

OFFICE FOR LEASE

135 E Calderwood Dr., Meridian, ID 83642



PROPERTY DESCRIPTION

New professional suite and executive offices less than one-half mile south of I-84 with exposure to Meridian Rd.

PROPERTY HIGHLIGHTS

- Class A Office Suites and Executive Suites
- Construction scheduled for completion January 2020
- Convenient access to I-84
- Signage on Meridian Road
- Private tenant entrances
- Building signage available
- Service and food amenities within walking distance
- NNN estimated at \$4.50/SF

SPACES	LEASE RATE	TYPE	SPACE SIZE
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KW COMMERCIAL
1065 S. Allante Place
Boise, ID 83709

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We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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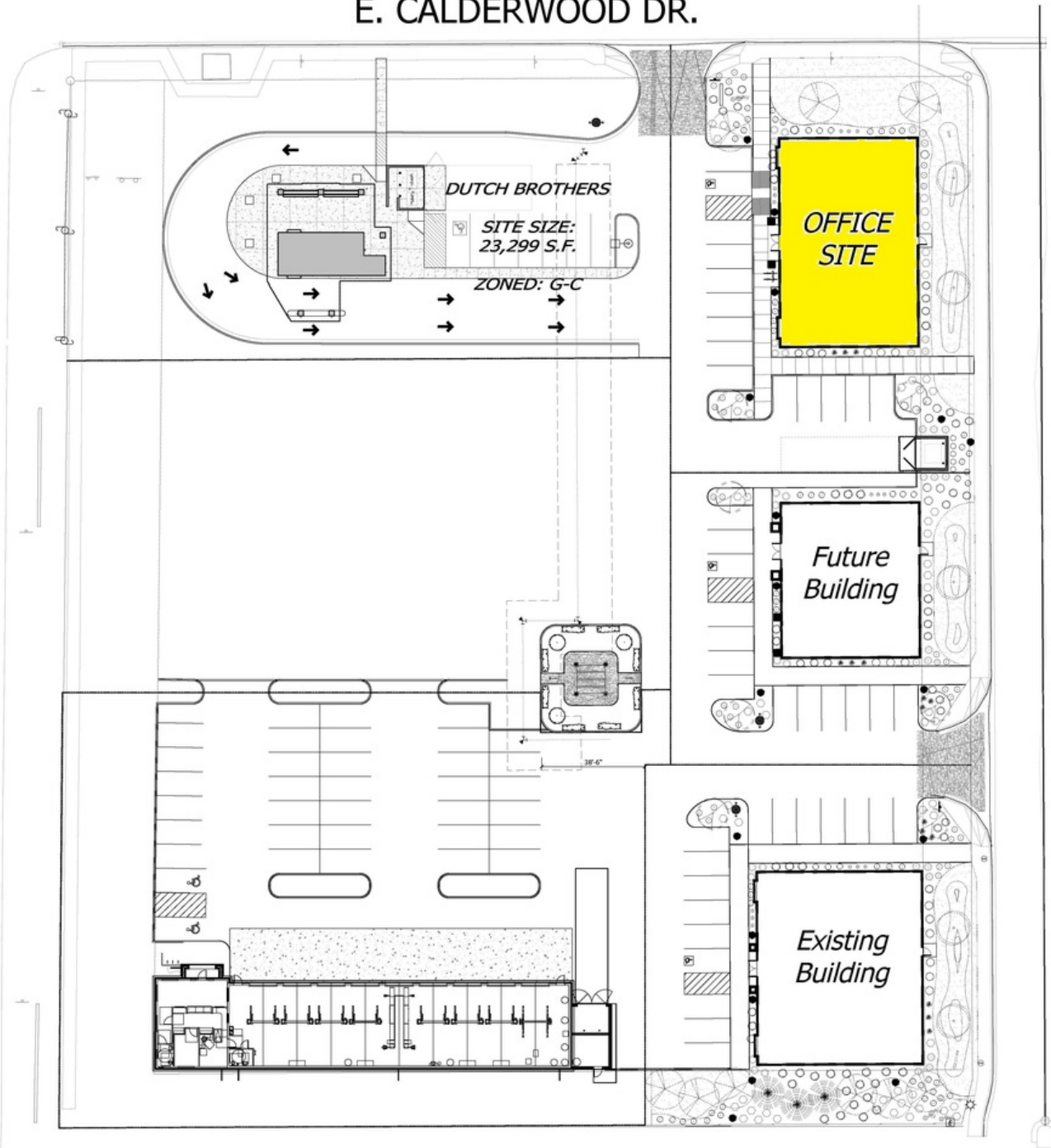
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E. CALDERWOOD DR.

S. KUNA-MERIDIAN RD. (STATE HIGHWAY 69)



S. BLACKSPUR WAY

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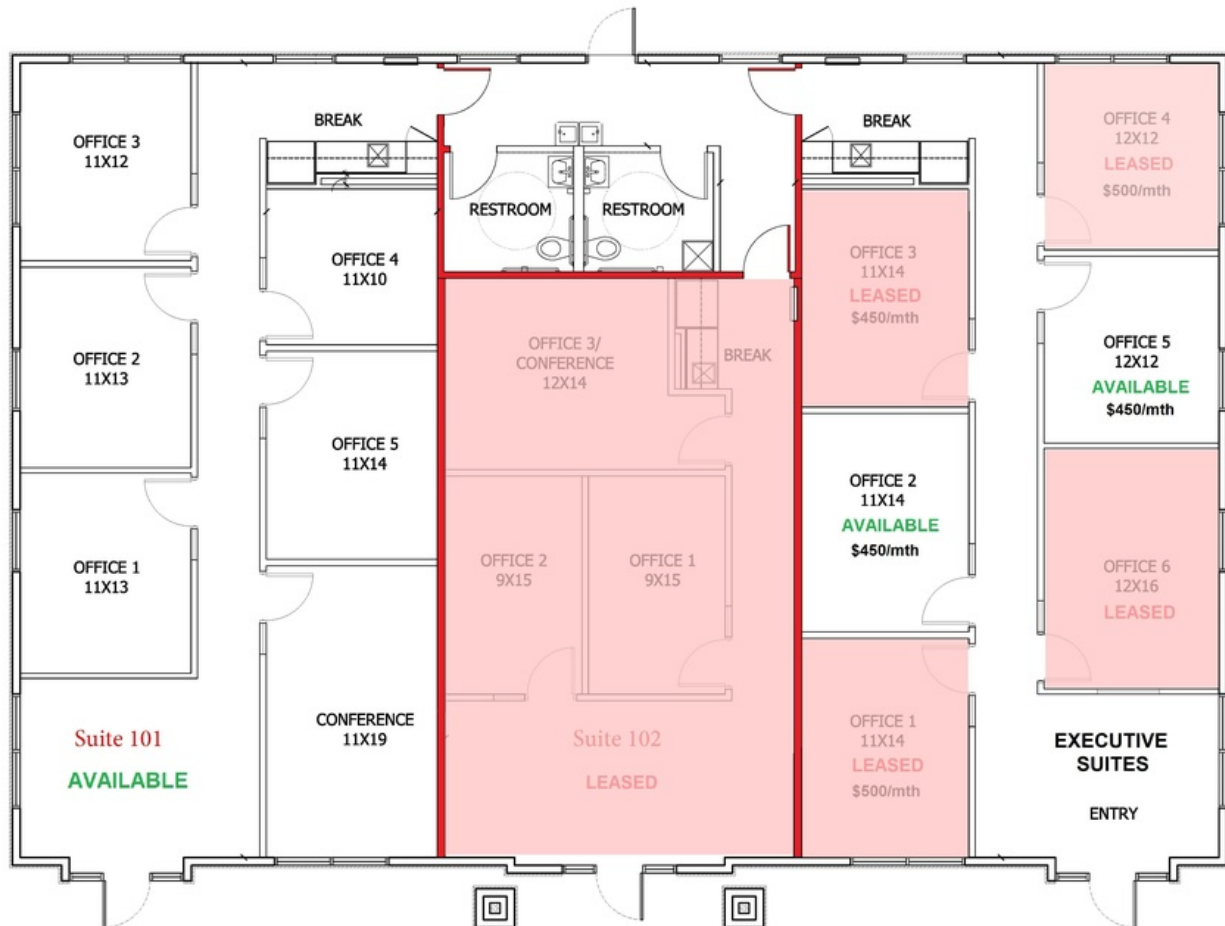
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Tentative Floor Plan



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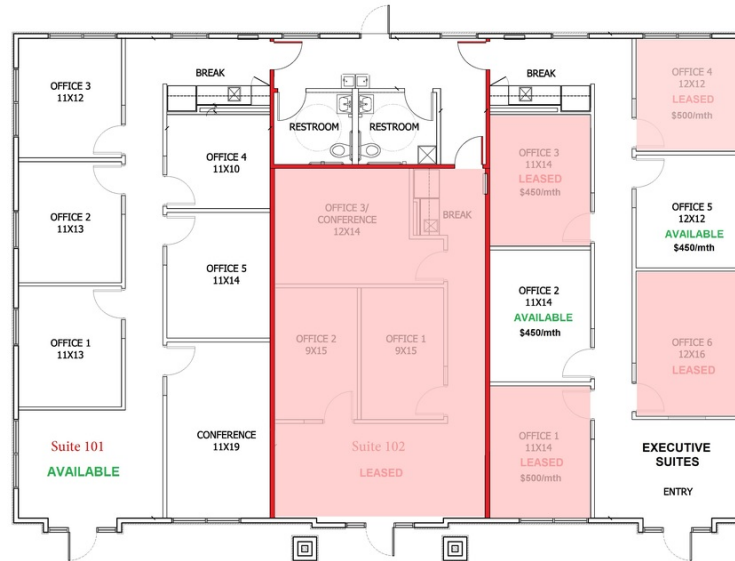
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Tentative Floor Plan



SPACE	LEASE RATE	LEASE TYPE	SIZE (SF)	TERM	COMMENTS
Suite 101	\$15.50 SF/yr	NNN	1,552 SF	36 to 60 months	NNN est. @ \$4.50/SF
Office 2	\$450.00 SF/yr	FSEJ	213 SF	12 months	11' x 14' office, including internet.
Office 5	\$450.00 SF/yr	FSEJ	199 SF	12 months	12' x 12' office, including internet.

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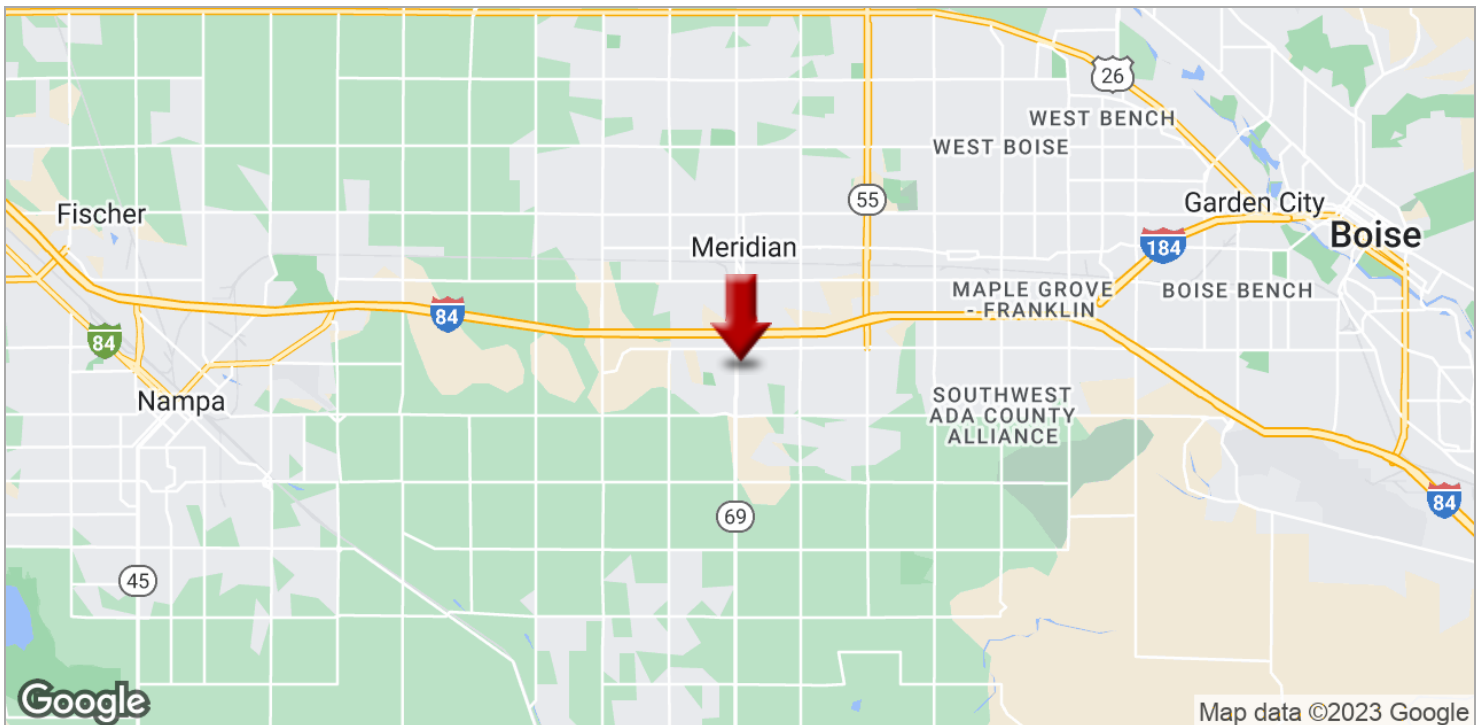
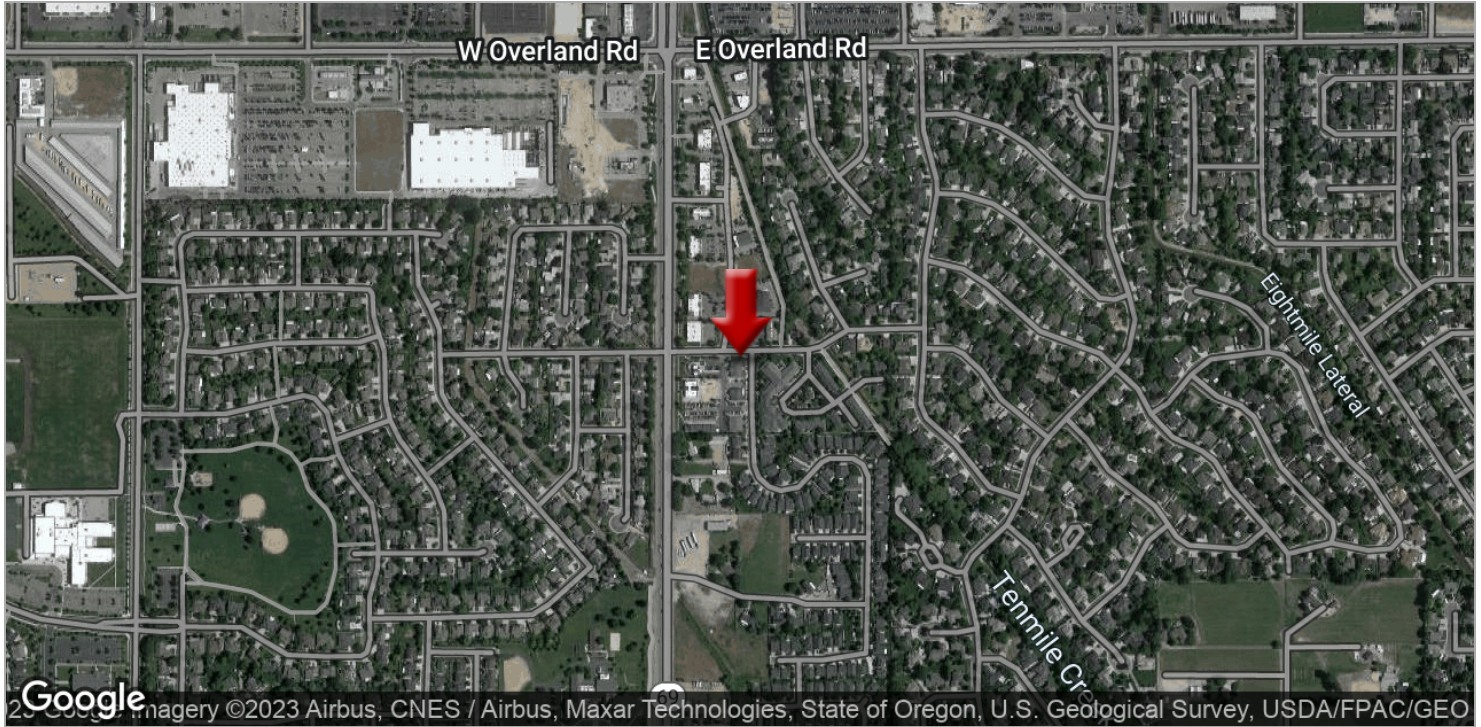
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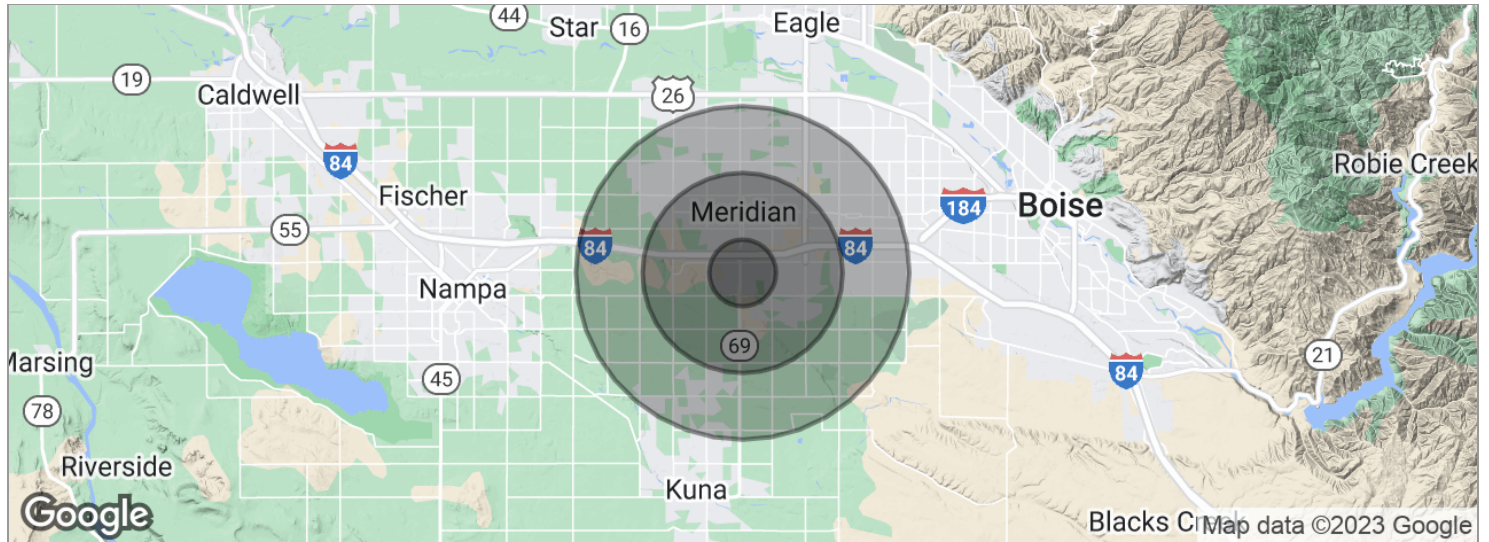
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POPULATION	1 MILE	3 MILES	5 MILES
Total population	3,299	36,486	104,119
Median age	33.3	32.7	33.1
Median age (male)	33.2	32.5	32.9
Median age (Female)	33.6	33.1	33.5
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	1,161	12,999	36,513
# of persons per HH	2.8	2.8	2.9
Average HH income	\$76,879	\$72,465	\$77,065
Average house value	\$261,997	\$243,002	\$243,009

* Demographic data derived from 2020 ACS - US Census

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