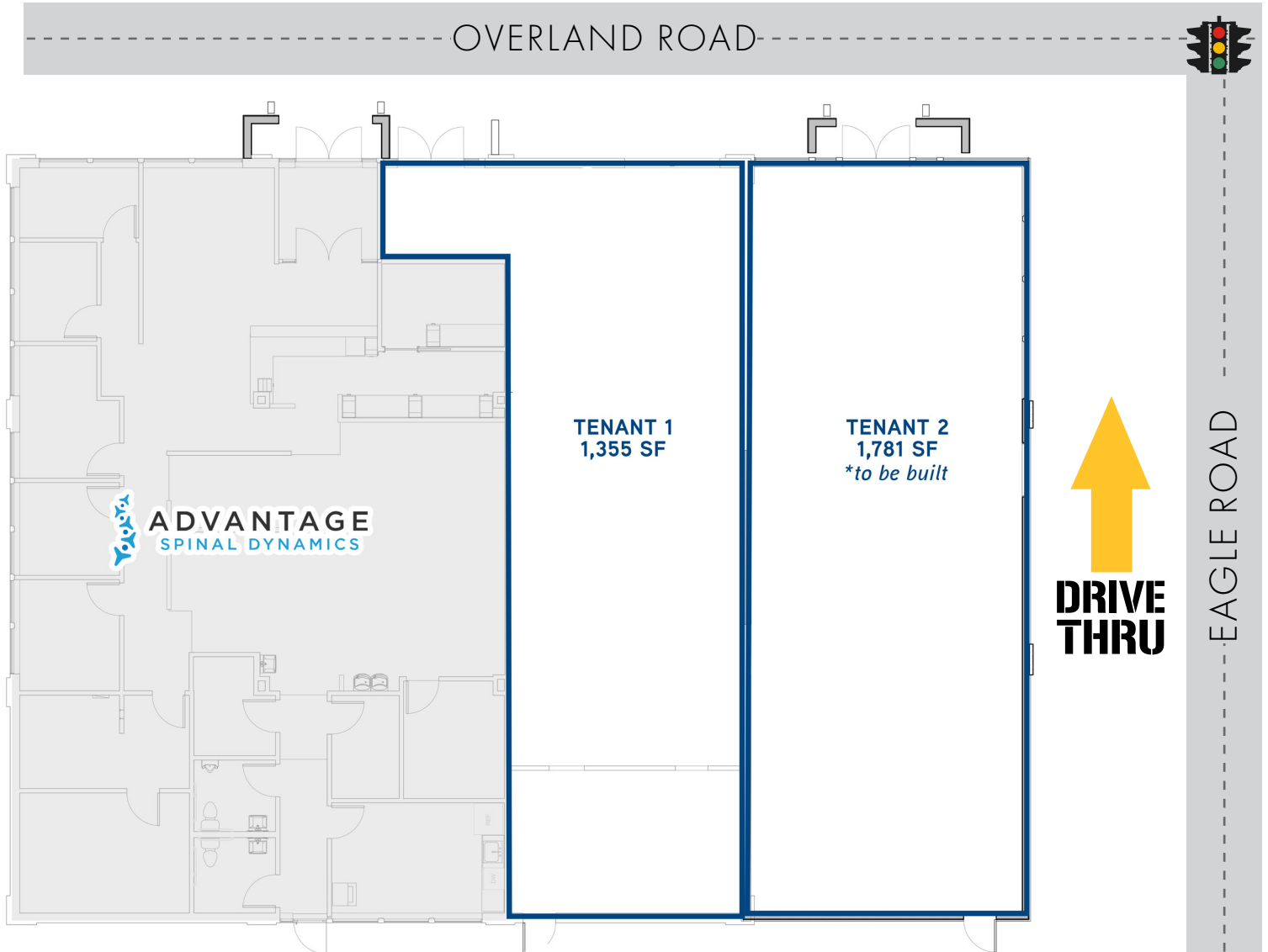
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FLOORPLAN



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