

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

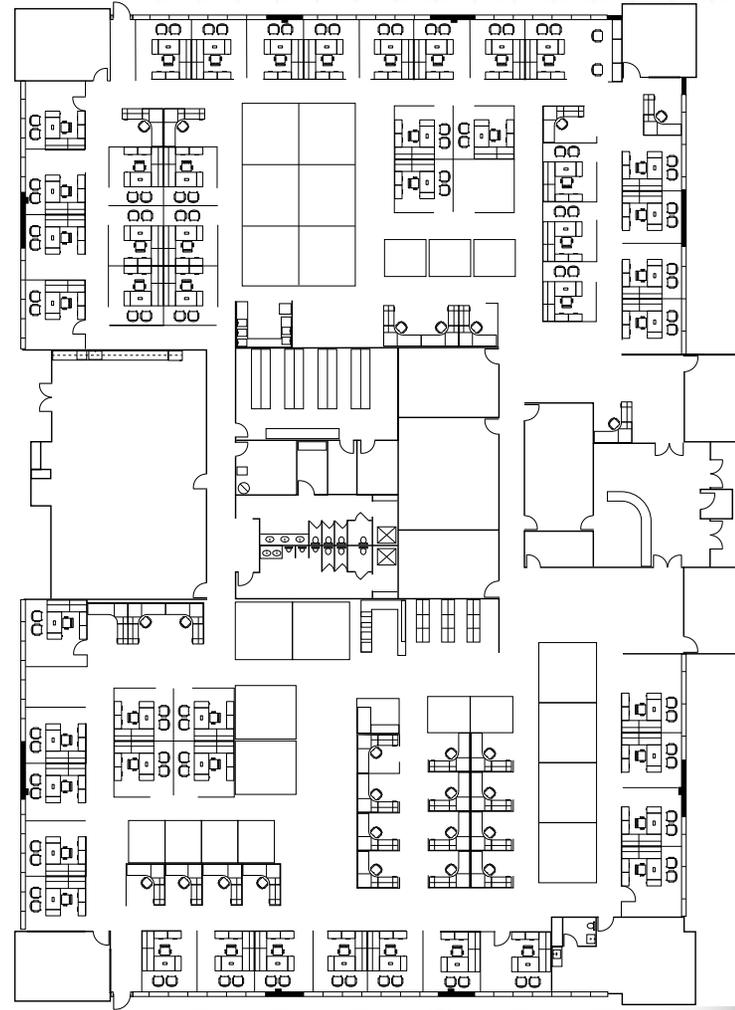
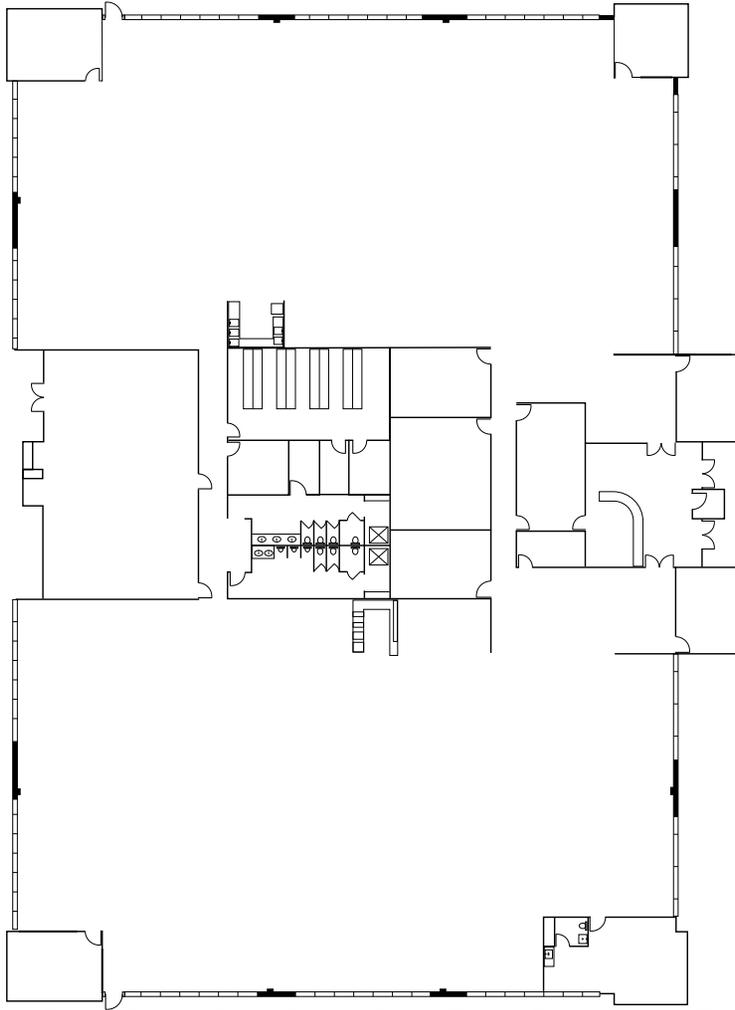


# LISTING FEATURES

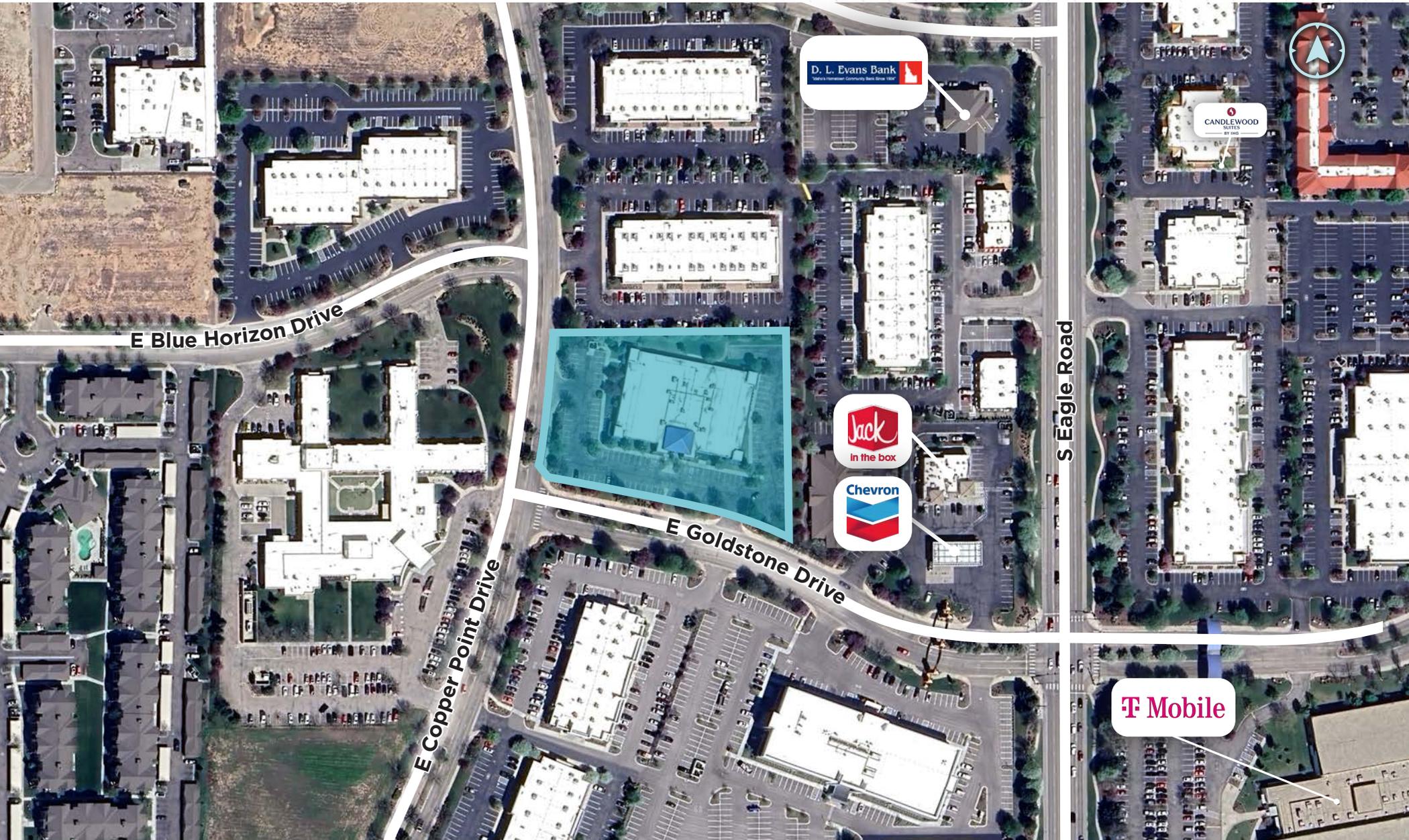
- **Well-Maintained, Class A Single-Story Office Building**
  - Impeccably maintained with no deferred maintenance, offering an attractive and professional presence.
- **Flexible, Efficient Layout**
  - Designed for maximum adaptability, the layout includes private offices, open areas for cubicles, and 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



D. L. Evans Bank  
Member FDIC

Jack  
in the box

Chevron

CANDLEWOOD  
SUITES

T-Mobile



# VICINITY MAP





# CONTACT INFO

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