



OFFICE, LAW OFFICE OR MEDICAL OFFICE USE



# PARKWAY PLAZA OFFICE SPACE

3071 East Franklin Road  
Meridian, Idaho 83642

2,713 - 12,512 RSF

## PROPERTY HIGHLIGHTS

Suite 102	2,713 RSF - \$22.00 PSF
Suite 204	12,512 RSF - \$22.00 PSF
Suite 301	2,368 RSF - \$22.00 PSF
Suite 302	5,074 RSF - \$22.00 PSF
Combined	8,566 RSF - \$22.00 PSF
Lease Type	Full Service Incl. Janitorial
T.I. Allowance	Negotiable, Contact Agents
Power Supply	Backup Generator On-Site
Internet Service	Fiber-Optic to Building
Parking	Large Lot & 2 Parking Garages
LockBox	On-Site for Tour Access



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# PARKWAY PLAZA BUILDING

3071 East Franklin Road, Meridian, Idaho 83642

**2,713 - 12,512 RSF - FOR LEASE**



## BUILDING PHOTOS



## LISTING FEATURES

- Available spaces are perfect for general office, law office or medical office use
- State of the art HVAC system, each suite has multiple zone controls
- Amenities include: 5 day janitorial, backup generator, fiber-optic data, advanced heating & cooling, parking garage & surface lot, & much more
- Great location with high visibility on the hard corner of Franklin & Eagle Roads - [Google 360 View](#)
- Close to the Portico Medical Complex, St. Luke's, Boise Spine & other medical offices
- Extravagant patio area for staff and clients
- Easy access in/out of site, minutes from an Interstate-84 on/off ramp on Eagle Road
- Utilize on-site lockbox to tour suite 102, please do not disturb other tenants



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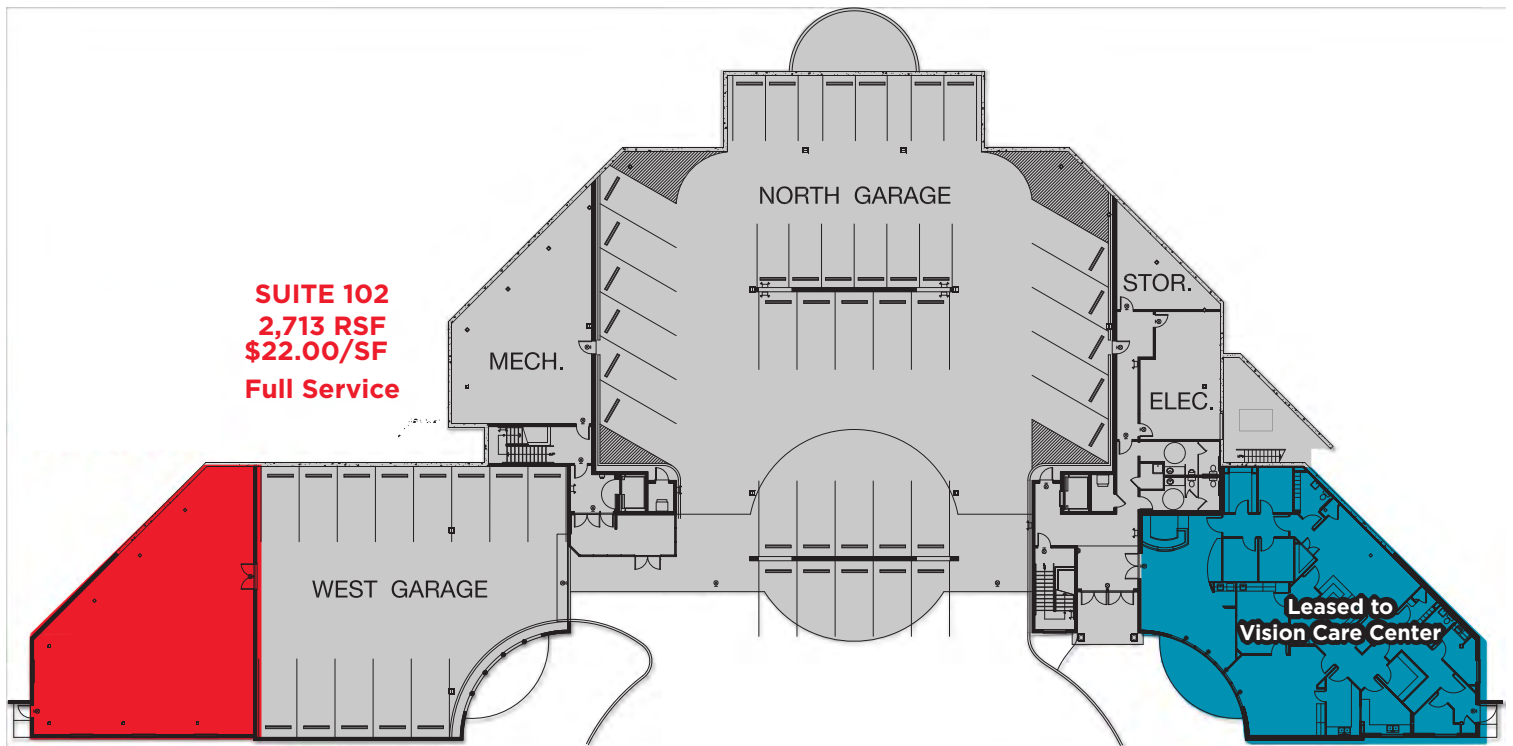
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**1ST FLOOR PLAN - 2,713 RSF - \$22.00/PSF**



CoStar



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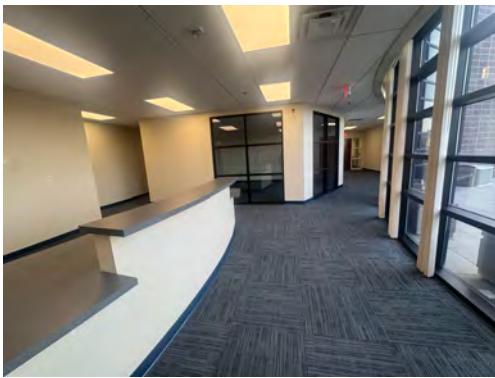
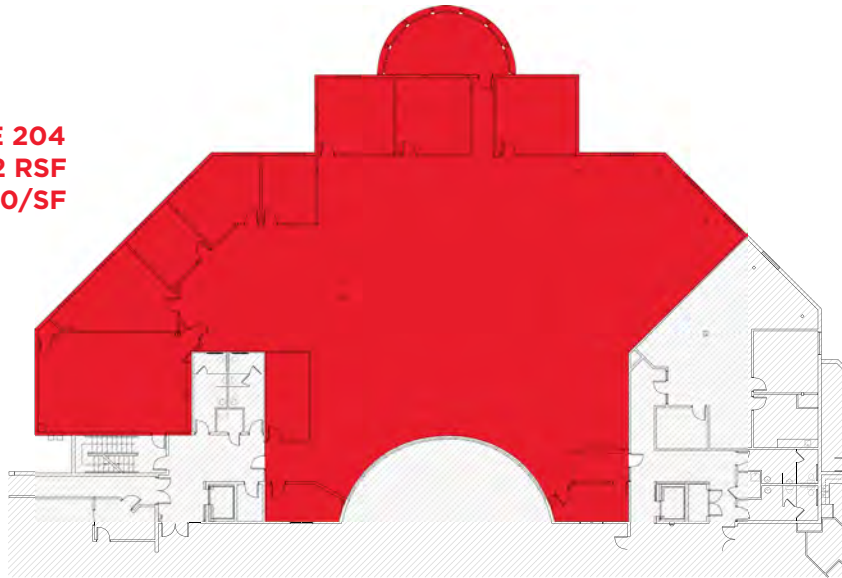
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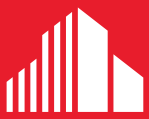
**2,713 - 12,512 RSF - FOR LEASE**

**SUITE 204 - 12,512 RSF - \$22.00 PSF**



**SUITE 204  
12,512 RSF  
\$22.00/SF**





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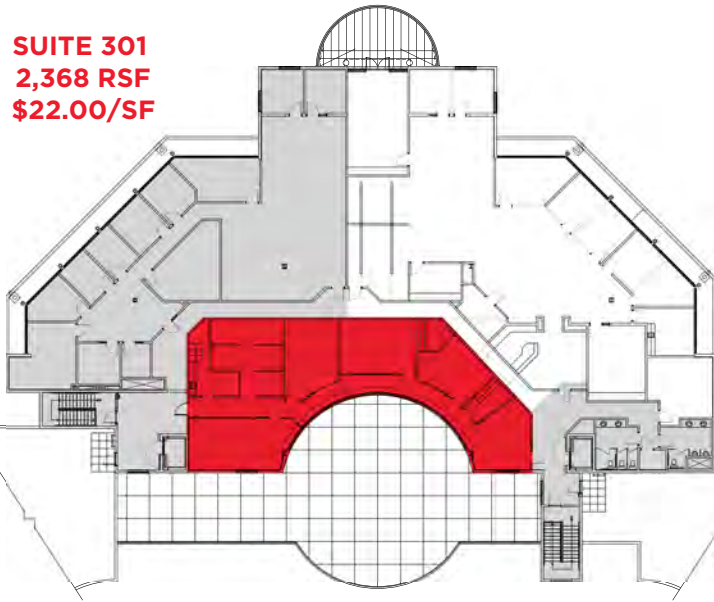
**2,713 - 12,512 RSF - FOR LEASE**



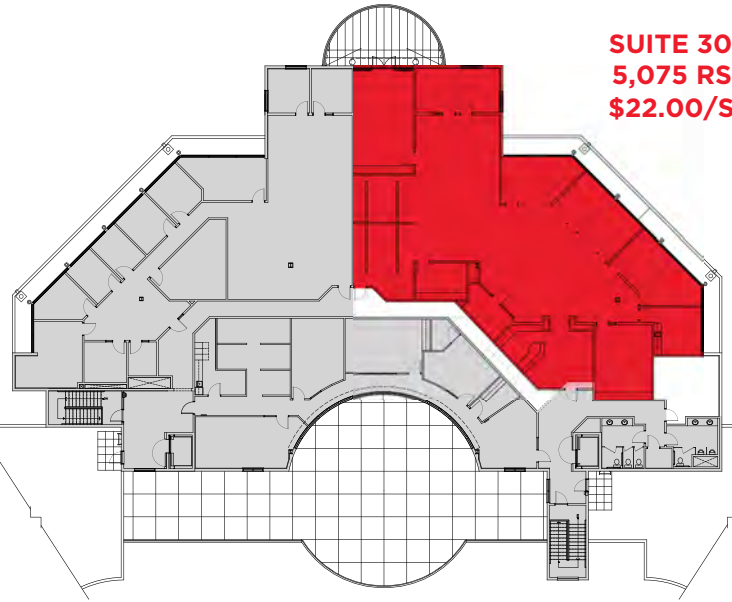
**SUITE 301 - 2,368 RSF - \$22.00 PSF**

**SUITE 302 - 5,075 RSF - \$22.00 PSF**

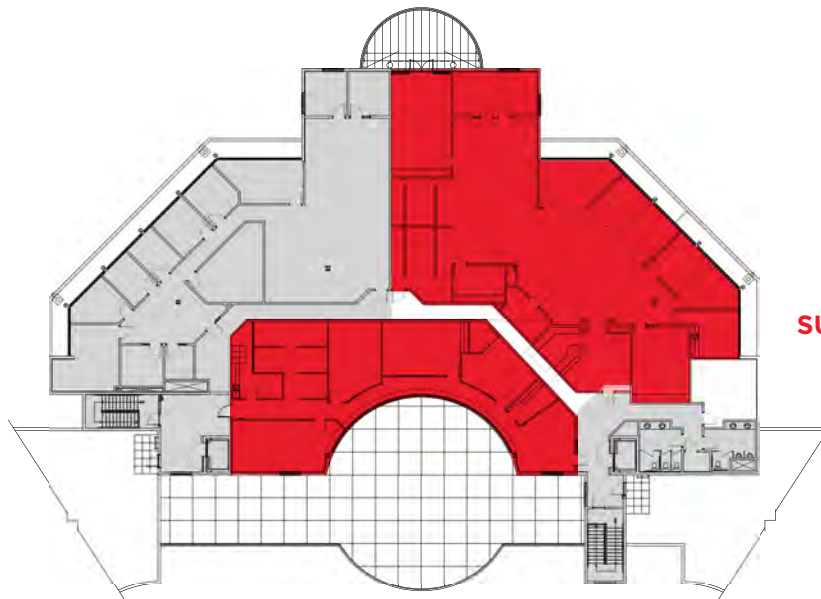
**SUITE 301  
2,368 RSF  
\$22.00/SF**



**SUITE 302  
5,075 RSF  
\$22.00/SF**



**COMBINED 301 & 302 - 8,566 RSF - \$22.00 PSF**



**SUITE 301 & 302  
8,566 RSF  
\$22.00/SF**

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## LOCATION AERIAL



Average Daily Traffic (ADT) courtesy of Idaho Department of Transportation.