



FOR LEASE PORTICO OFFICE TOWER

3330 E. Louise Dr, Meridian, ID, 83642 • Medical Office Space

PROPERTY PROFILE

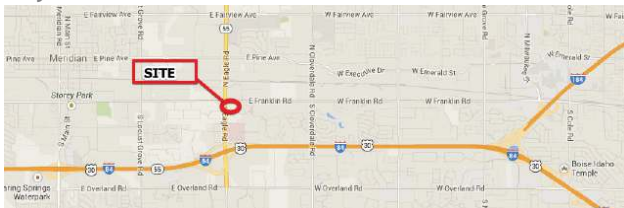
- 134,000 SF 6-story Class-A office building located in the Meridian Portico Development

- Available Suites:

1st Floor: 14,083 SF* \$18.00 PSF, NNN

** total square footage; can be demised to 2,384 sf (see floorplan)*

- Estimated NNN: \$5.06/SF/YR excluding janitorial



PROPERTY HIGHLIGHTS

- Strategically located in the heart of the Treasure Valley off I-84 in Meridian, sitting on one of the busiest intersections in the state
- High end interior and exterior finishes
- Attractive common area lobbies
- Ample parking, including preferred parking for ride-share and low emitting/fuel efficient vehicles
- LEED Silver Certification
- Located next to St. Luke's Meridian near the I-84 Eagle Road Interchange

FOR MORE INFORMATION,
PLEASE CONTACT:

DAVE WALI
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MARK CLEVERLEY
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The Gardner Company is a full service real estate company specializing in the development of office, retail, industrial, and medical buildings.

Site Aerial



CURRENT TENANTS INCLUDE :

- ESI



MARKET	1 Mile	3 Miles	5 Miles
• Population	3,904	88,029	211,255
• Average HH Income	\$91,099	\$71,758	\$71,364
• Total Daytime Pop.	5,282	100,812	248,739

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First Floor

