

## prime meridian office for sublease



*\*\*\*contact agent to arrange all showings\*\*\**

### property details

275 s stratford drive  
meridian, id 83642

- prime meridian location with great visibility and access
- modern, well-maintained professional building
- plentiful parking with 161 spaces of on-site parking
- building is wired for high-speed fiber
- has installed security systems
- on-site furniture is negotiable
- building size: 20,500sf

### for sublease

**\$16/sf/year nnn**



# vicinity map

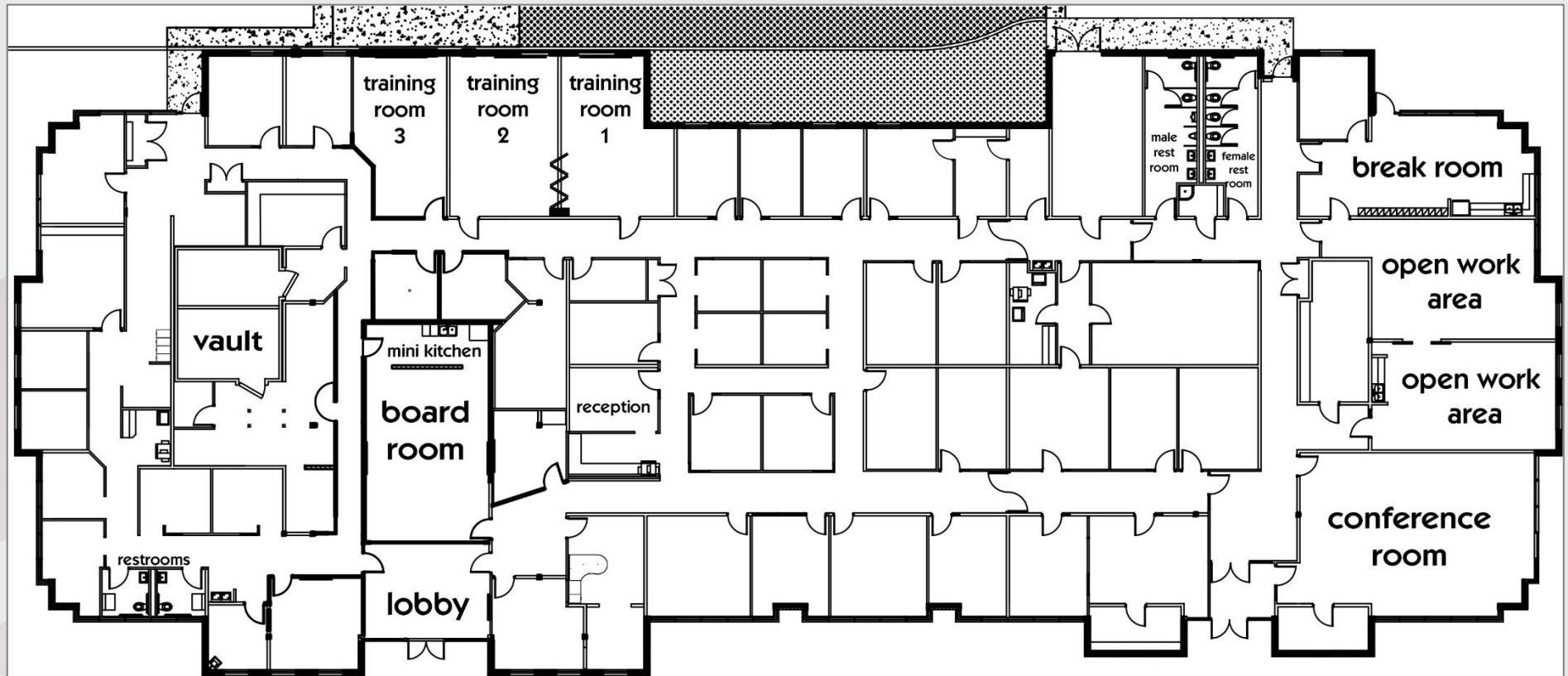


jay story, ccim

208.841.8320  
story@storycommercial.com

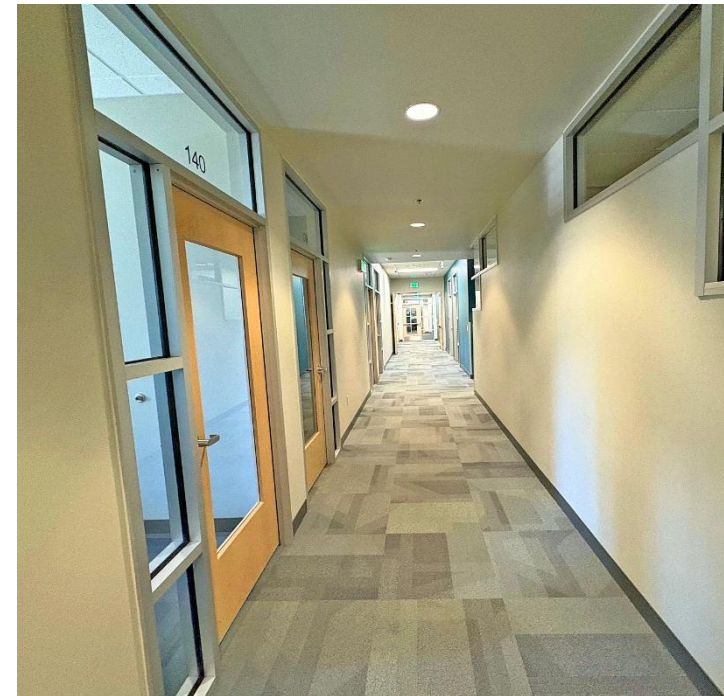
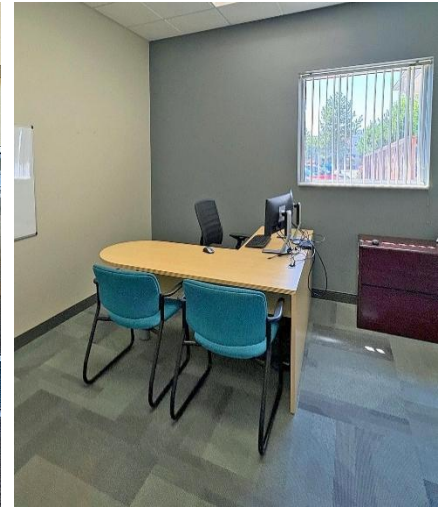
104 s capitol blvd - suite 201  
boise, id 83702

# floor plan



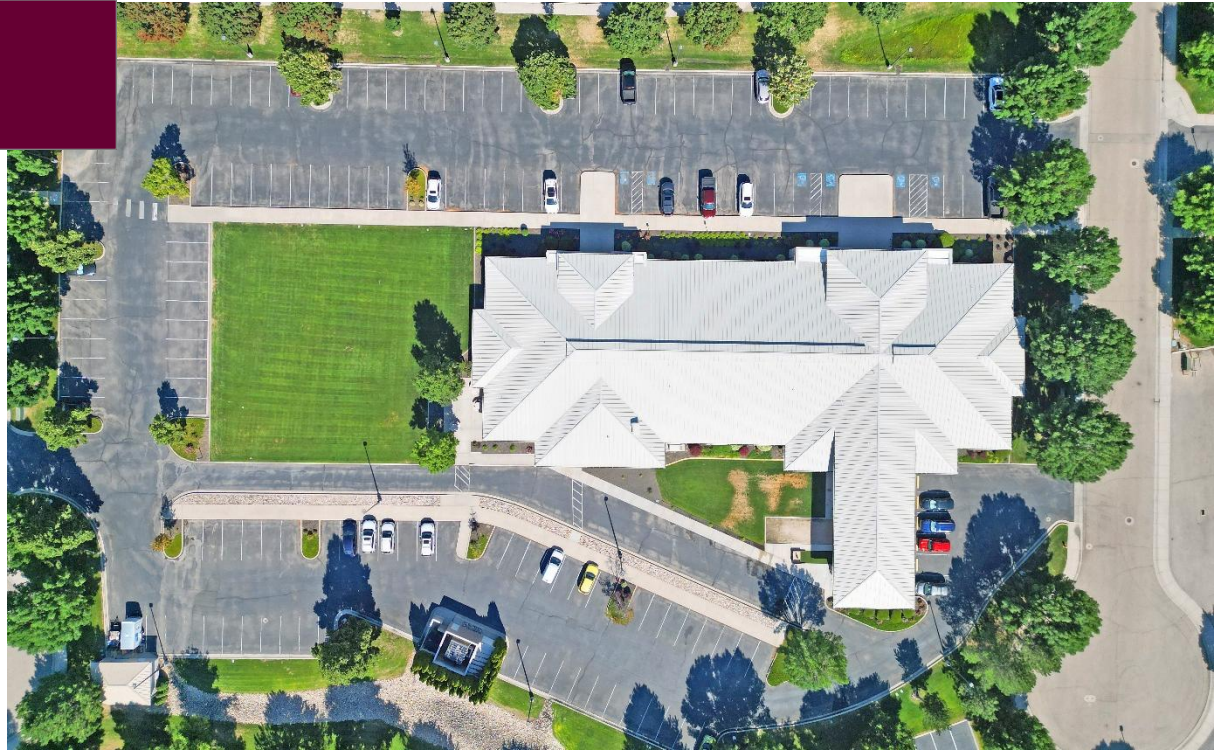


# property gallery





# aerial photos





# surrounding businesses



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# demographics

(5-minute drive)

## OFFICE MARKET PROFILE

### ANNUAL HOUSEHOLD SPENDING



### BUSINESS



### LIFESTYLE SPENDING (INDEX)



### INCOME AND HOME VALUE



# meridian highlights

- Meridian is highly regarded for its safe neighborhoods, top-rated schools, and strong community spirit.
- Settlers Park and Julius M. Kleiner Memorial Park serve as popular hubs for family recreation, sports, and community gatherings.
- Roaring Springs Water Park and Wahooz Family Fun Zone make Meridian a go-to destination for entertainment and fun.
- The city boasts a diverse dining scene, from local favorites like Epi's Basque Restaurant to national chains and new culinary spots.
- Rapid population growth and steady consumer demand create a strong foundation for local business success.
- Meridian's central Treasure Valley location, modern infrastructure, and business-friendly climate make it an ideal place for investment.

