



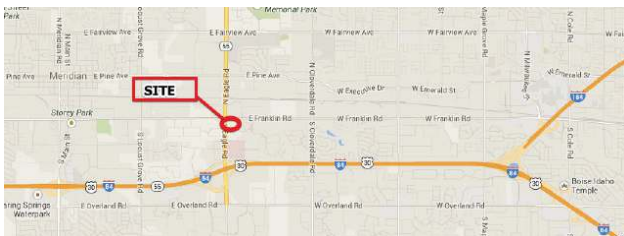
# FOR LEASE PORTICO WEST OFFICE BUILDING

3277 E. Louise Dr, Meridian, ID, 83642 • Medical Office Space

## PROPERTY PROFILE

- 80,000 SF 4-story true Class-A medical office building located in the Meridian Portico Development
- Available Suites:
 

3rdFloor:	1,947 SF	\$18.00 PSF, NNN
3rdFloor:	1,587 SF	\$18.00 PSF, NNN



## PROPERTY HIGHLIGHTS

- Strategically located in the heart of the Treasure Valley off I-84 in Boise, sitting on one of the busiest intersections in the state
- High end interior and exterior finishes
- Attractive common area lobbies with stretcher and freight sized elevators
- Ample parking, including preferred gated and covered parking with security-controlled access
- Located next to St. Luke's Meridian near the I-84 Eagle Road Interchange

**FOR MORE INFORMATION,  
PLEASE CONTACT:**

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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 :

- Saltzer Medical Group
- Elks Wound Care
- St. Luke's Regional Imaging Suite
- Idaho Arthritis Center



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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Third Floor

