FOR LEASE

EL DORADO CLASS A OFFICE BUILDING

2950 E. Goldstone Drive, Meridian, Idaho 83642

30,183 SF Available | Divisible

CUSHMAN & WAKEFIELD

CUSHMAN & WAKEFIELD

PROPERTY HIGHLIGHTS

Building Size:	30,183 SF Can Demise To 5,968
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
  - Dorado Business Campus from both Overland Road and Eagle Road provide easy ingress and egress.

- **Parking**
  - Features ample parking of 122 spaces total, with a 4.04/1,000 parking ratio.

FLOOR PLANS

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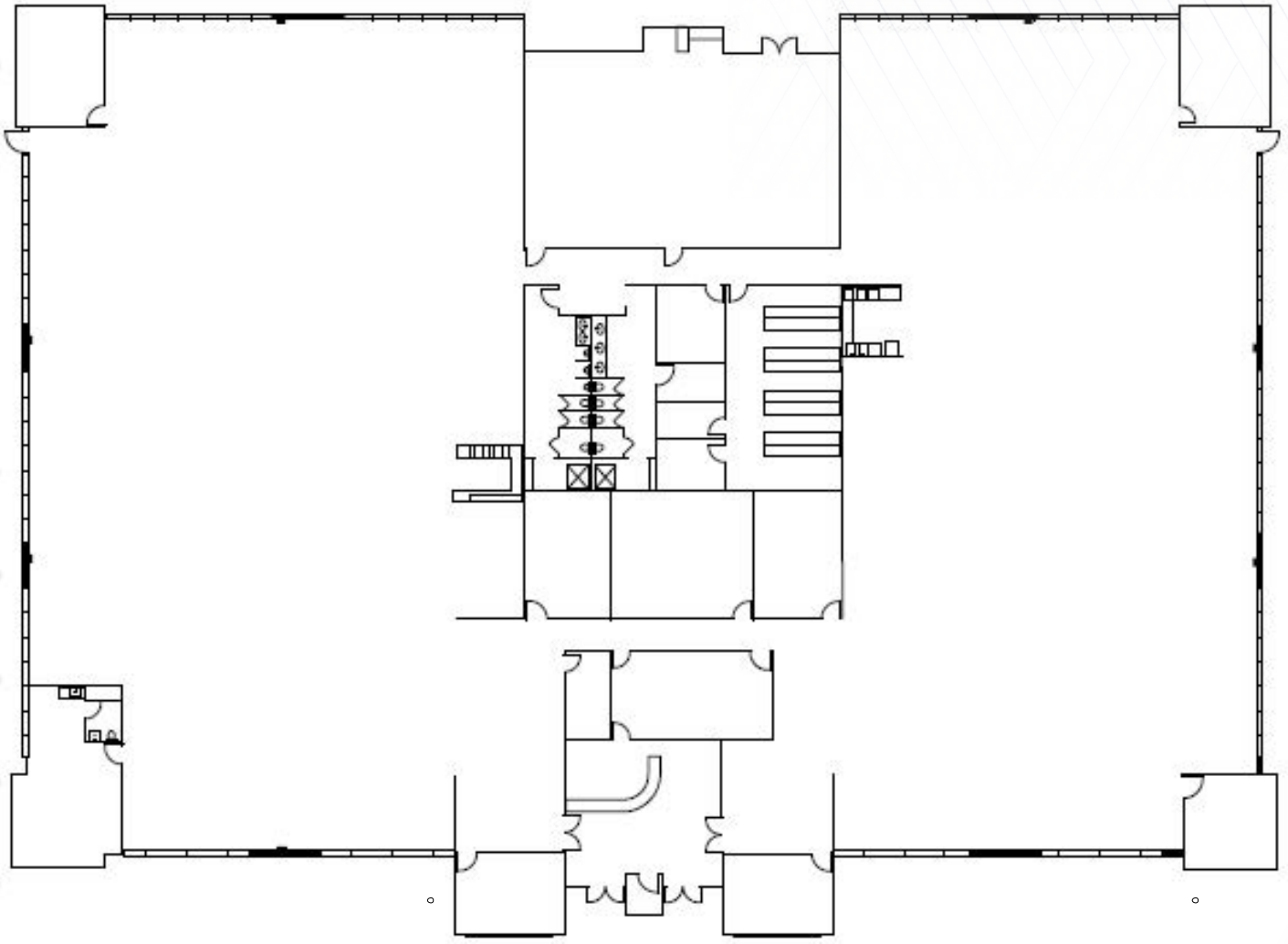
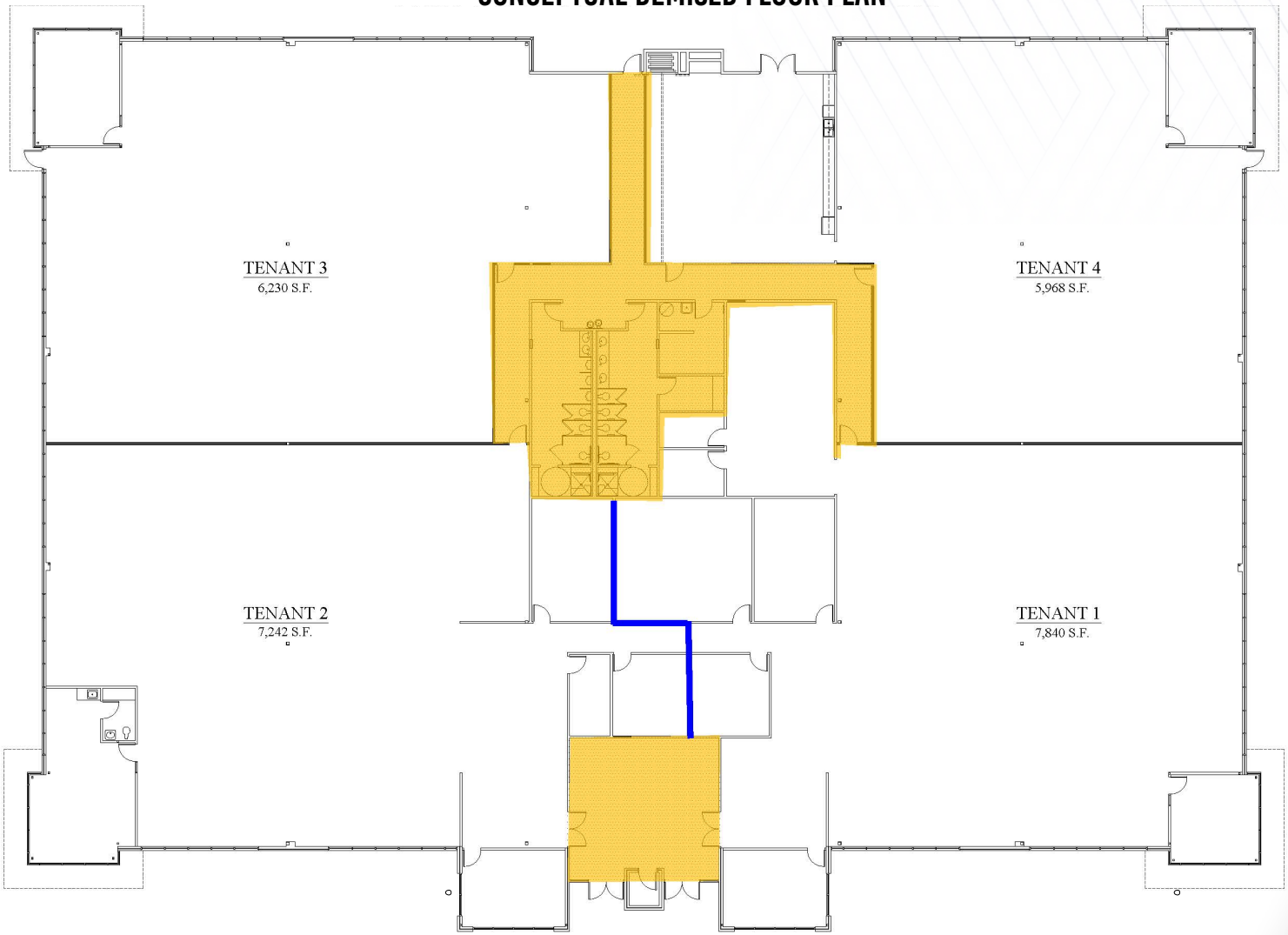
AS-BUILT FLOOR PLAN



FLOOR PLANS

CONCEPTUAL DEMISED FLOOR PLAN



TENANT 1 AREA: 7,840 S.F.
TENANT 2 AREA: 7,242 S.F.
TENANT 3 AREA: 6,230 S.F.
TENANT 4 AREA: 5,968 S.F.
COMMON AREA: 2,651 S.F.
TOTAL BLDG. AREA: 29,931 S.F.

VICINITY MAP

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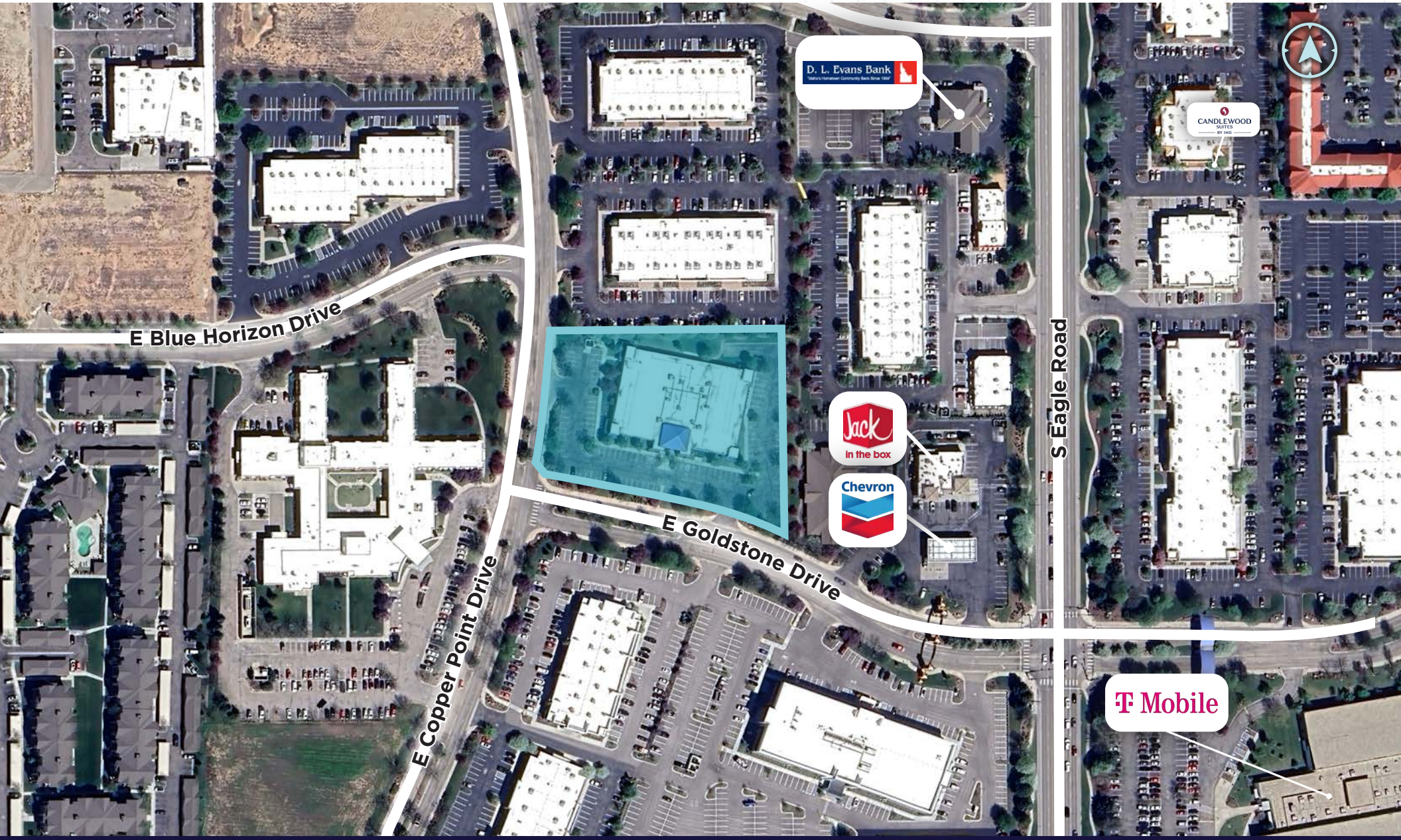

VICINITY MAP

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CONTACT INFO

DAVE WINDER, CCIM
Director
Direct: +1 208 287 9498
dave.winder@cushwake.com

999 W Main Street
Suite 1300 Boise, ID 83702
Direct +1 208 287 9500
cushmanwakefield.com

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