

For Lease

Office - North Meridian

2240 W Everest Lane, Ste 150, Meridian, ID



AVAILABLE PROPERTY

Location	Chinden Blvd, West of Linder Rd
Building Size	3,223 SF
Availability	1,447 SF
Lease Rate	\$16.00 SF/yr
Lease Type	Modified Gross - Tenant pays utilities & janitorial
Lot Size	0.368 Acres
TI Allowance	Negotiable

SITE INFORMATION

- Located in the residential growth path of North Meridian within the Lochsa Business Park
- Close to schools
- Ample Parking: 3-4/1,000
- Signalized intersection on Chinden Blvd allows for easy access
- Traffic counts: ±17,000 vpd
- Attractive architecture in a mature business park



DEMOGRAPHICS

2016	1 Mile	3 Miles	5 Miles
Total Households	1,208	12,272	32,534
Total Population	3,609	35,988	93,901
Average HH Income	\$88,936	\$88,637	\$83,333



5531 N. Glenwood St.,
Boise, ID 83714
208-229-2020

Mike Erkmann, CCIM

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Wes Dawson

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C: 208-863-5520
D: 208-229-2020

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1,447 SF | \$16.00 SF/yr



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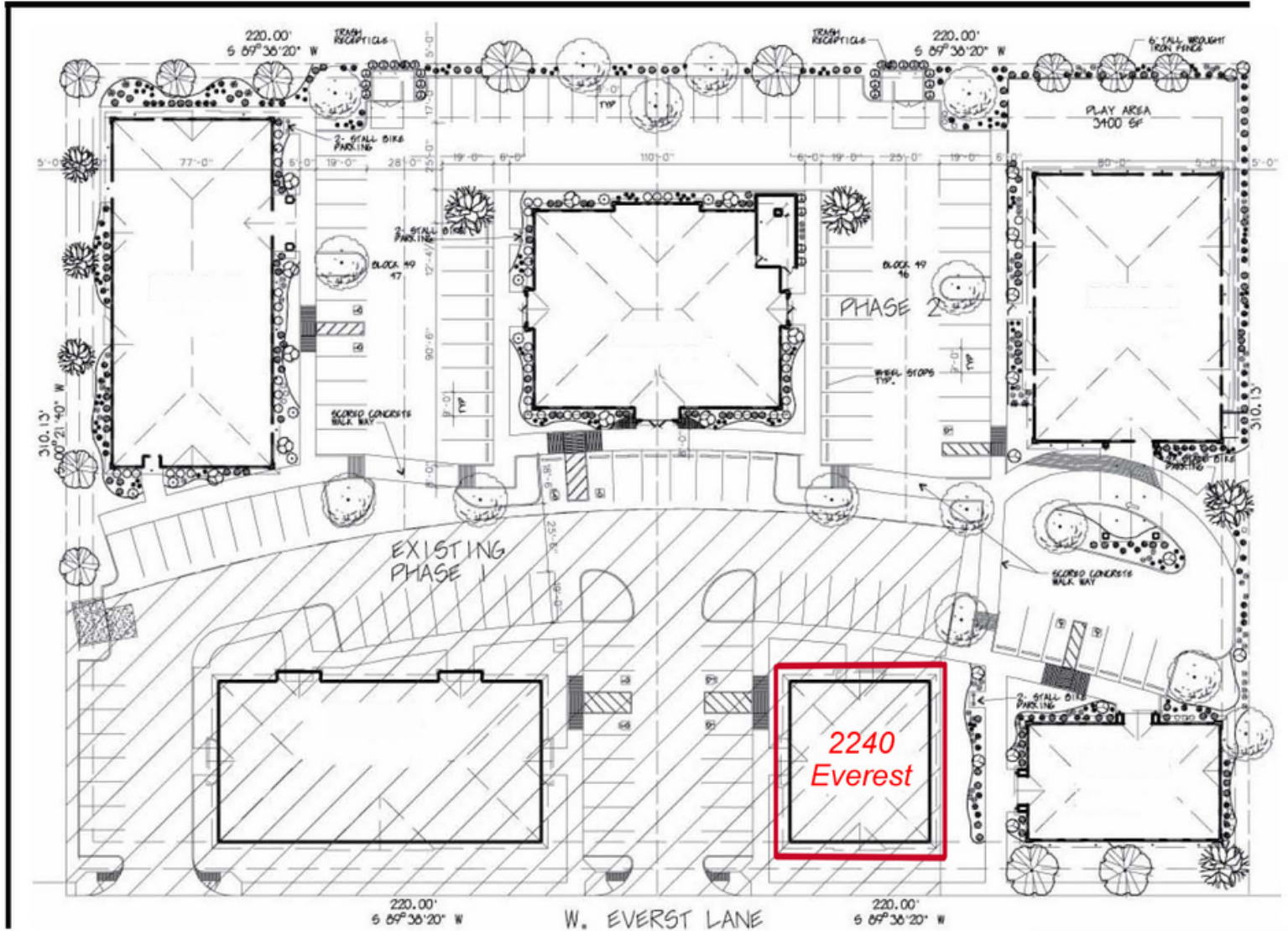
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CHINDEN BOULEVARD

LONG LAKE ROAD



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