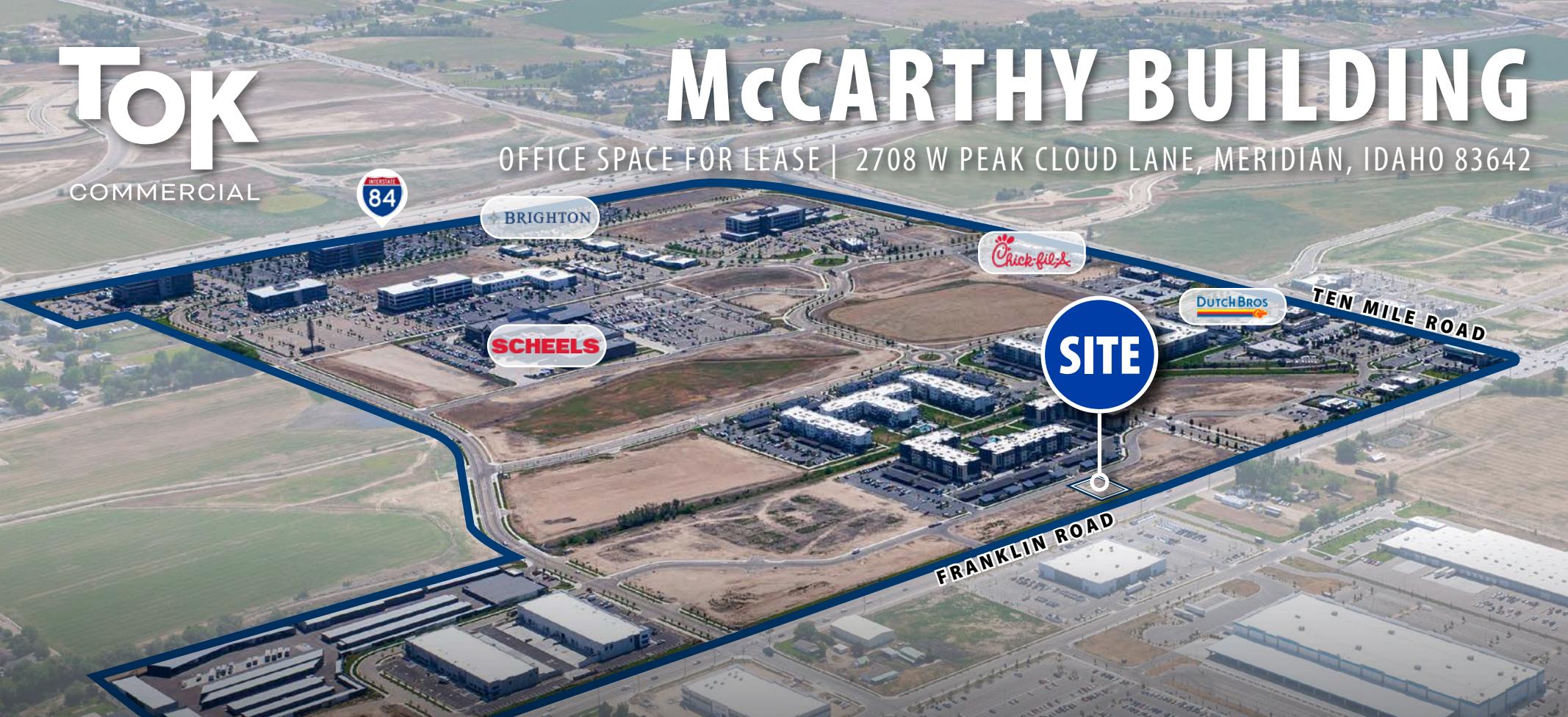




COMMERCIAL

McCarthy Building

OFFICE SPACE FOR LEASE | 2708 W PEAK CLOUD LANE, MERIDIAN, IDAHO 83642



CONTACT

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HIGHLIGHTS

Prime Location in Ten Mile Crossing – Near Scheels, Primary Health, and St. Alphonsus in Meridian's fastest-growing corridor.

Ideal for Medical or Professional Office Users – Core/ shell to be completed by owner; TI allowance and owner buildout available.

Surging Area Growth – New Class A office surrounded by 1,500+ new homes, apartments, restaurants, retail, office, and hotels!

Excellent Accessibility & Exposure – Just 0.6 miles from I-84 with high visibility and easy access.

Ample Onsite Parking – Easy access for staff and visitors.



UPDATED: 11.5.2025

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SPACE	SIZE	RATE
Suite 102	3,398 SF	\$30.00/SF

SUBMARKET	North Meridian	LEASE TERM	5-10 Years
BLDG TYPE	Office	LEASE TYPE	NNN
BLDG SIZE	6,733 SF	EST NNN'S	\$6.90
DELIVERY	Spring 2026	T.I. ALLOWANCE	\$70.00/SF
ZONING	C-G		

DETAILS

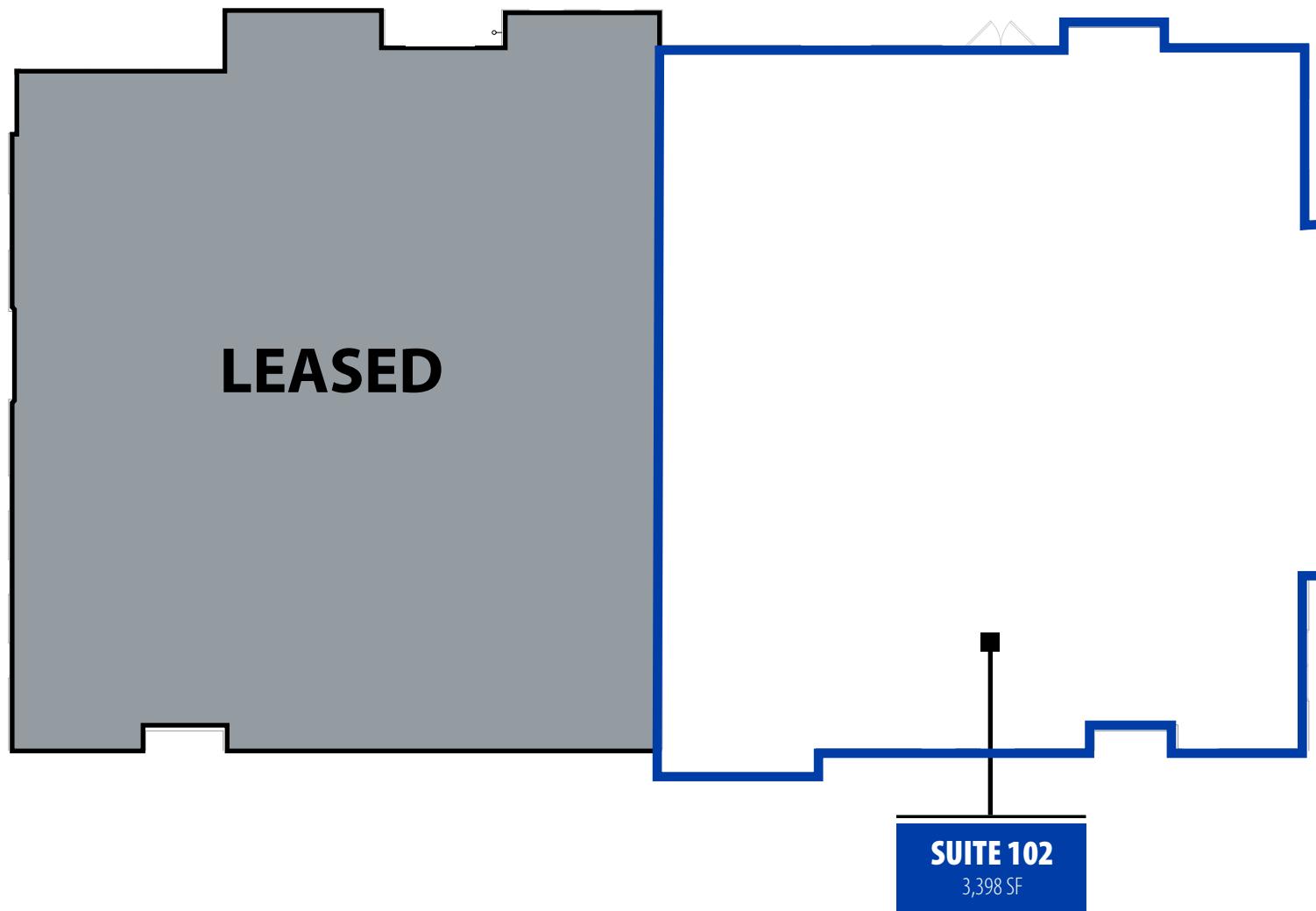


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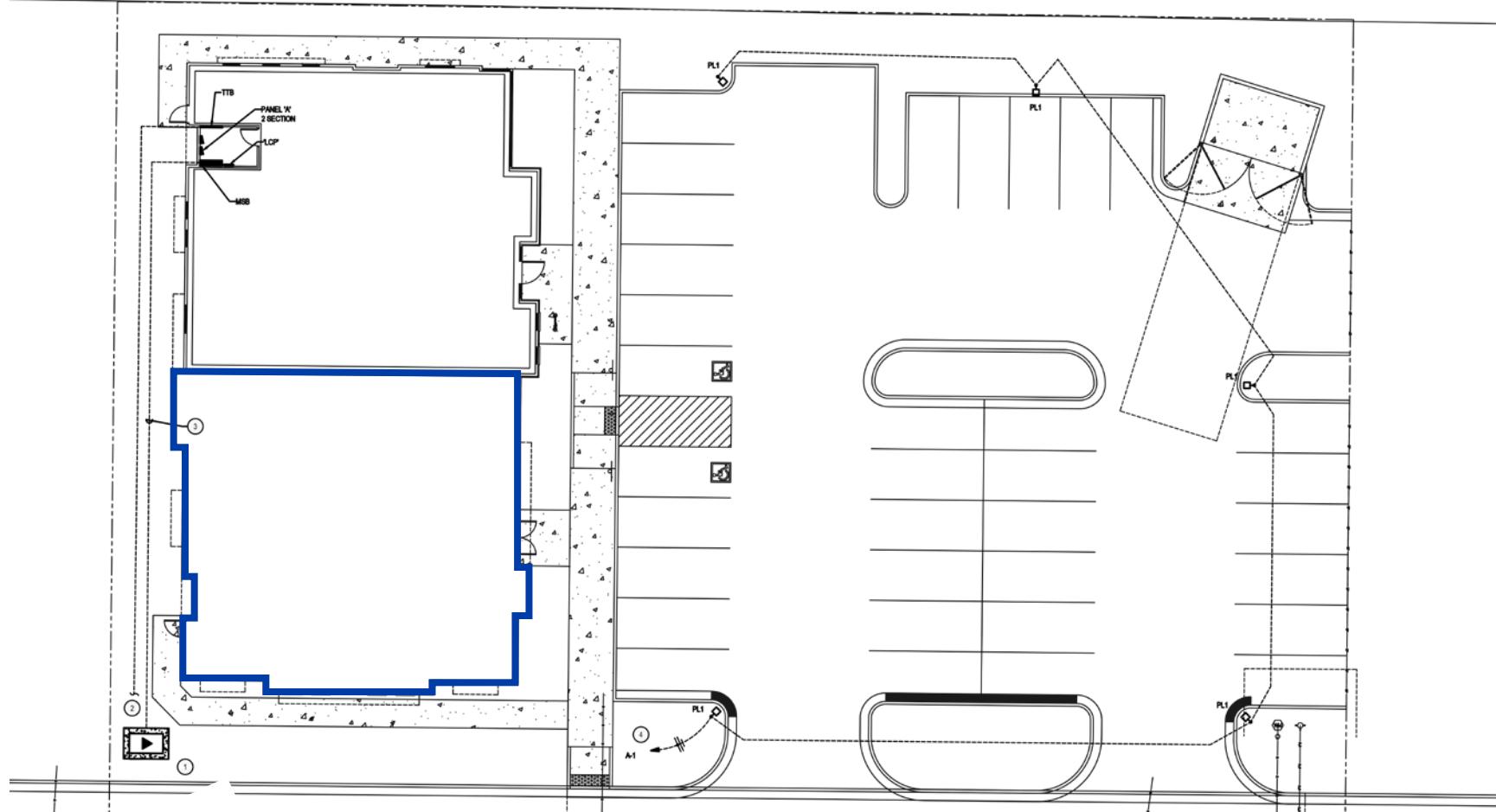
AVAILABLE

Suite 102 3,398 SF \$30.00/SF

FLOOR PLAN



SITE PLAN



FRANKLIN ROAD

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TEN MILE

CROSSING



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