

FOR SALE OR LEASE

EL DORADO CLASS A OFFICE BUILDING

2950 E. Goldstone Drive, Meridian, Idaho 83642



30,183 SF Available



PROPERTY HIGHLIGHTS

Building Size: 30,183 SF

Sale Price: \$6,640,000.00

Lease Rate: \$16.50/SF

Lease Type: NNN

Year Built: 2003

Lot Size: 2.686 Acres

Zoning: C-C

Parcel Number: R1022760250

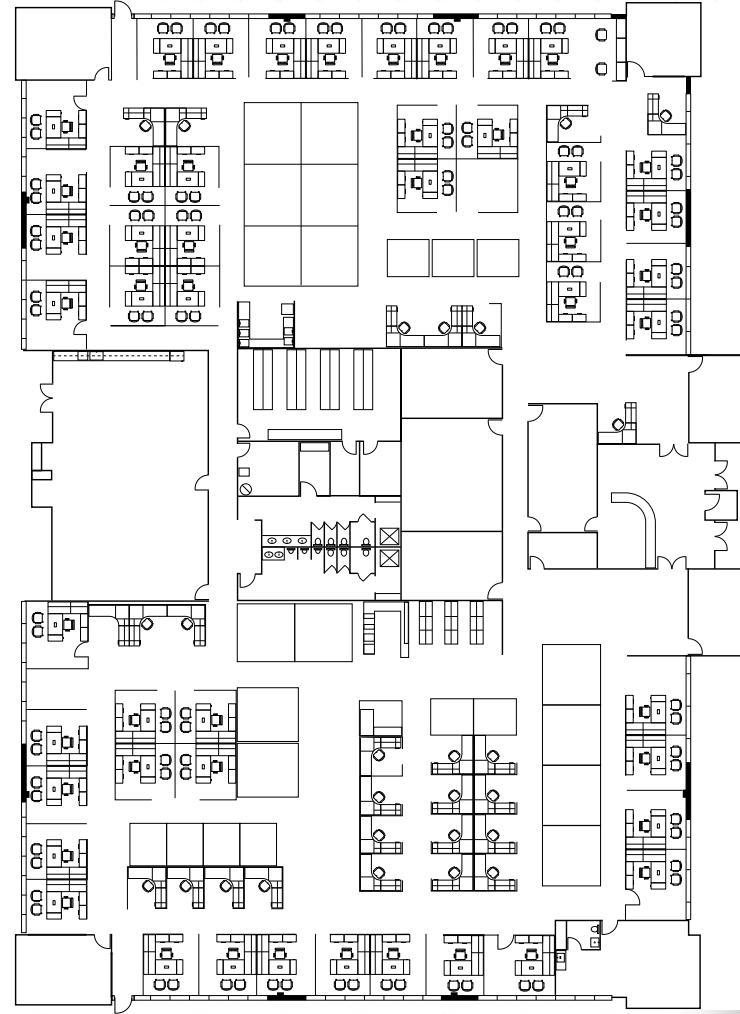
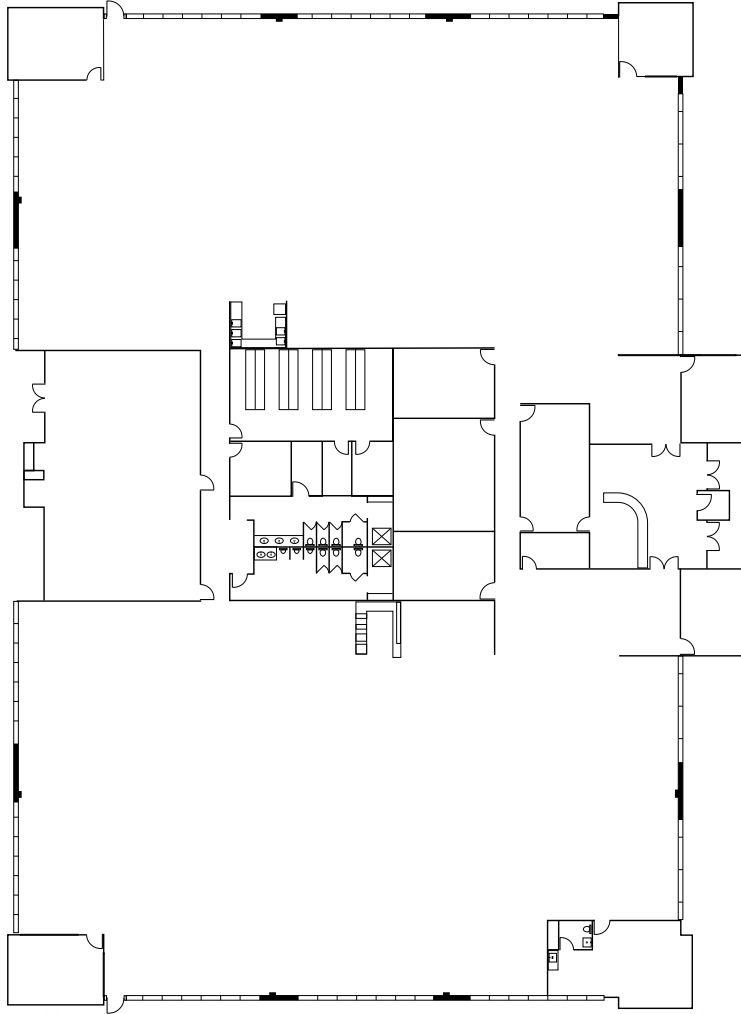


LISTING FEATURES

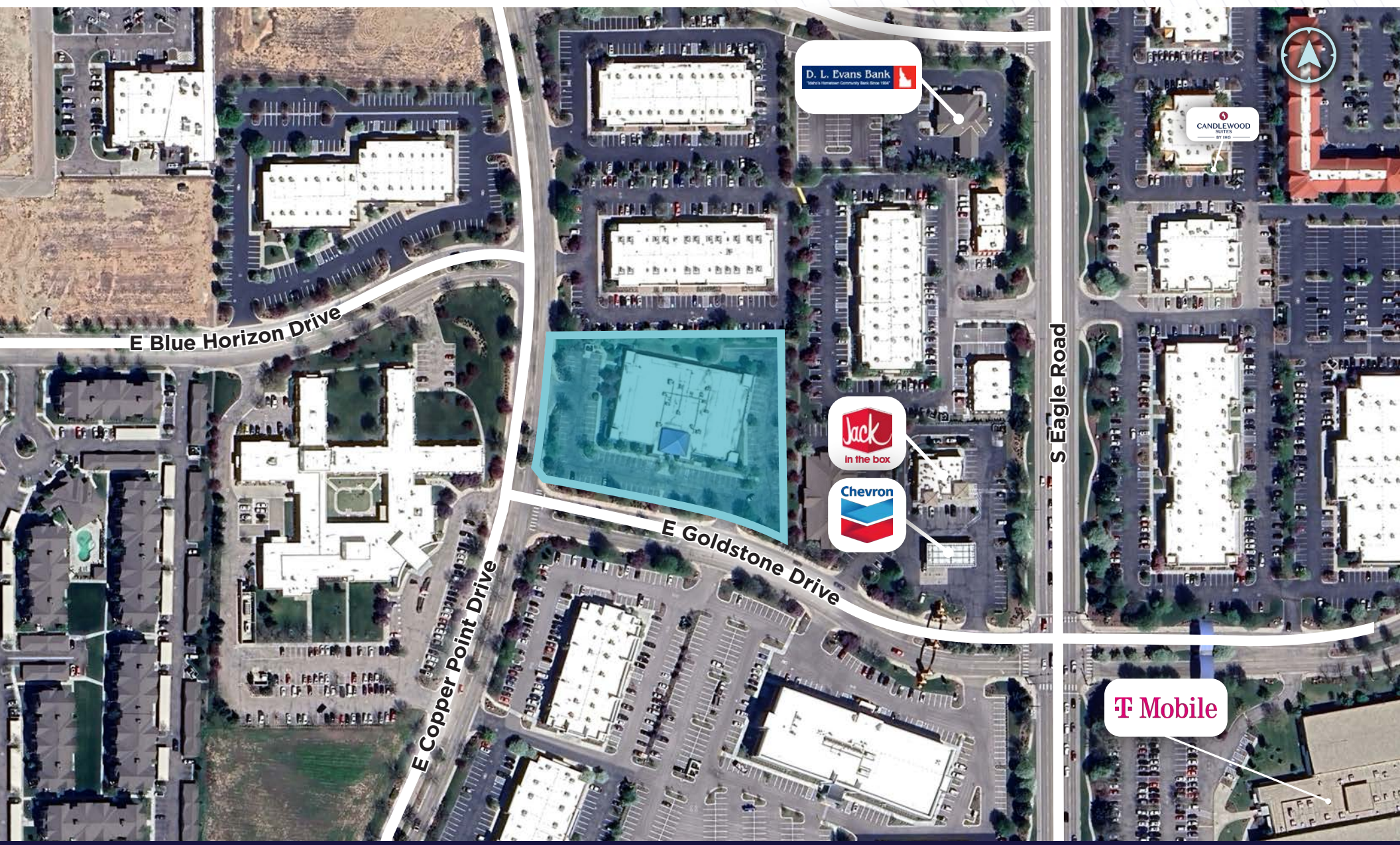
- **Well-Maintained, Class A Single-Story Office Building**
 - Impeccably maintained with no deferred maintenance, offering an attractive and professional presence.
- **Flexible, Efficient Layout**
 - Designed for maximum adaptability, the layout includes private offices, open areas for cubicles, and a central core featuring restrooms, a mail room, breakroom, and a dedicated training room
- **Security Infrastructure in Place**
 - Equipped with a secure front entrance controlled from the receptionist area.
 - Both doors from the reception area feature electronic access control for enhanced security.
- **Robust Connectivity**
 - Redundant fiber connections available, ensuring reliable and high-speed internet access.
- **Excellent Access and Visibility**
 - Conveniently located off Eagle Road with a traffic light at the entrance. Multiple access points to the El Business Campus from both Overland Road and Road provide easy ingress and egress.
- **Parking**
 - Features ample parking of 122 spaces total, with a 4.04/1,000 parking ratio.



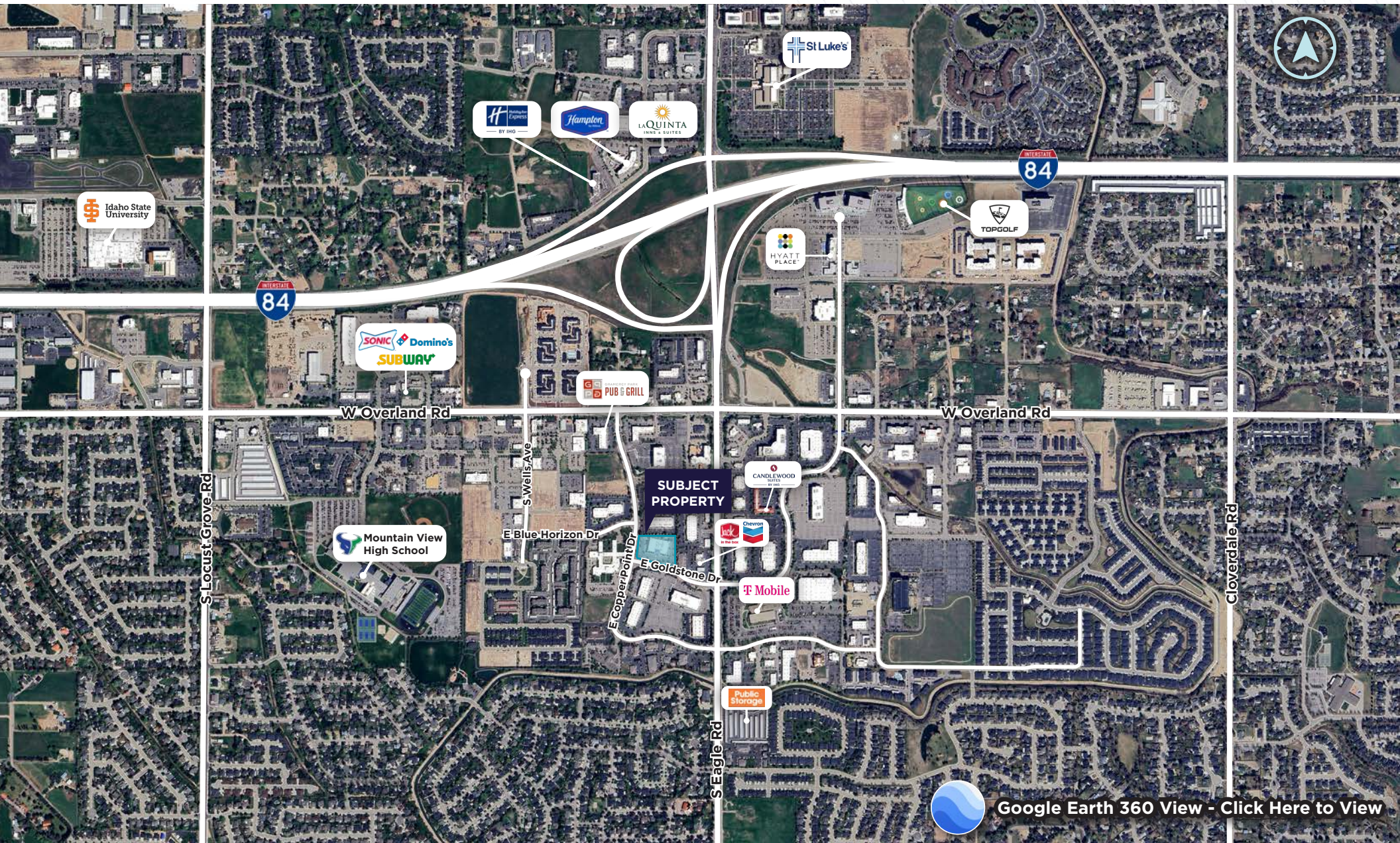
FLOOR PLANS



VICINITY MAP



VICINITY MAP





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