

# 4855

N. CORTONA WAY

MERIDIAN, ID 83646

Cortona Way Retail/  
Office Buildings For Lease

**7,394 to 8,834** SF Available



# AVAILABILITY

LEASE RATE: \$45.00/SF

AVAILABLE: Bldg. 1: 7,394 SF  
Bldg. 2: 8,834 SF

LEASE TYPE: NNN

T.I ALLOWANCE: \$30.00/SF

LOT SIZE: 1.94 Acres

ZONING: C-G (General Commercial)

PARCEL #: R9010680121 & R9010680131

CONSTRUCTION: Anticipated Summer 2025, Delivery Q1 2026

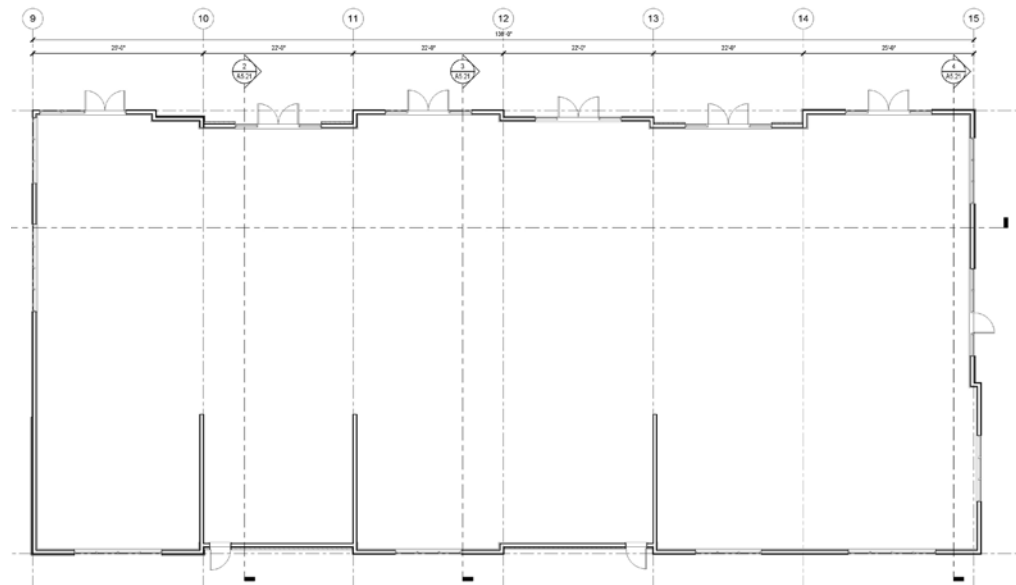
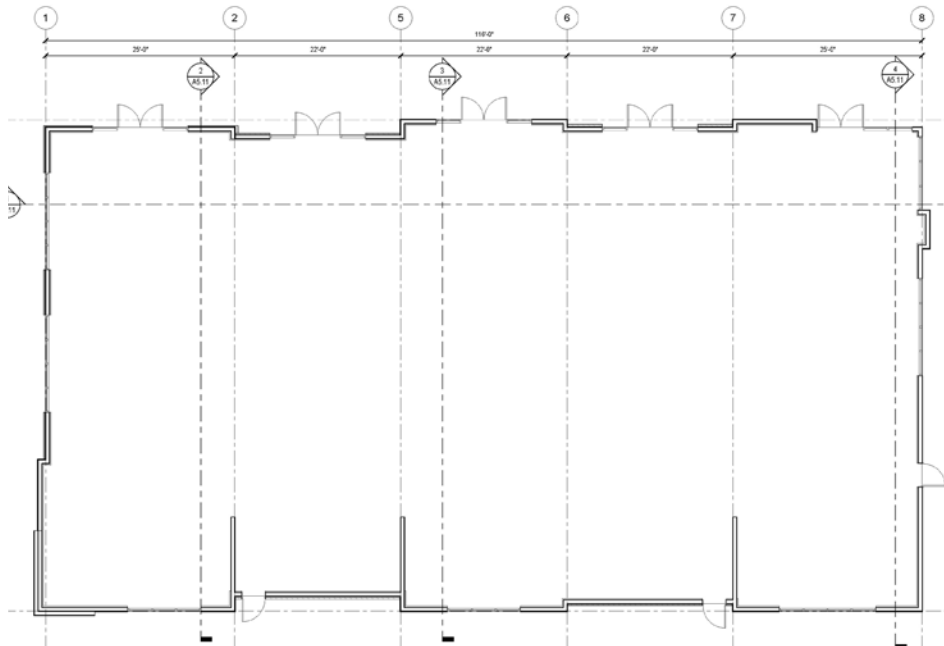
## Listing Features

- Newly proposed retail/office buildings just off Cortona Way
- Ideal spot for retail, dining, and service businesses
- Strategically positioned at the signalized intersection of Ten Mile & McMillan Roads, key routes in the Treasure Valley
- Nestled among vibrant new and upcoming residential communities
- High-visibility location near the bustling new Costco and Winco Foods
- Situated right in the heart of a rapidly growing area

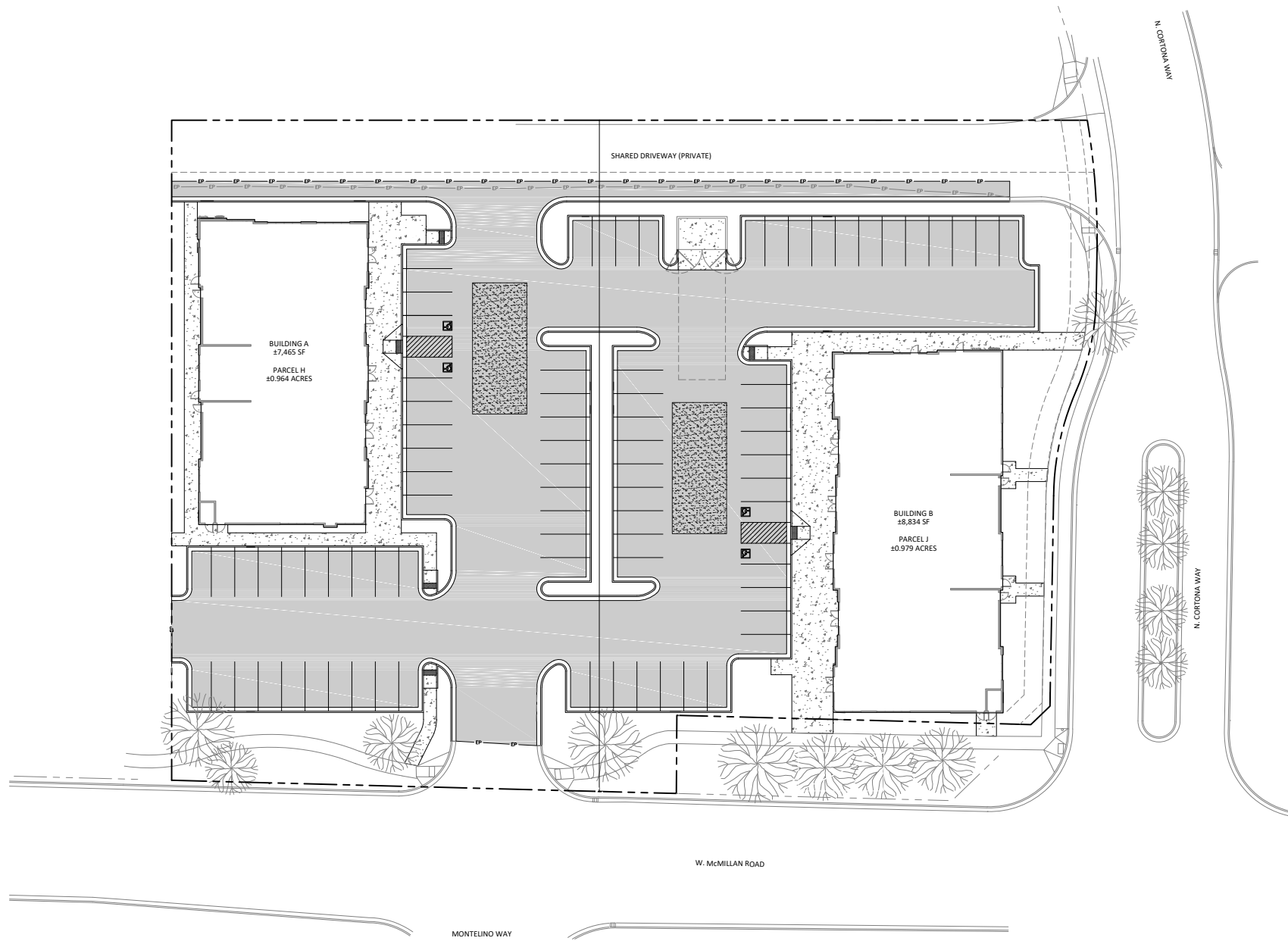
[VIEW LOCATION MAP](#)

[Click Here](#)

## Floorplans



# SITE PLAN



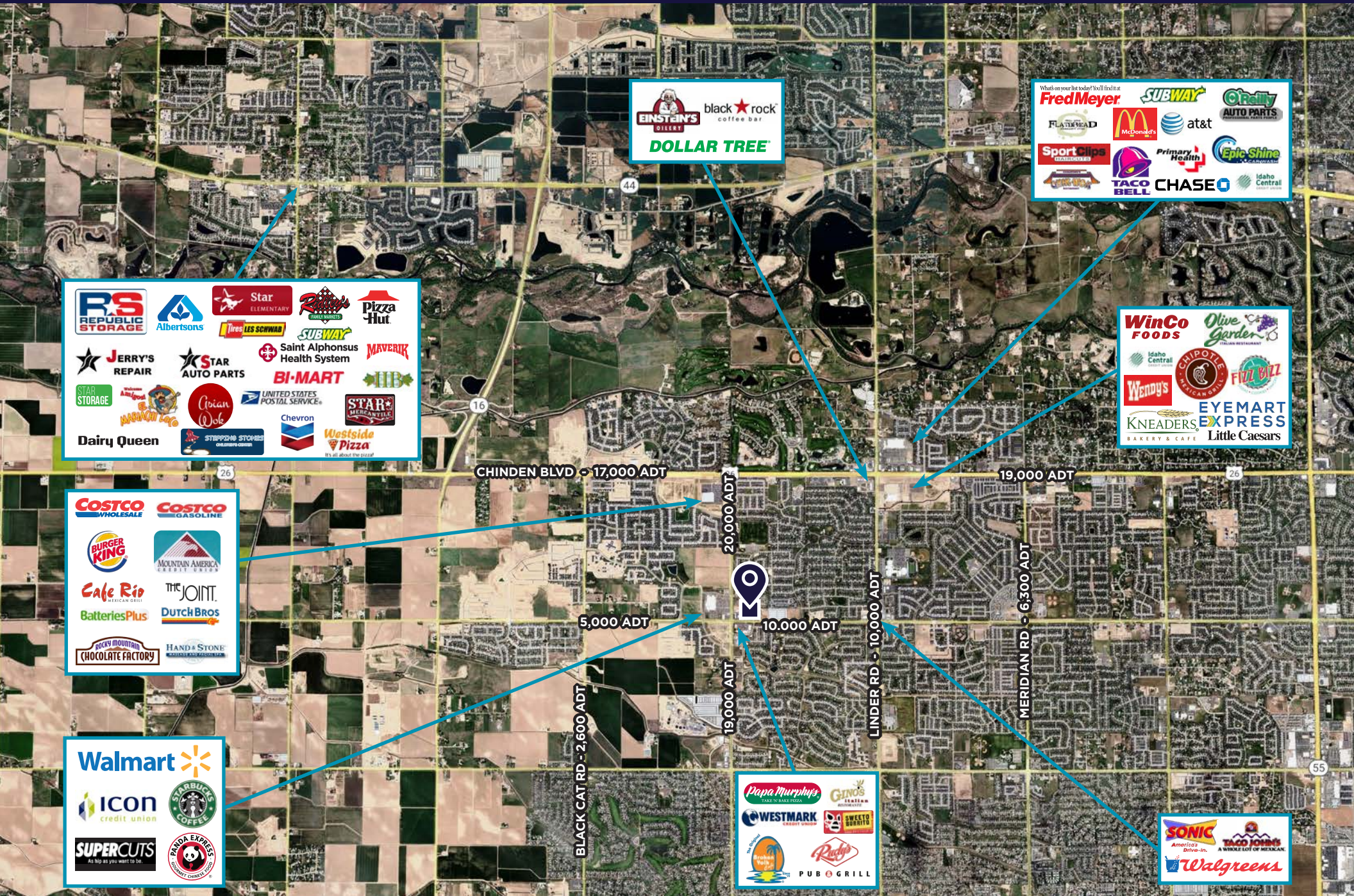


# AERIAL MAP





# PRIME LOCATION





# METRO INFORMATION

## Welcome to the West's Most Dynamic Metro, Boise, Idaho

A place racking up recognition for its growth, business opportunities and that elusive 'quality of life', yet one that still maintains an approachability and freakishly friendly vibe. A place you can make your mark and leave your mark. What makes us tick and makes us a magnet for growth is shared across this site. Join us on the journey.

## Why Boise Metro

Backed by mountains, blessed with over 200 days of sunny weather, the Boise Metro is earning national acclaim like no other mid-sized city in America. Our incredible quality of life has attracted a thriving mix of high tech, agribusiness and manufacturing businesses along with a young, educated workforce to support them.



Click here to download the complete Boise Valley Regional Overview:  
<https://bvvp.org/regional-overview/>

## About Meridian, Idaho

Idaho's fastest growing city since 1994, Meridian is Idaho's epicenter of progress and prosperity. Named America's best city to live in by USA Today, the Boise Metro's central city has proven to hold a little something for everyone. With the continued evolution of mixed-use commercial space like the Village at Meridian and Ten Mile Crossing, and suburban development happening throughout the area at lightning speed, Meridian offers a cultural cohesion of strong historical roots and emerging potential.

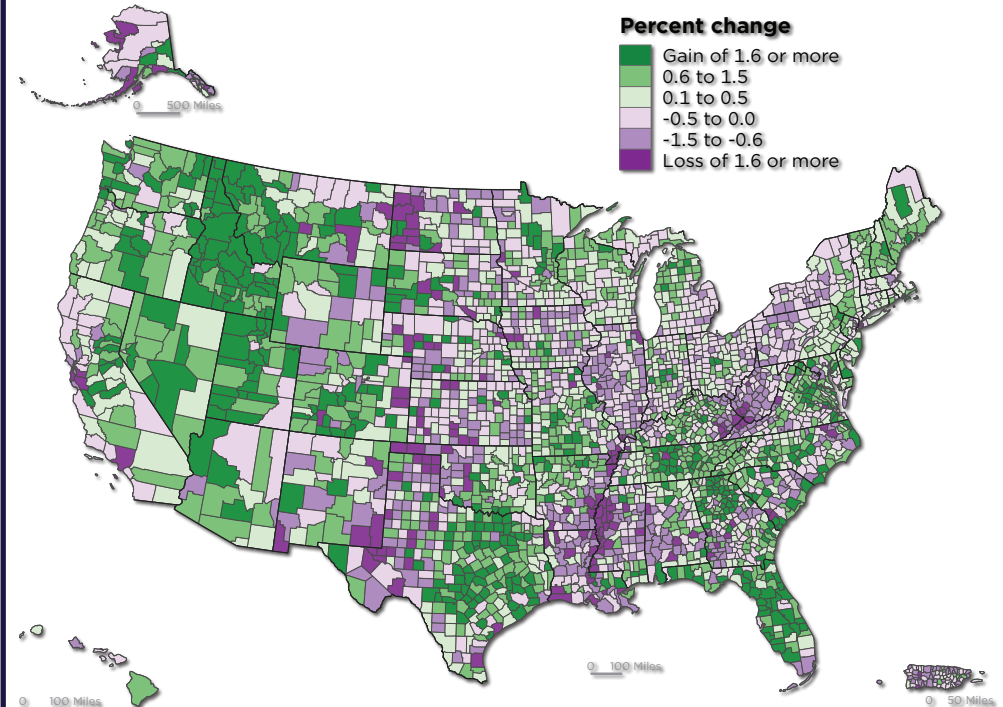
Home to some of the region's top employers and emerging companies, Meridian is a place where companies and people feel good putting down roots. Families, young professionals and retirees alike can all find affordable housing, accessible entertainment and enjoyable amenities in Meridian.

Learn More By Clicking Here:



## Where Counties are Growing

Percent Change in Population by County: 2020 to 2021



United States™  
**Census**  
Bureau

U.S. Department of Commerce  
Economics and Statistics Administration  
U.S. CENSUS BUREAU  
**census.gov**

SOURCE: VINTAGE 2018 POPULATION ESTIMATES  
[WWW.CENSUS.GOV/PROGRAMS-SURVEYS/POPEST.HTML](https://www.census.gov/programs-surveys/POPEST.html)

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