

AN EXCLUSIVE LISTING IN MERIDIAN, IDAHO

# OLD TOWN LOFTS



[rallensrealty.com](https://rallensrealty.com)

 **RALLENS REALTY**  
CONSULTANTS



FOR LEASE



### PROPERTY INFORMATION

<b>PROPERTY ADDRESS</b>	<b>Bldg A:</b> 713 N Main St Meridian, ID 83642
	<b>Bldg B:</b> 33 E Idaho Ave Meridian, ID 83642
<b>SUBMARKET</b>	Downtown Meridian
<b>AVAILABLE SPACE</b>	<b>Bldg A:</b> Leased
	<b>Bldg B:</b> Suite B2 ±3,071 SF Suite B5 ±1,221 SF
<b>LEASE RATE</b>	Contact Agent
<b>LEASE TERM</b>	5 – 10 years
<b>LEASE TYPE</b>	NNN
	\$5.00/SF
<b>TI ALLOWANCE</b>	Contact Agent

### HIGHLIGHTS

- Prime space in the core of Downtown Meridian with excellent exposure on Meridian Rd and Main St
- Directly adjacent to Meridian City Hall
- Walking distance to all Downtown Meridian amenities
- Exciting retail opportunity located in one of the fastest-growing metropolitan areas in the country

This information, while not guaranteed, is from sources we believe to be reliable. This data is subject to price change, corrections, errors, omissions, prior sale, and/or withdrawal.

**BEN FULCHER**

208.859.7407 | [ben@rallensrealty.com](mailto:ben@rallensrealty.com)

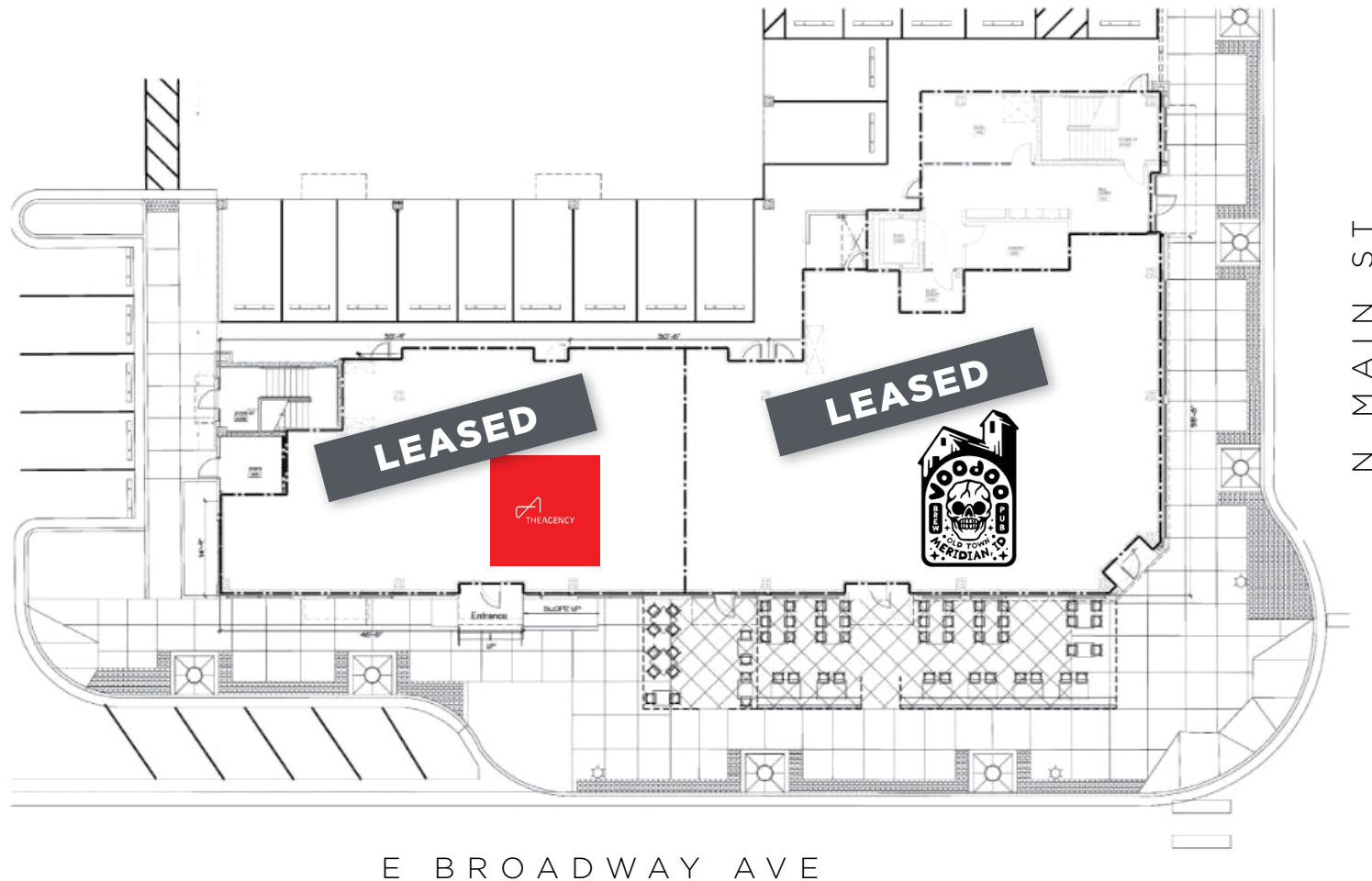
**ERIC GUANELL, CCIM**

208.890.4092 | [eric@rallensrealty.com](mailto:eric@rallensrealty.com)

RALLENS REALTY CONSULTANTS | 401 W FRONT ST, SUITE 307, BOISE, ID 83702 | 208.996.1055



# BUILDING A 713 N MAIN ST, MERIDIAN, ID 83642



This information, while not guaranteed, is from sources we believe to be reliable.  
This data is subject to price change, corrections, errors, omissions, prior sale, and/or withdrawal.

**BEN FULCHER**

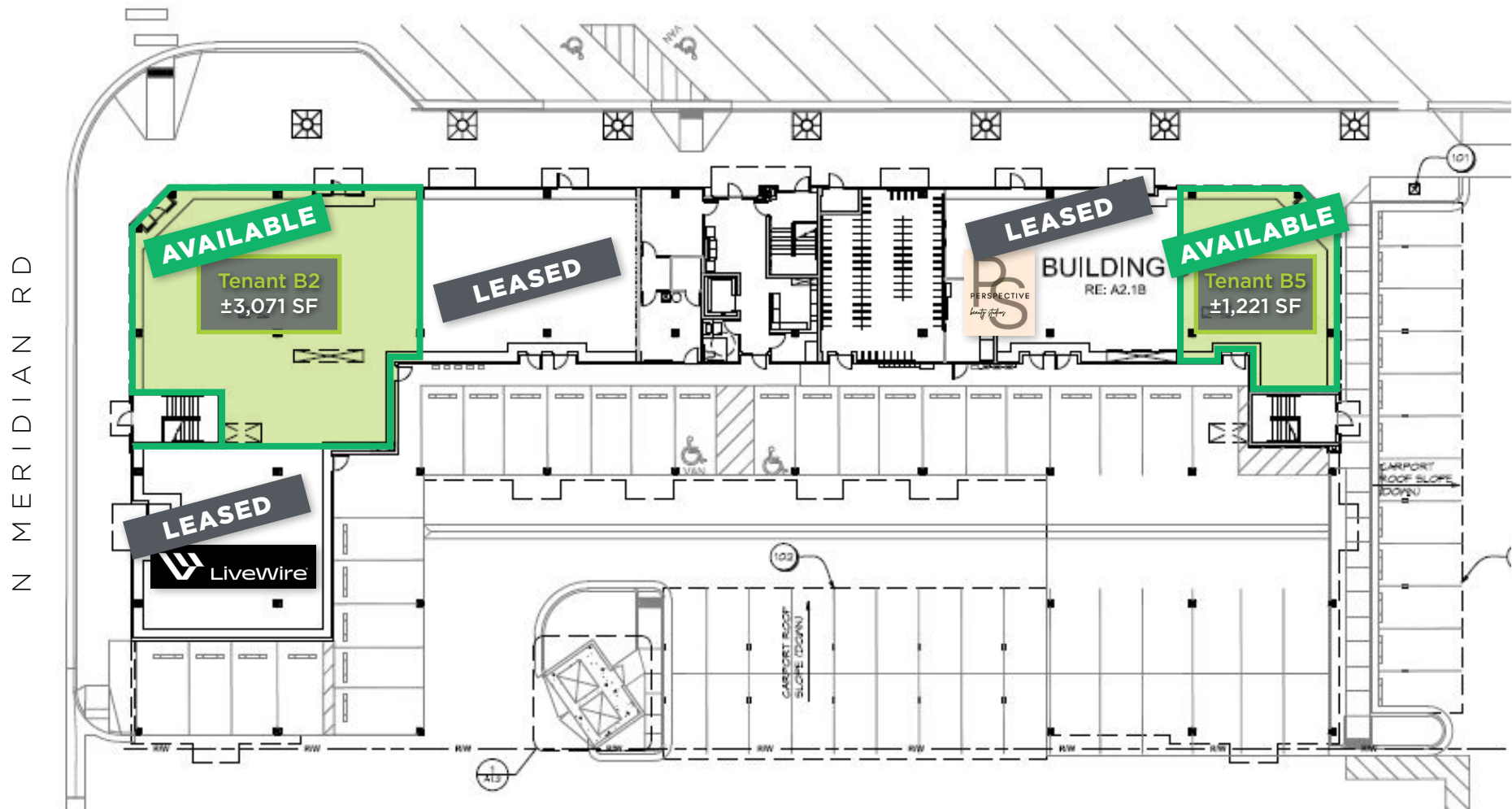
208.859.7407 | ben@rallensrealty.com

**ERIC GUANELL, CCIM**

208.890.4092 | eric@rallensrealty.com

**rallensrealty.com**

E IDAHO AVE



This information, while not guaranteed, is from sources we believe to be reliable.  
This data is subject to price change, corrections, errors, omissions, prior sale, and/or withdrawal.



# DOWNTOWN MERIDIAN



**BEN FULCHER**

208.859.7407 | [ben@rallensrealty.com](mailto:ben@rallensrealty.com)

**ERIC GUANELL, CCIM**

208.890.4092 | [eric@rallensrealty.com](mailto:eric@rallensrealty.com)

[rallensrealty.com](https://rallensrealty.com)



# CLOSE AERIAL DOWNTOWN MERIDIAN



**BEN FULCHER**

208.859.7407 | ben@rallensrealty.com

**ERIC GUANELL, CCIM**

208.890.4092 | eric@rallensrealty.com

[rallensrealty.com](http://rallensrealty.com)



# OLD TOWN LOFTS



**BEN FULCHER**

208.859.7407 | [ben@rallensrealty.com](mailto:ben@rallensrealty.com)

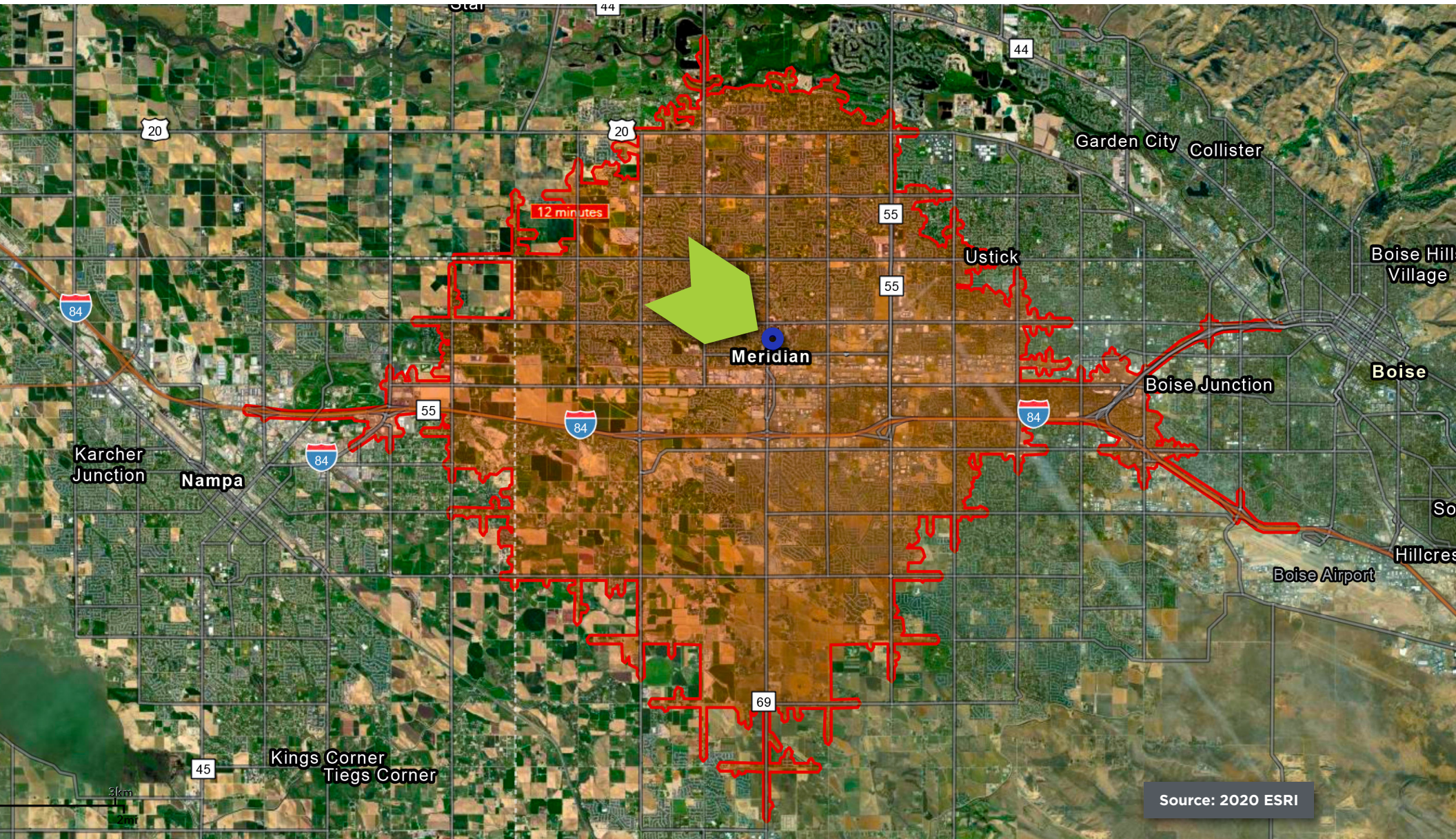
**ERIC GUANELL, CCIM**

208.890.4092 | [eric@rallensrealty.com](mailto:eric@rallensrealty.com)

[rallensrealty.com](https://rallensrealty.com)



# OLD TOWN LOFTS 12 MINUTE DRIVE TIME



**BEN FULCHER**

208.859.7407 | ben@rallensrealty.com

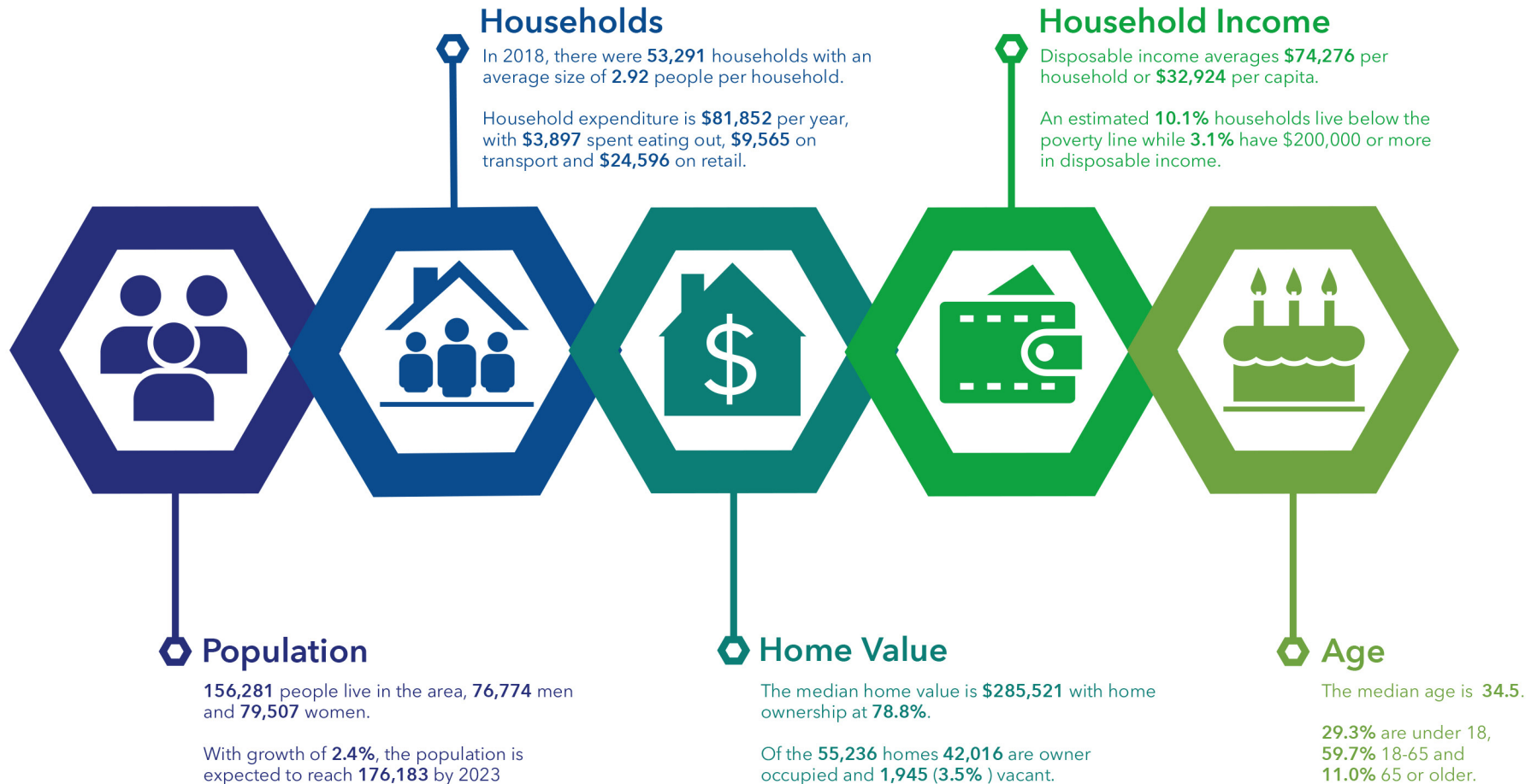
**ERIC GUANELL, CCIM**

208.890.4092 | eric@rallensrealty.com

[rallensrealty.com](https://rallensrealty.com)



# 713 N MAIN ST



Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023

Source: This infographic contains data provided by Esri, American Community Survey (ACS), Esri and Bureau of Labor Statistics. The vintage of the data is 2020, 2025, 2014-2018.

**BEN FULCHER**

208.859.7407 | ben@rallensrealty.com

**ERIC GUANELL, CCIM**

208.890.4092 | eric@rallensrealty.com

**rallensrealty.com**