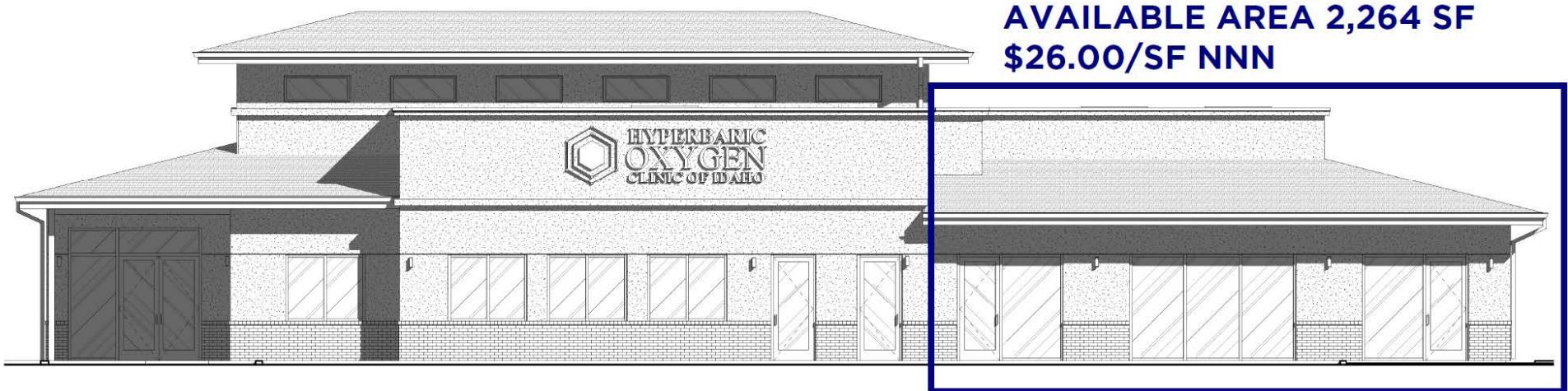


FOR LEASE 2,264 SF

135 SOUTH TOUCHMARK WAY

MERIDIAN IDAHO 83642



PROPERTY FEATURES



STRATEGIC MERIDIAN LOCATION

Commercial space located at 135 S Touchmark Way within the City of Meridian, a growing and highly desirable business corridor.



GENEROUS TI ALLOWANCE

\$65.00 per square foot tenant improvement allowance available, allowing for a highly customized buildout.



BROKER FRIENDLY

6% commission, with 3% cooperation to procuring broker.



AVAILABLE SUITE SIZE

Approximately 2,264 SF available within a 5,000 SF multi-tenant building.



PROFESSIONAL ZONING

Zoned City of Meridian L-O (Limited Office), well-suited for office and professional service users.



IDEAL FOR OWNER-USERS OR TENANTS

Strong opportunity for businesses seeking quality space in a well positioned Meridian submarket.



ATTRACTIVE LEASE RATE

Offered at \$26.00/SF NNN with estimated operating expenses of \$5.00-\$7.00/SF.



FLEXIBLE TERM STRUCTURE

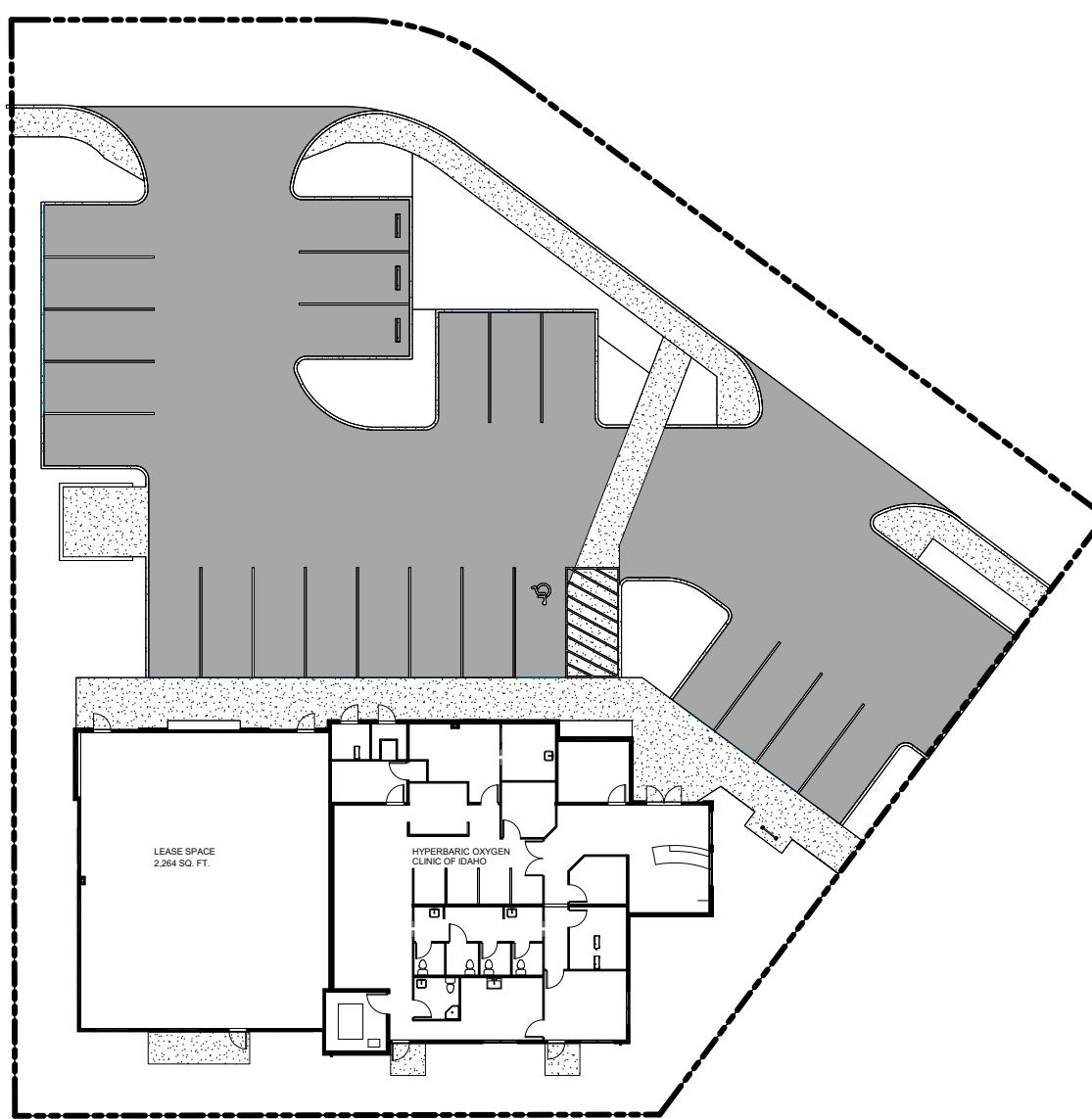
5 to 10 year term considered.



SPACE CAN BE SUBDIVIDED IF NEEDED

It has 2 electrical panels to accommodate.

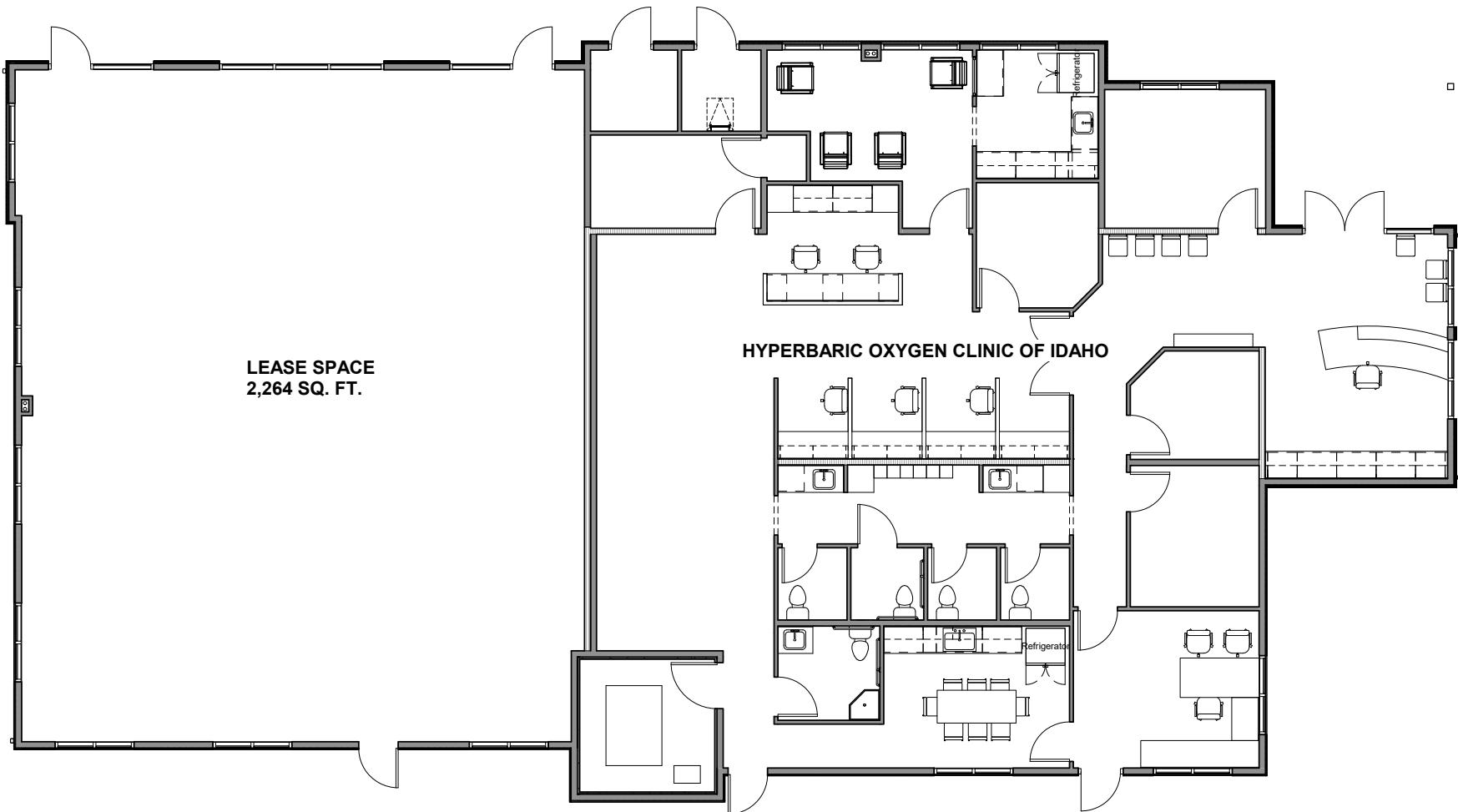
SITE PLAN



FLOOR PLAN

**LEASE SPACE
2,264 SQ. FT.**

HYPERBARIC OXYGEN CLINIC OF IDAHO



FRONT ELEVATION



MAP



PHOTOS





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