

RETAIL & OFFICE SPACE FOR LEASE

The Shops at El Dorado, in El Dorado Business Campus 2845 E. Overland Road, Meridian, ID 83642



Available Spaces:

| Suite 140 | 1,809 SF |
|-----------|----------|
| Suite 180 | 1,341 SF |

Property Features:

| Bldg Type: | Office & Retail Frontage |
|-------------------|---------------------------------------------|
| Bldg Size: | 18,000 SF |
| # of Floors: | Single Level |
| Parking: | 5.7/1,000 SF |
| Office Lease: | Full Service, less janitorial |
| TI Allow. Office: | \$40/SF, <u>1st generation office space</u> |
| Retail Lease: | NNN, plus power & gas |

Building Comments:

- High visibility retail/office location near SW intersection of Eagle and Overland Roads
- Centrally located in the Boise Valley, I-84 (Exit 46), less than 1 mile from site
- Free on-site parking
- Private tenant entrances
- Class A business park and building

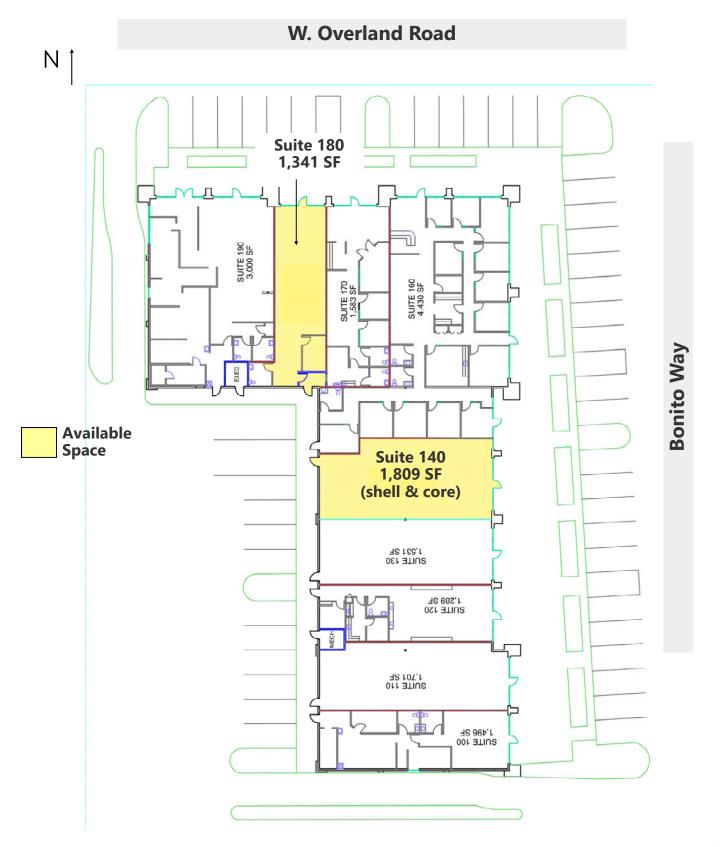
Call For Details (208) 322-7300







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Form 18 5105