

# TOUCHMARK OFFICE CONDOS

3512 & 3526 E LOUISE DR | MERIDIAN, ID | 83642



914 SF – 1,207 SF AVAILABLE!

**GALEN MILLER**

208.947.0841

galen@tokcommercial.com

**PETER OLIVER, SIOR, CCIM**

208.947.0816

peter@tokcommercial.com

Located off major corridor among St. Luke's, Blue Cross of Idaho, Meridian Crossroads, The Village at Meridian and Eagle Landing.

Newly constructed office condos in prime location, just off of Eagle and Franklin Roads with quick access to I-84.

Each unit includes reception area, kitchenette, private offices.

4.5 shared parking spots per unit + additional street parking.

HOA fees estimated at \$170/month.

2026 construction.

CONTACT



HIGHLIGHTS



UPDATED: 5.7.2026

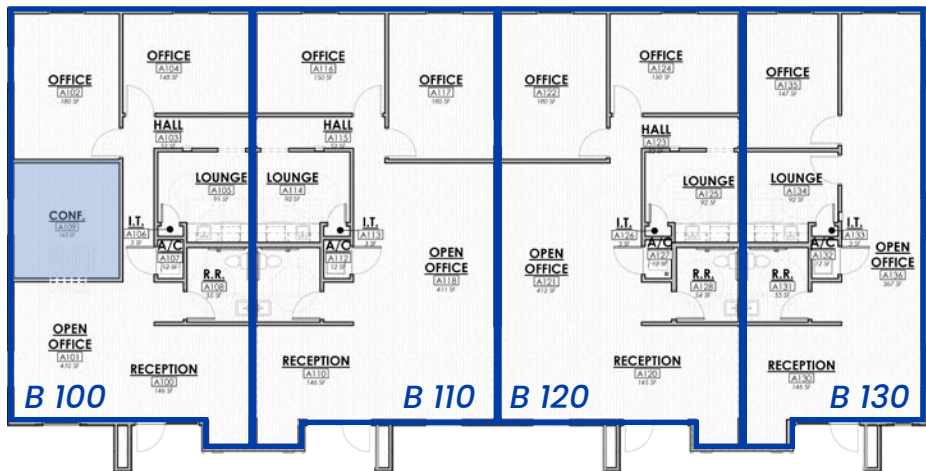
THIS PROPERTY IS EXCLUSIVELY MARKETED BY TOK BOISE LLC DBA TOK COMMERCIAL

This information was obtained from sources believed reliable but cannot be guaranteed. Any opinions or estimates are used for example only.



**BUILDING B**

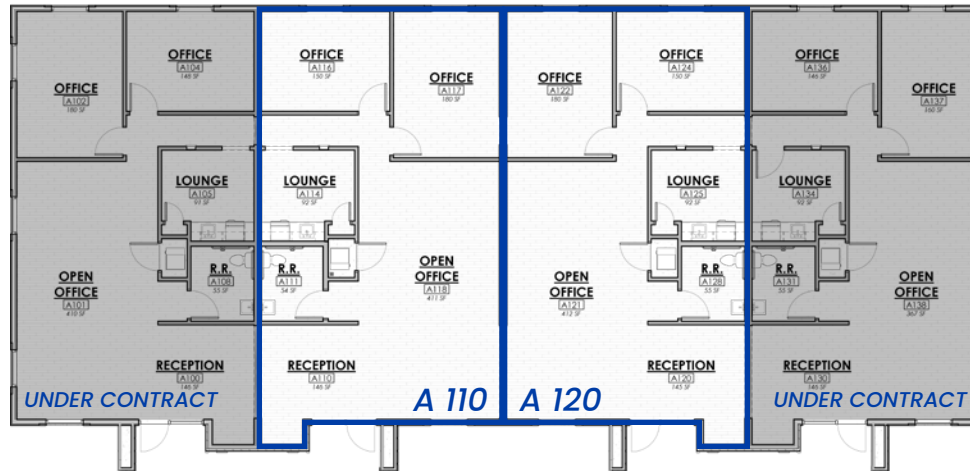
3512 E LOUISE DR  
MERIDIAN, ID 83642



**BUILDING B**

**BUILDING A**

3526 E LOUISE DR  
MERIDIAN, ID 83642



**BUILDING A**

SUITE	SIZE	PRICE/SF	PRICE
B 100	1,207 SF	\$421/SF	\$508,000*
B 110	1,206 SF	\$415/SF	\$500,000
B 120	1,207 SF	\$414/SF	\$500,000
B 130	914 SF	\$420/SF	\$384,000

\*Includes conference room

SUITE	SIZE	PRICE/SF	PRICE
A 100	1,207 SF	\$414/SF	Under Contract
A 110	1,207 SF	\$414/SF	\$500,000
A 120	1,207 SF	\$414/SF	\$500,000
A 130	1,139 SF	\$414/SF	Under Contract

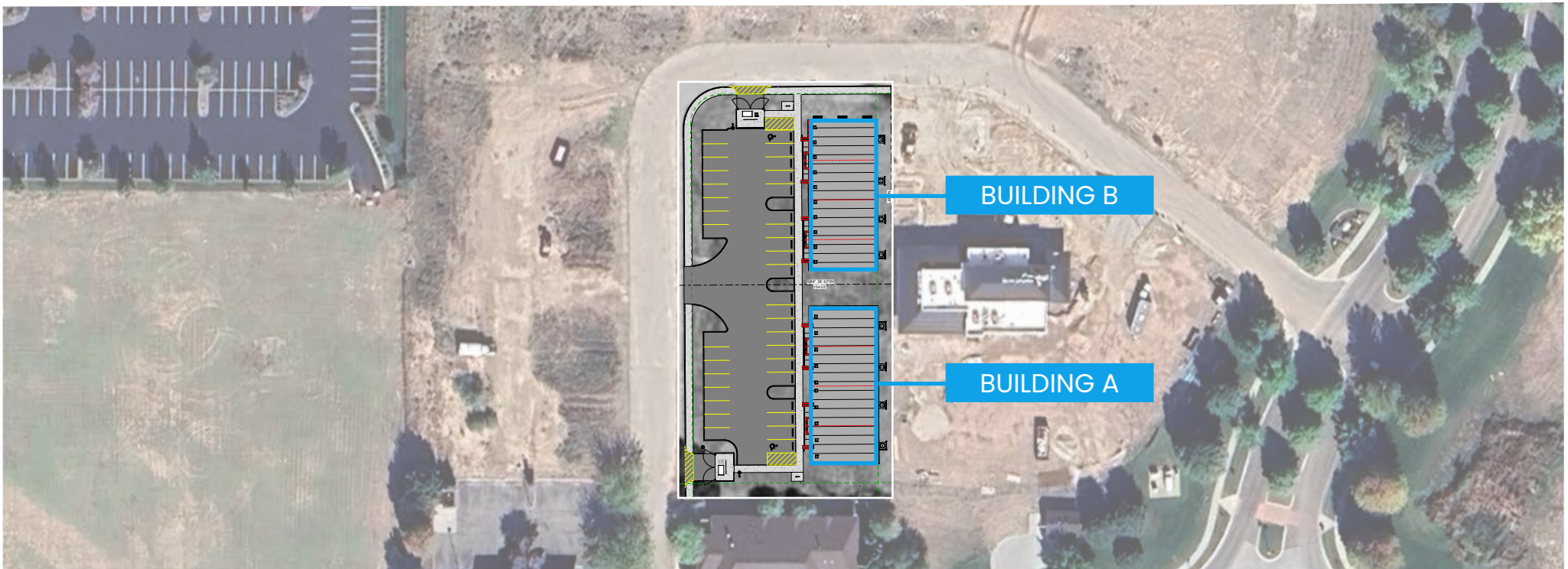
UPDATED: 5.7.2026

THIS PROPERTY IS EXCLUSIVELY MARKETED BY TOK BOISE LLC DBA TOK COMMERCIAL  
This information was obtained from sources believed reliable but cannot be guaranteed. Any opinions or estimates are used for example only.



## 2026 CONSTRUCTION

RESTRICTED USES: Inpatient Acute Care Service, Commercial Lab or Imaging, Surgery, Endoscopic Procedures, Arthroscopic Procedures, Radiation Therapy, Cardiac Imaging or Catheterization and Obstetrical Services.



UPDATED: 5.7.2026

THIS PROPERTY IS EXCLUSIVELY MARKETING BY TOK BOISE LLC DBA TOK COMMERCIAL

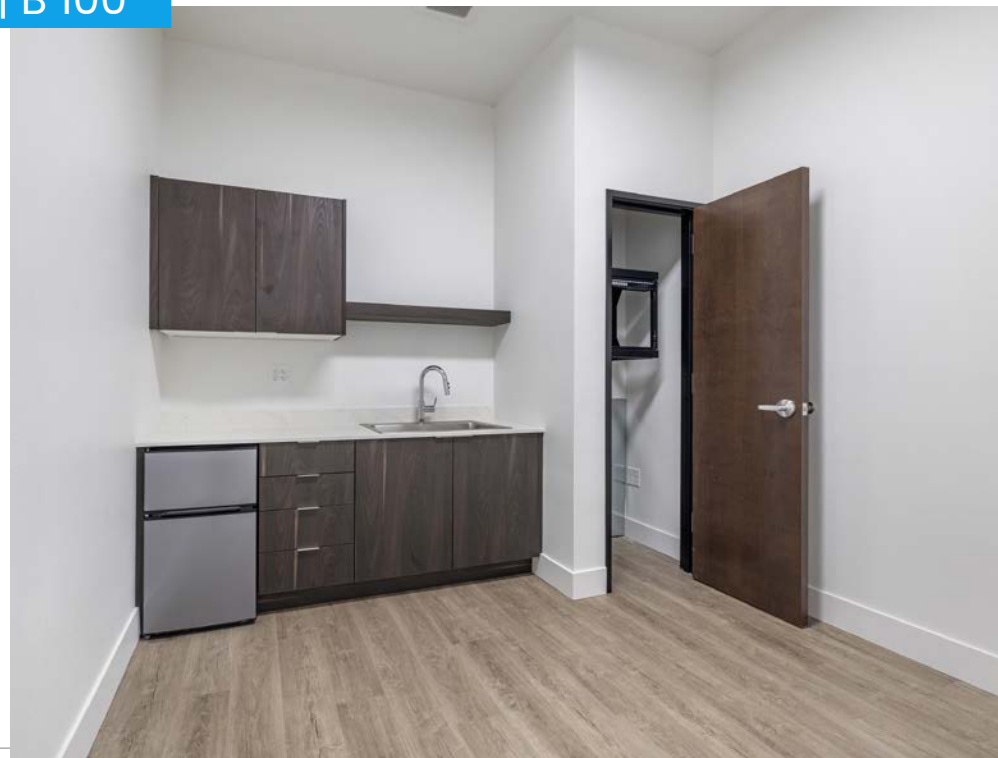
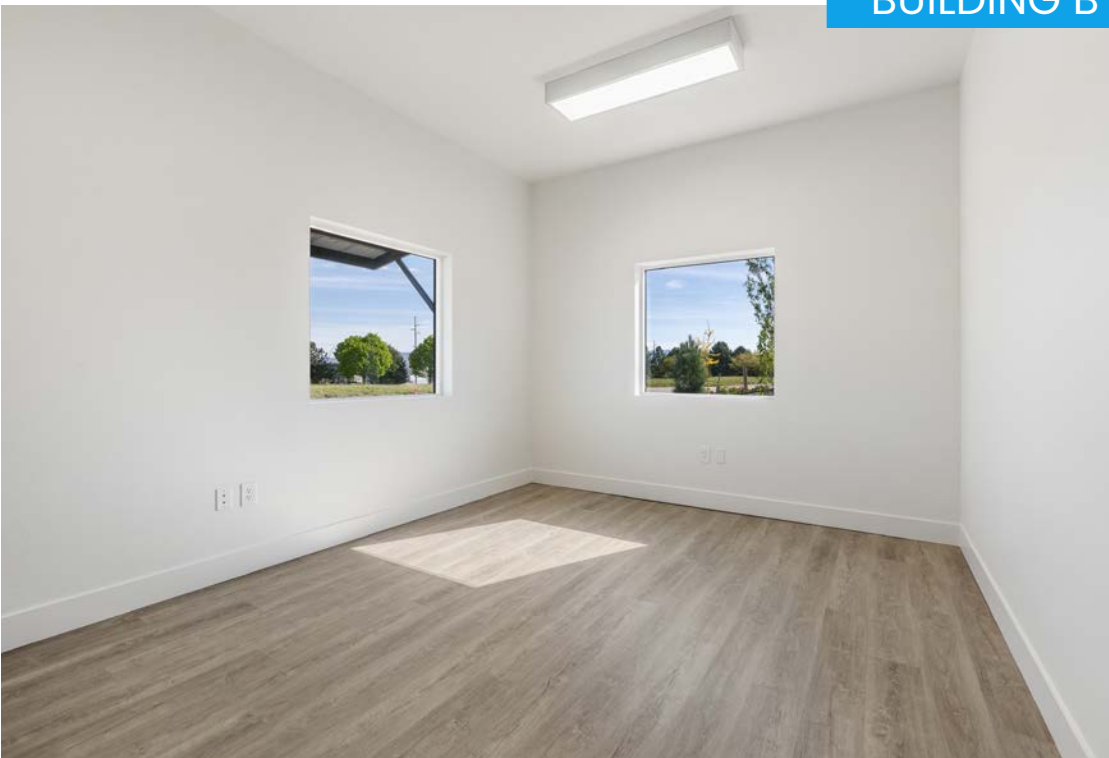
This information was obtained from sources believed reliable but cannot be guaranteed. Any opinions or estimates are used for example only.



**UPDATED: 5.7.2026**  
THIS PROPERTY IS EXCLUSIVELY MARKETED BY TOK BOISE LLC DBA TOK COMMERCIAL  
This information was obtained from sources believed reliable but cannot be guaranteed. Any opinions or estimates are used for example only.



BUILDING B | B 100

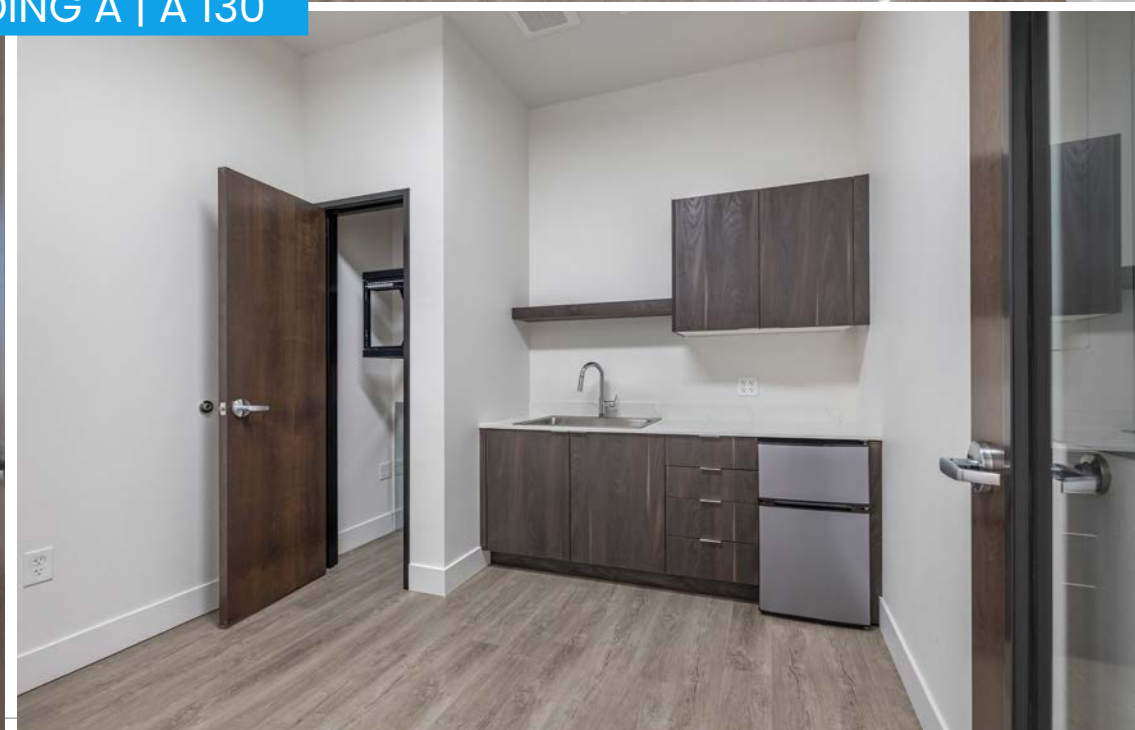
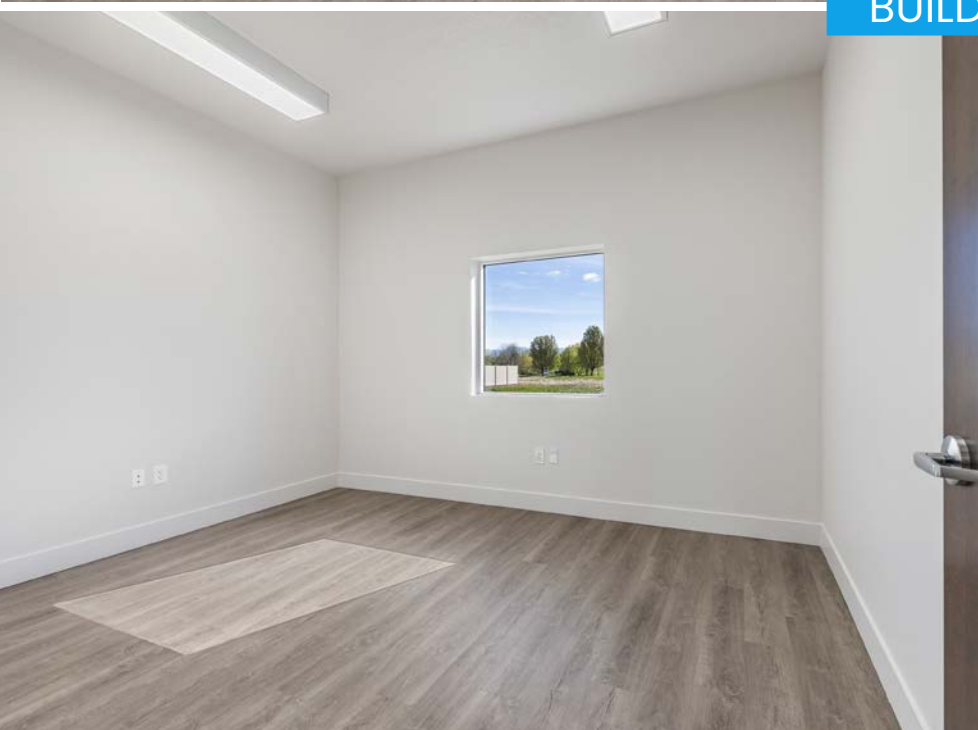


UPDATED: 5.7.2026

THIS PROPERTY IS EXCLUSIVELY MARKETED BY TOK BOISE LLC DBA TOK COMMERCIAL  
This information was obtained from sources believed reliable but cannot be guaranteed. Any opinions or estimates are used for example only.



**BUILDING A | A 130**



# EAGLE VIEW LANDING



# EAGLE VIEW PLAZA



# PORTICO AT MERIDIAN CENTER



StLuke's



EAGLE ROAD

SITE

AUTUMN WAY

TOUCHMARK WAY

UPDATED: 5.7.2026

THIS PROPERTY IS EXCLUSIVELY MARKETED BY TOK BOISE LLC DBA TOK COMMERCIAL  
This information was obtained from sources believed reliable but cannot be guaranteed. Any opinions or estimates are used for example only.

THE VILLAGE AT MERIDIAN



FRANKLIN ROAD

PORTICO AT MERIDIAN CENTER



EAGLE VIEW PLAZA



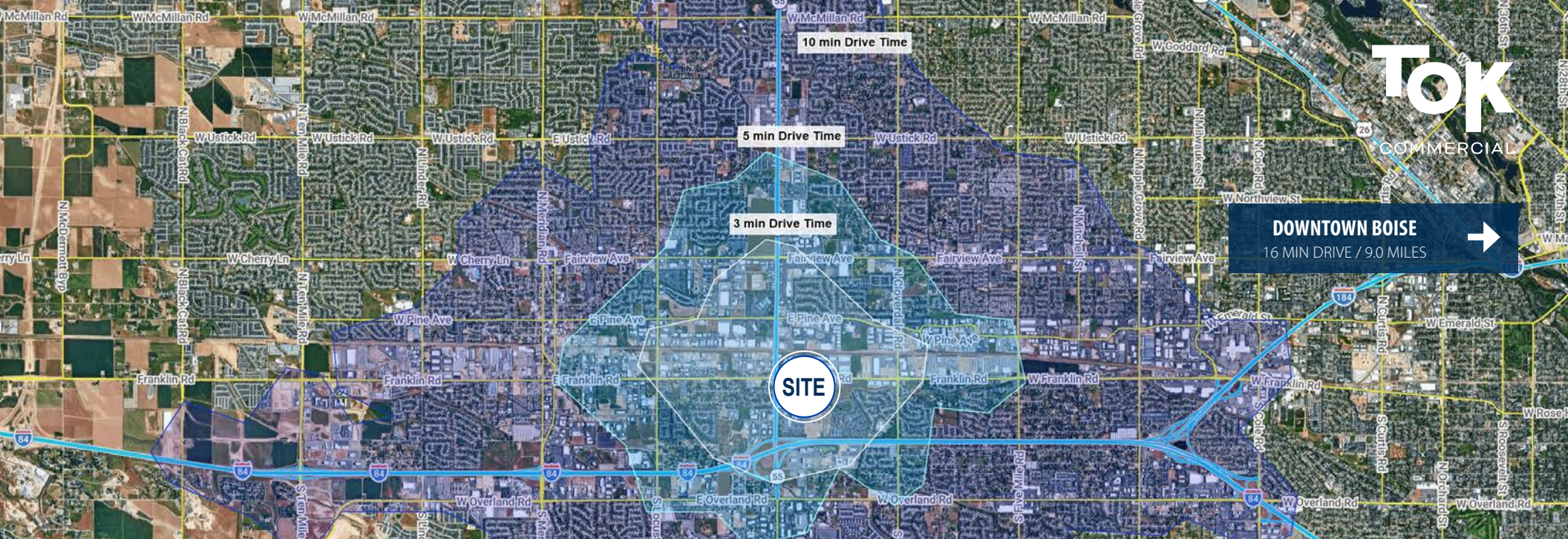
EAGLE ROAD



EAGLE VIEW LANDING



On Meridian's main arterial, Eagle Road offers prime access to top retail and amenities.



## DEMOGRAPHICS | 3-5-10 MIN. DRIVE TIMES

POPULATION	3 MIN	5 MIN	10 MIN
2025 Est. Population	3,647	15,892	107,929
2030 Projected Population	4,018	17,736	113,657
Historic 10 Year Growth	3.0%	4.6%	2.4%

HOUSEHOLDS	3 MIN	5 MIN	10 MIN
2025 Est. Households	1,541	6,728	42,468
2030 Projected Households	1,735	7,728	46,039
Historic 15 Year Growth	3.1%	6.7%	2.9%

INCOME	3 MIN	5 MIN	10 MIN
2025 Average HH Income	\$155,782	\$128,226	\$124,831
2030 Per Capita Income	\$66,278	\$54,431	\$49,223
Historic Annual Change (25 Yr)	4.7%	4.2%	4.4%

WORK FORCE	3 MIN	5 MIN	10 MIN
2025 Total Businesses	564	1,667	6,043
2025 Total Employees	7,312	18,041	54,270
2025 Labor Pool Age 16+	3,074	12,977	87,271

UPDATED: 5.7.2026

THIS PROPERTY IS EXCLUSIVELY MARKETED BY TOK BOISE LLC DBA TOK COMMERCIAL  
 This information was obtained from sources believed reliable but cannot be guaranteed. Any opinions or estimates are used for example only.