

# 1120 | S. RACKHAM

MERIDIAN, ID 83642



**CBRE**

INVESTMENT PROPERTIES — PRIVATE CAPITAL PARTNERS



# 1120 | S. RACKHAM

MERIDIAN, ID 83642

## PRIVATE CAPITAL PARTNERS

KURT GREGG  
Vice President  
+1 208 571 1701  
kurt.gregg@cbre.com

TIM REID  
First Vice President  
+1 208 850 5001  
tim.reid@cbre.com

MONTANA CARRANZA  
Associate  
+1 208 695 1498  
montana.carranza@cbre.com

## NATIONAL OFFICE PARTNERS

TOM PEHL  
Executive Vice President  
+1 206 442 2722  
tom.pehl@cbre.com

JEFF HODSON  
First Vice President  
+1 503 523 8704  
jeff.hodson@cbre.com

CHARLES SAFLEY  
Senior Vice President  
+1 503 887 6664  
charles.safley@cbre.com


## DEBT + STRUCTURED FINANCE

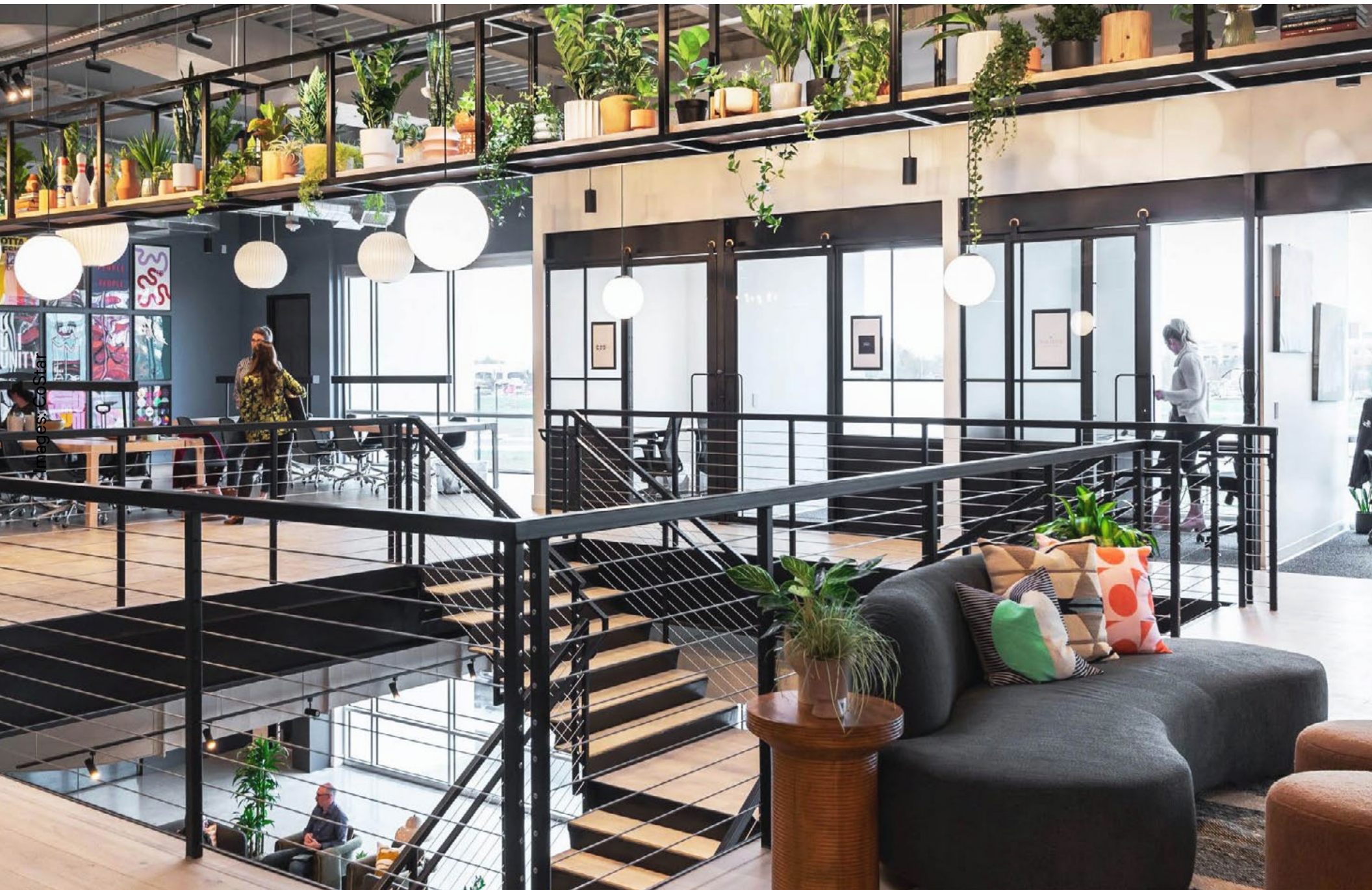
NICK SANTANGELO  
Executive Vice President  
360-601-6397  
nick.santangelo@cbre.com

© 2026 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners. All marks displayed on this document are the property of their respective owners.





 Click sections to go directly to the overviews.





# INVESTMENT—04

OVERVIEW







# 1120 | S. RACKHAM

MERIDIAN, ID 83642

5

ASKING PRICE \$20,444,000	CAP RATE 7.25%
YEAR 1 BONUS DEPRECIATION \$4,283,174	NOI \$1,482,173
PROPERTY SIZE ± 73,080 SF — Building ± 5.02 ACRES — Land	BUILDING CLASS Class A
YEAR BUILT 2021	VISIBILITY Excellent exposure from Interstate 84
ANCHOR TENANT Kiln Occupies 2nd & 3rd floors	WALT ±5.9 years Kiln run through April-33
INCOME PROFILE Long-term Stable cash flow	OCCUPANCY 100% 3 Tenants

POPRERTY WEBSITE  
[www.pcplistings.com/listings/1120SRackham/](http://www.pcplistings.com/listings/1120SRackham/)



## HIGH-IMAGE OPPORTUNITY WITH HIGH-VISIBILITY

- Institutional-quality Class A construction in a high-visibility location.
- Offered well below replacement cost.
- Strong tenant covenants and long lease terms through 2033.
- Positioned in a high-growth demographic and economic corridor.
- Rent premium over Class B creates income uplift potential.
- Minimal near-term CapEx due to recent completion.

## STRONG ECONOMIC MARKET WITH TENANT BASE

Meridian is one of Idaho's fastest-growing cities, with strong market fundamentals driving robust demand for Class A office space.

**±139,740 (July 2024)**

### MERIDIAN POPULATION

Growth up **18.6% since 2020**, growing at ±3.3% annually.

**85%**

### ADA COUNTY GROWTH FROM 2000–2024

Meridian accounts for 25.6% of the county's population.

**±\$142,982**

### AVERAGE HOUSEHOLD INCOME

With ±2.6 occupants per household.

**BONUS DEPRECIATION ADVANTAGE** — Given the new tax legislation passed July 2025, new ownership has the opportunity to accelerate the depreciation deduction in the first year of ownership, which would provide significant upfront tax savings and improve cash flow. CBRE's Cost Segregation Analysis estimates that such Year 1 deduction could total as much as ±\$4,283,174 million with this acquisition.







## MERIDIAN OFFICE MARKET RESILIENCY

Meridian stands out as a resilient office market, supported by population growth, business-friendly environment, and strong tenant demand.

**7.7%**

### **MERIDIAN VACANCY RATES**

Remained 140 basis points below prior-year levels, underscoring competitive market conditions.

**\$23.47 /sf fsg**

### **AVERAGE ASKING RENTS**

Direct asking rents remained largely stable in Q4 2025. Class A direct asking rents averaged \$25.93 FSG per sq. ft, down 0.8% (\$0.20) from the same period last year.

Limited new supply and steady absorption contrast sharply with negative absorption trends in major U.S. metros.



## STRATEGIC LOCATION, ECONOMIC DRIVERS – TECH AND HEALTHCARE

**TECHNOLOGY GROWTH** — Boise is emerging as a tech hub, attracting startups and remote workers seeking quality of life and affordability.

**MICRON EXPANSION** — Micron's multi-billion-dollar semiconductor investments bring high-paying jobs and spur demand for office space for R&D and corporate functions.

**HEALTHCARE & PROFESSIONAL SERVICES** — Rapid population growth supports healthcare systems and professional firms, increasing office requirements.

**FLEX & HYBRID WORK** — Lifestyle appeal drives coworking demand, benefiting operators like Kiln.







Map not to scale.



# MERIDIAN, PRESENTS A COMPELLING BLEND OF GROWTH, OPPORTUNITY, AND AN EXCEPTIONAL QUALITY OF LIFE.

Meridian is a vibrant and rapidly growing city that beautifully blends urban amenities with Idaho's natural charm. As the second most populous city in Ada County and Idaho, Meridian boasts a thriving community with a median age of 37 and the 2025 average household income of \$142,982. The city's population continues to expand, with a  $\pm 4.17\%$  increase between 2022 and 2023, making it an attractive location for families and businesses alike.

Source: CBRE Research






Map not to scale.

10

# 1 MERIDIAN CROSSROADS

 ±4.3 miles / ±11 minutes



1  
MERIDIAN  
CROSSROADS


Walmart  
Supercenter

urbanAir  
ADVENTURE PARK

StLuke's

1120 S. RACKHAM

# 2 BOISE TOWNE SQUARE

 ±5.3 miles / ±16 minutes



INTERSTATE  
84





BOISE AIRPORT  
±8.5 miles / ±21 minutes

DOWNTOWN BOISE  
±9.7 miles / ±22 minutes

## DOWNTOWN BOISE

±9.7 miles / ±22 minutes





# PROPERTY—12

OVERVIEW







**ADDRESS**  
1120 S Rackham  
Meridian, ID 83642

**APN**  
R7319430300  
R7319430200

**LAND USE**  
CG, Commercial General  
& Service Commercial  
— City of Meridian

**ZONING**  
General Commercial

**LAND SIZE**  
± 5.02 ACRES

**BUILDING SIZE**  
±73,080 SF

**NO. OF BUILDINGS**  
one / 1

**YEAR BUILT**  
2021

**STORIES**  
three / 3

**PARKING**  
201 surface spaces incl. 6 ADA  
Bike racks available at building entrance

## PROPERTY DESCRIPTION

14

<b>GROUNDS</b>	Small trees and well-manicured shrubs surround the building, entrance and parking areas
<b>FOUNDATION</b>	Poured concrete slab on grade
<b>STRUCTURE</b>	Steel frame, glass and concrete masonry
<b>ROOFING SYSTEM</b>	Flat roof
<b>EXTERIOR IMPROVEMENTS</b>	Painted concrete panels and outlines over a glass curtain system. Metal-framed tinted glass windows and doors. Building top signage opportunity available as well as monument signage at the northwest corner of the property which is highly visible from both I-84 and S. Eagle Rd.
<b>INTERIOR IMPROVEMENTS</b>	Modern and creative office improvements providing for studio and event space, private offices, meeting rooms, media conference rooms and dedicated resident office space. The property offers countless amenities including cleaning and mailing services, a fitness room, marketplace and community lounge/atrium, all while offering mountain views.
<b>ELECTRICAL/ POWER SYSTEM</b>	Adequate power for commercial and office uses
<b>HVAC SYSTEM</b>	Packaged rooftop units
<b>LIFE SAFETY/FIRE PROTECTION</b>	Standard, up-to-code life safety and protection
<b>UTILITIES PROVIDERS</b>	<b>Gas</b> Intermountain Gas <b>Electric</b> Idaho power <b>Water</b> Veolia <b>Waste Services</b> Republic services <b>Telecommunications</b> TDS Fiber, AT&T, Xfinity + various providers









## SITE MAP



**SITE ACCESS** The property is accessible via 4 egress/ingress points, one ① off S. Silver Ash Way and ② ③ S. Rackham Way



1120 S. RACKHAM





FLOOR



Lease Expiration

2027	2028	2029	2030+	Vacant
------	------	------	-------	--------



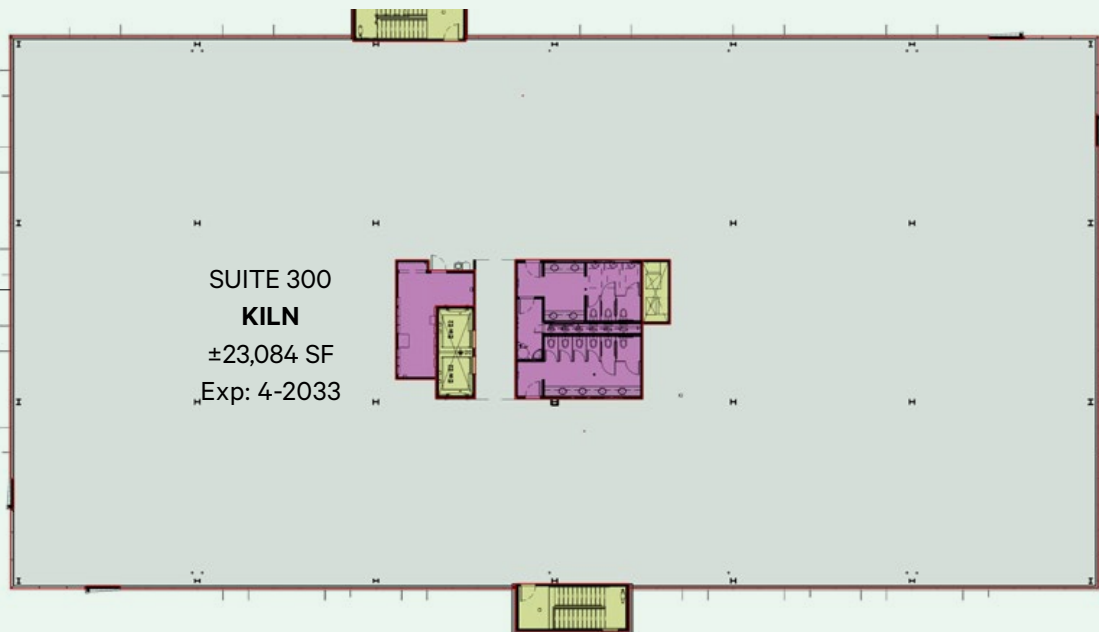
FLOOR

2



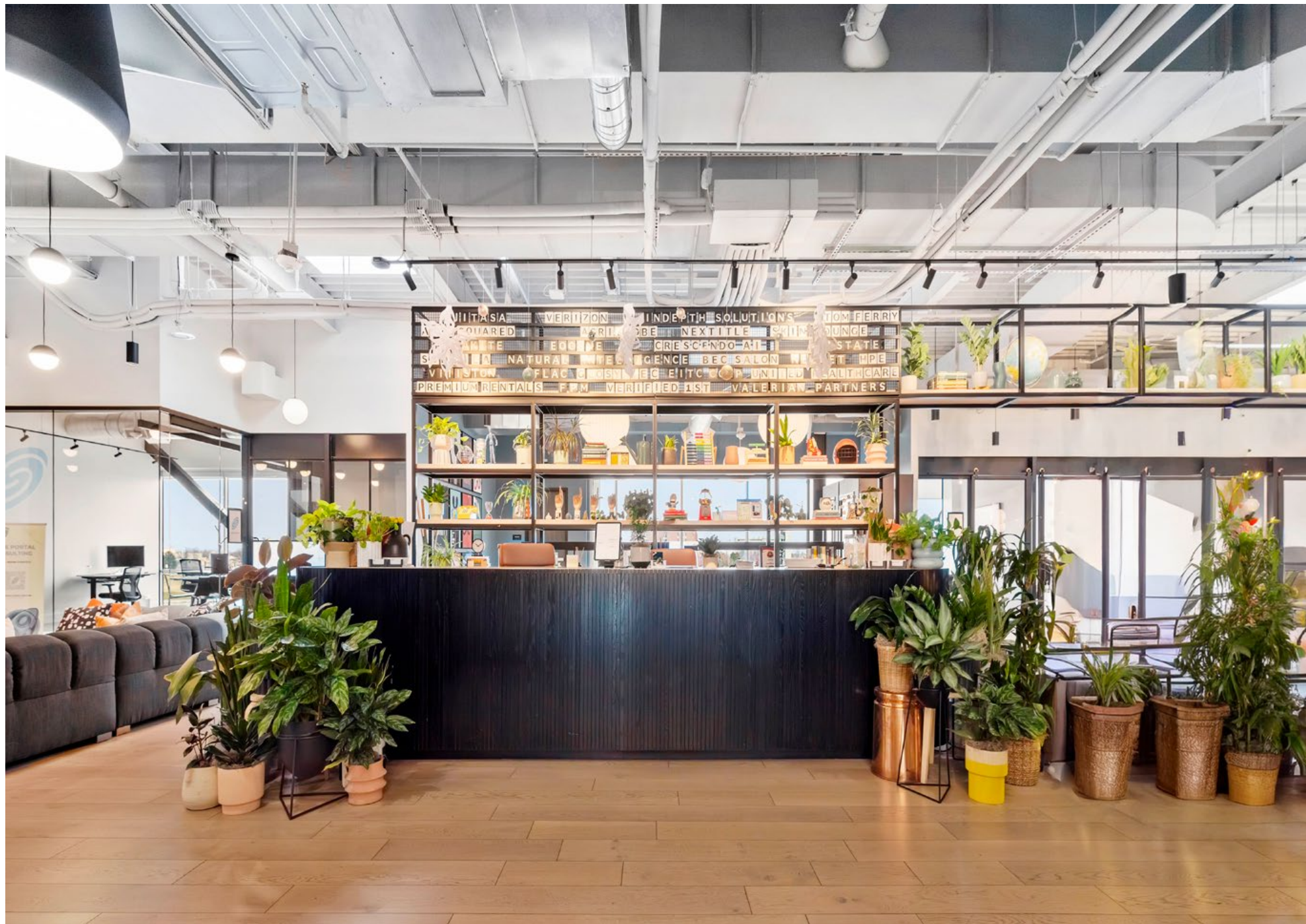
FLOOR

3



Lease Expiration

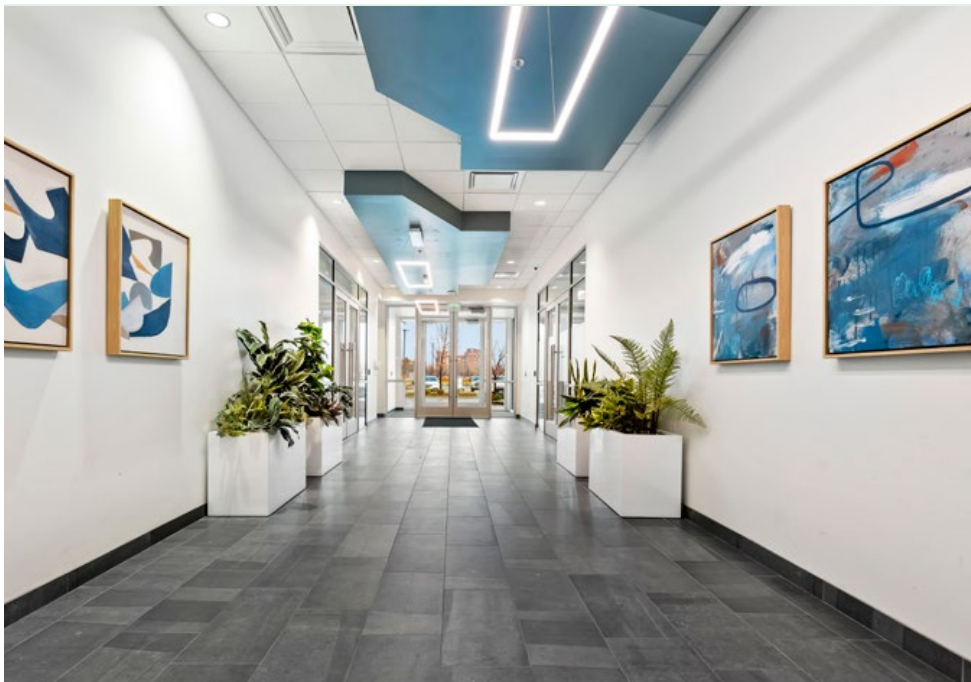
2026	2027	2028	2029+	Vacant
------	------	------	-------	--------

























# TENANT—26

OVERVIEWS







## Kiln Meridian

[kiln.com/communities/meridian/](https://kiln.com/communities/meridian/)

Kiln is a boutique flexible office space for rent in Meridian. It is designed to gather and inspire the brightest minds in the greater Boise area.

Kiln Meridian offers a flexible coworking space designed to empower teams of all sizes, from 1 to 100. Our fully furnished and hand-crafted environment features 14 AV-equipped conference rooms, a podcast studio, a 75-person atrium, a refresh room, and two fitness areas. Our supportive and thriving community also hosts a range of networking and wellness events to give our members the tools to grow and create a competitive advantage for their businesses.

Located at the intersection of I-84 and Eagle Road, Kiln Meridian is leading the way in the future of work with a unique combination of productivity, lifestyle, and community. Come and discover the perfect Meridian office space for your business..

**2025 REVENUE** ±\$21.3M; estimated annual run-rate ±\$45M.

**FUNDING** ±\$39.7M raised across 3 rounds,  
including \$30.6M in late-stage VC financing in 2025.

**OPERATIONAL SCALE** ±155 employees; revenue per employee ±\$279K.

**SPACE OPENED** 2022, Largest of all locations

**ECONOMIC OCCUPANCY** 100% / **PHYSICAL OCCUPANCY** 96.7%



Harris & Co



[sorren.com/firm/harris/](https://sorren.com/firm/harris/)

Harris & Co, which is now known as Sorren network, is a professional advisory and financial services firm dedicated to helping clients navigate complex business, accounting, and financial challenges. Known for its commitment to precision and client-centered solutions, the firm provides strategic guidance designed to support growth, compliance, and operational efficiency. Leveraging industry expertise and a modern approach to financial management, Harris & Co. delivers tailored services, including assurance, tax, accounting, advisory, and private client solutions. All of which empower organizations across industries, including nonprofits, construction, healthcare, real estate, and government, to make informed, confident decisions.



Title One



[www.titleonecorp.com/](http://www.titleonecorp.com/)

TitleOne is a trusted provider of title and escrow services that supports smooth and secure real estate transactions. Since its establishment in 2000, the company has continued to grow and offers comprehensive solutions, including title insurance, escrow services, and closing support to buyers, sellers, agents, and lenders. Additionally, regional company TitleOne has acquired several other small companies for its expansion, including Idaho Title and Trust, Magic Valley, Sun Valley, and Columbia Title Company. With an emphasis on accuracy, transparency, and exceptional customer experience, Over Under Title ensures transactions are completed efficiently while protecting clients' property rights and interests.



# AREA + MARKET — 30

OVERVIEW



1120 S. RACKHAM



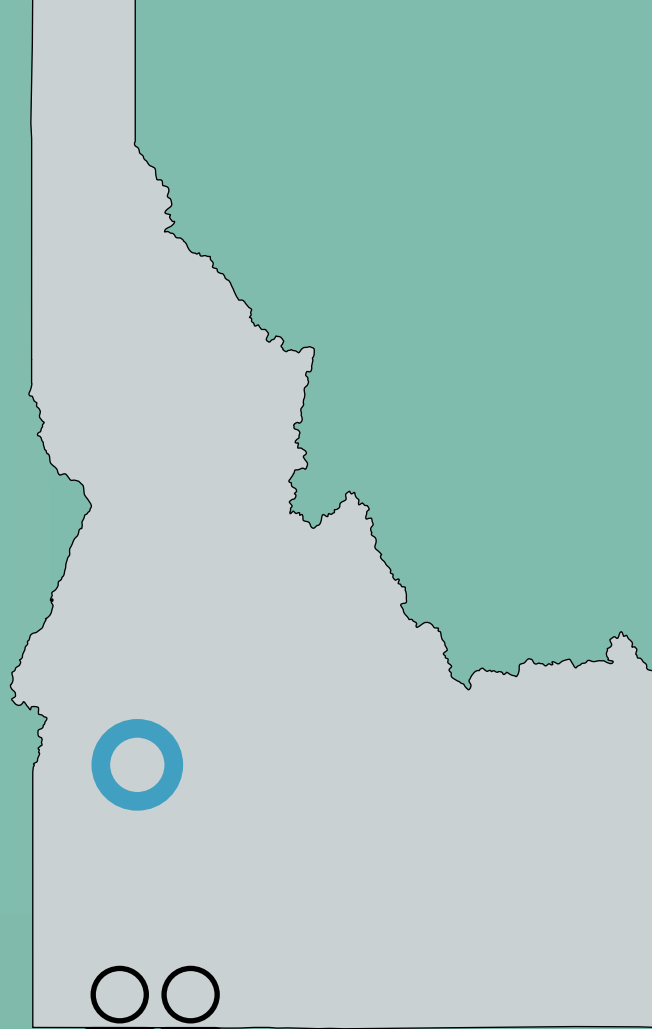
# BOISE, IDAHO

## Welcome to the Unexpected West

Boise is special for its unique blend of outdoor access, vibrant culture, and urban amenities, offering a high quality of life with the Boise River Greenbelt, nearby mountains for skiing, and a thriving downtown, alongside a strong Basque heritage, growing arts scene, and affordability compared to other western cities. It's known as the "City of Trees," with easy access to nature, but also features a bustling downtown with festivals, unique restaurants, and a unique feature: the only state capitol heated by geothermal energy.

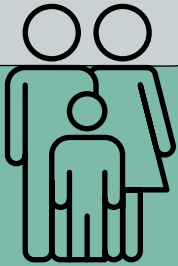
Source: [visitboise.com/about-boise/](https://visitboise.com/about-boise/)





# BOISE

The Boise Metropolitan Statistical Area, also known as The Treasure Valley, is in southwestern Idaho, which stretches from Weiser to Mountain Home and is the third-largest metropolitan area in the Pacific Northwest. The region is situated along the Boise River and framed by the Owyhee Mountains and Boise Foothills. Treasure Valley is Idaho's largest metro area, home to Boise, Nampa, Meridian, and Caldwell. Spanning eight counties, it's where over 40% of Idaho's population lives.



863,927  
POPULATION

405,259  
COLLEGE-EDUCATED  
POPULATION

37.8  
YEARS / MEDIAN AGE

\$33.1B  
ANNUAL HOUSEHOLD  
EXPENDITURE BUDGET

\$119,702  
AVERAGE HOUSEHOLD  
INCOME

28,733  
NUMBER OF  
EMPLOYERS

\$598,441  
AVERAGE PROPERTY  
VALUE

453,597  
NUMBER OF  
EMPLOYEES

2.4%  
UNEMPLOYMENT RATE  
2025

The Treasure Valley boasts Idaho's most dynamic economy and the state's largest economic output; driven by government, healthcare, education, retail, transportation, and a thriving tech sector. Major employers include Boise State University, state agencies, Saint Alphonsus and St. Luke's health systems, and tech leaders like Micron and HP. A growing startup scene underscores the region's innovation and economic strength.

Access to the Boise Metropolitan Area is simple and convenient. Boise Airport (an international airport) offers nonstop flights to major U.S. hubs, complemented by regional airports in Nampa and Caldwell. By land, the area is well-connected with Interstates 84 and 184, U.S. Highways 16, 20, 26, 30, and 95, plus several state routes. Local transit, rideshare options, and bike-friendly paths make exploring Treasure Valley easy.

The Boise Metropolitan Area ranks among the nation's best for quality of life, offering stunning natural beauty, clean public spaces, and low crime rates. Residents enjoy unlimited outdoor recreation—from hiking, skiing, and mountain biking to whitewater rafting—alongside a thriving arts and culture scene featuring Treefort Music Fest, Idaho Shakespeare Festival, the Western Idaho Fair, Snake River Stampede, and Basque Festival. As the region grows, it continues to balance economic progress with its outdoor lifestyle and cultural richness, making Boise one of the most desirable places to live and visit in the Intermountain West.

#### TOP EMPLOYERS



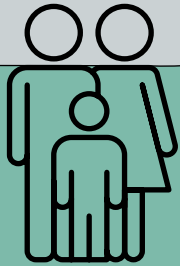
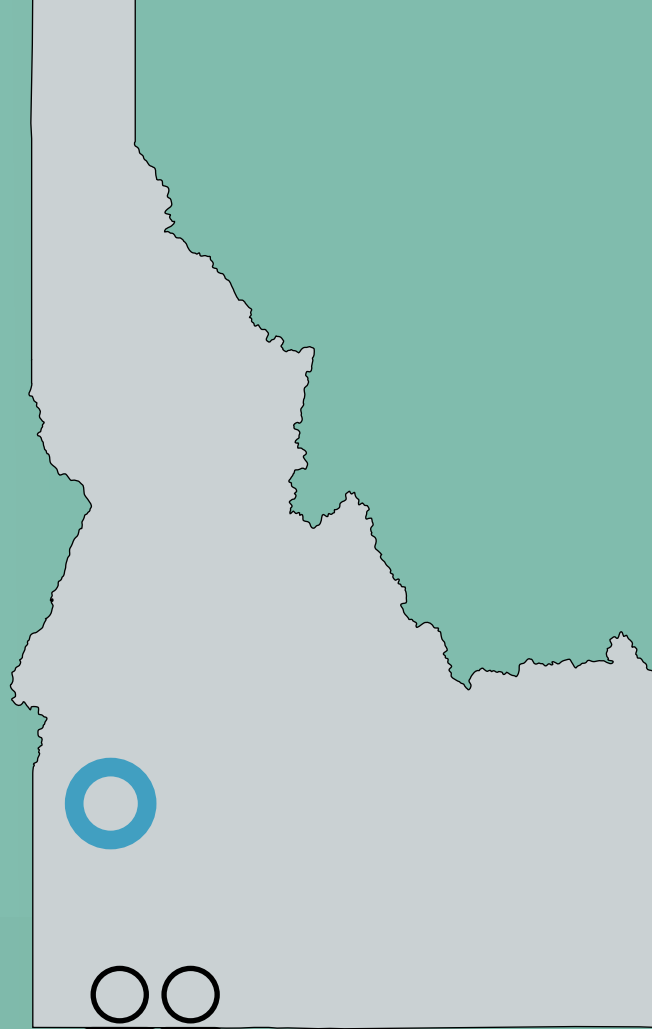
#### SURROUNDING UNIVERSITIES



#### MAJOR TRANSPORTATION INFRASTRUCTURES







# MERIDIAN

Meridian is a thriving city in Ada County and the second-most populous city after Boise. Known for its rapid growth and family-friendly atmosphere, Meridian offers a high quality of life with clean, safe neighborhoods and abundant parks. Its economy has diversified into healthcare, education, technology, and services, creating strong job opportunities and a vibrant business community. Residents enjoy easy access to outdoor recreation, cultural events, and modern amenities, making Meridian one of Idaho's most desirable places to live and work.

141,501  
POPULATION

72,044  
COLLEGE-EDUCATED  
POPULATION

36.9  
YEARS / MEDIAN AGE

\$6.2B  
ANNUAL HOUSEHOLD  
EXPENDITURE BUDGET

\$142,982  
AVERAGE HOUSEHOLD  
INCOME

4,550  
NUMBER OF  
EMPLOYERS

\$634,957  
AVERAGE PROPERTY  
VALUE

77,912  
NUMBER OF  
EMPLOYEES

1.6%  
UNEMPLOYMENT RATE  
2025

Meridian's central location in the Treasure Valley and its proximity to Boise make it easy to access everything the region offers. The city blends natural beauty with modern convenience, offering scenic mountain views and extensive parks and trails for outdoor enthusiasts. While maintaining its small-town charm, Meridian delivers big-city amenities with dining, shopping, and entertainment at The Village at Meridian, Meridian Speedway, and Roaring Springs Water Park. This perfect balance of outdoor lifestyle, community spirit, and modern amenities makes Meridian an ideal place to live, work, and play.

#### TOP EMPLOYERS



#### MAJOR TRANSPORTATION INFRASTRUCTURES





## Hassle Free Hub of the West

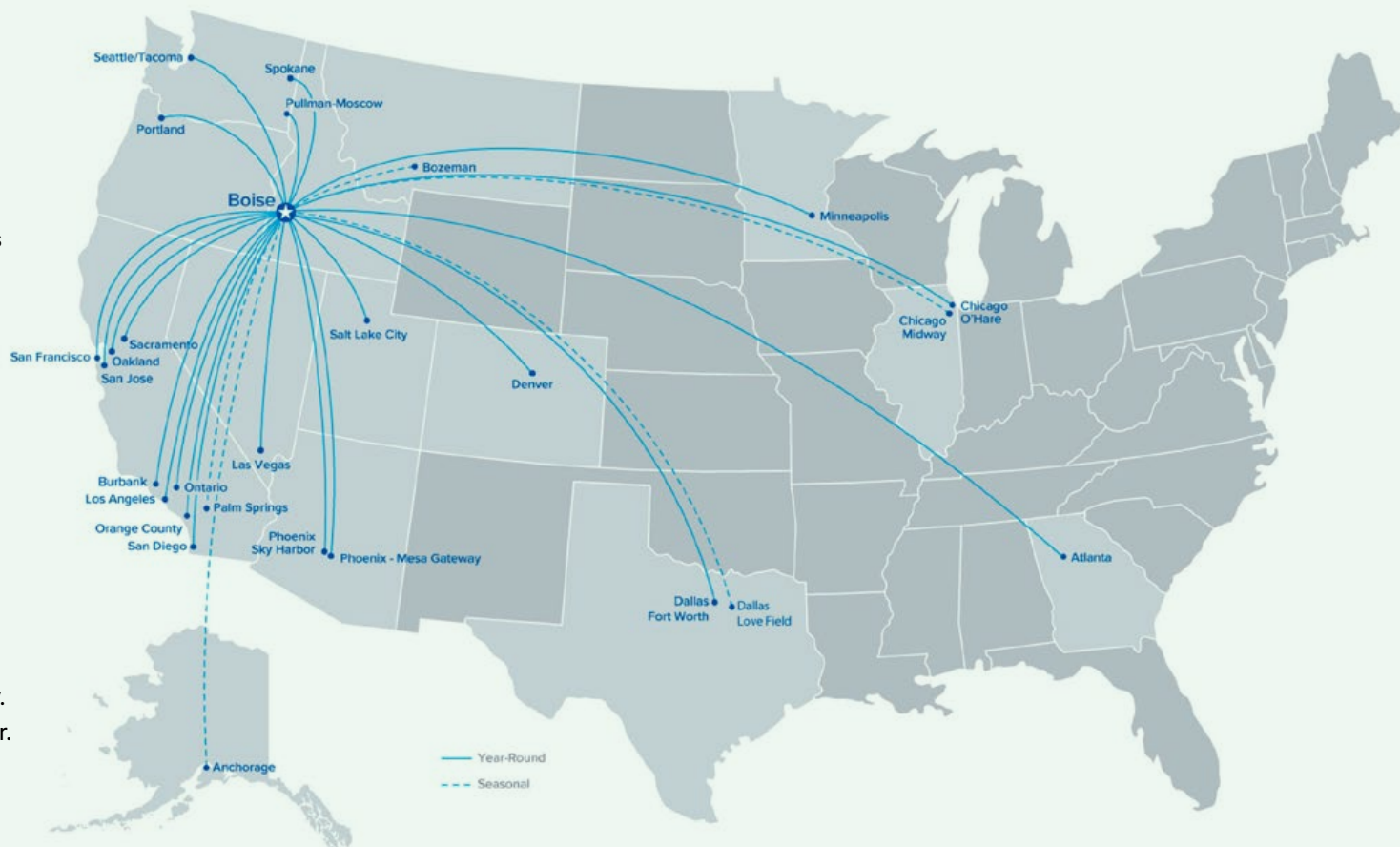
Boise is a convenient destination from almost anywhere, served by every major airline. The airport is ten minutes from downtown, where you'll find nine hotels and nearly a hundred restaurants within steps of the city center. Exploring beyond downtown is easy with cabs, Uber or Lyft, scooters, bike rentals, or public transit.



The Boise Airport is four miles or ten minutes from the heart of downtown, offers nonstop service and numerous one-stop options for easy access across the country and internationally. Getting to Boise has never been easier.

### NONSTOP ROUTES

Boise offers nonstop service to 27 destinations, which are highlighted in blue on the map below.



Source: iflyboise.com

# Visit Boise — A City You Want To Experience

37

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



Plan the Ultimate Basque Festival Experience



Garden City: Boise's most up-and-coming area



Hike and Bike the Ridge to Rivers



Boise's vibrant culture is second to none.



Lonely Planet Best in Travel



Boise Centre

Source: [visitboise.com](https://visitboise.com)



# Why Boise

Poised for Growth: Idaho's population grew 8.8% between 2020-2024 — making it one of the fastest growing states in the U.S.

– U.S. CENSUS BUREAU

#2

in the U.S. for Economic Outlook

U.S. NEWS & WORLD REPORT

#1

in the Nation for  
Economic Momentum

STATE POLICY REPORTS

#1

in the country for Quality  
of Life in Idaho

U.S. NEWS & WORLD REPORT

#1

with AAA Credit Rating from  
Fitch — 2nd Year in a Row

FITCH RATINGS

top10

in the Tax Foundation's  
Business Tax Climate Index

TAX FOUNDATION'S BUSINESS

TAX CLIMATE INDEX

7

Universities &  
Liberal Arts colleges

BOISE MSA

61%

Growth of the Number of  
High-Tech Companies in Idaho  
Over the Past Decade

EAST IDAHO NEWS

5.9%

Real GDP Growth  
in Idaho during 2Q  
HIGHEST AMONG ALL U.S. STATES

## MAJOR EMPLOYERS NEARBY





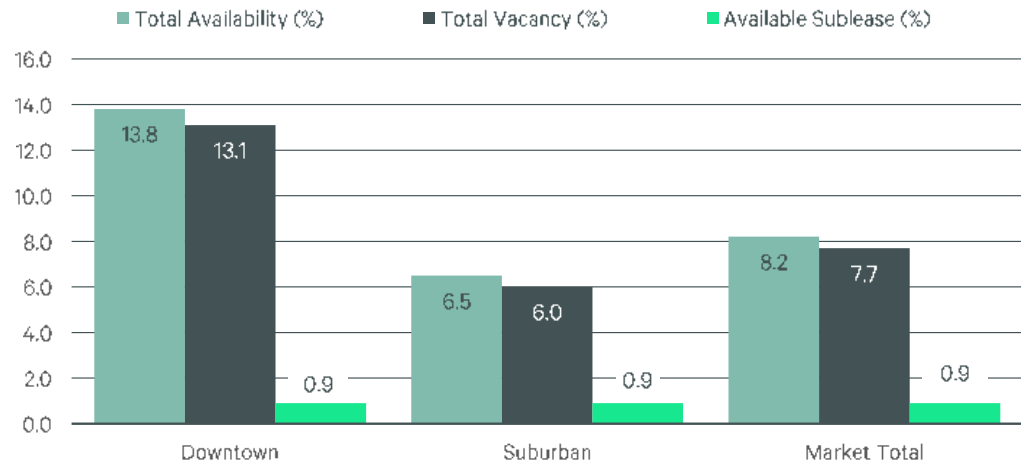
# Market conditions strengthened in 2025 amid bifurcated submarket adjustments

## MARKET OVERVIEW

Office fundamentals in the Boise metro demonstrated resilience and modest improvement in 2025, driven by steady demand and strong underlying economic drivers. The overall vacancy rate ticked up to 7.7% in Q4 2025 but remained 140 basis points below -pyreioarr levels, underscoring competitive market conditions. Most submarkets recorded vacancy declines in 2025, with only the Bench, Caldwell, and Downtown posting annual increases. Tenant demand in 2025 remained concentrated on modern, h-igqhuality space; however, Class A vacancy stayed elevated relative to the market average for the third consecutive year, driven by new supply and several years of occupiers delaying lon-gterm leasing decisions.

Supply-side pressures remained minimal in 2025, even as a handful of new projects broke ground, bringing year -end construction volume to 243,581 sq. ft. across five projects. Office construction had slowed significantly over the past few years, with ow-unseerr and medical office projects serving as the primary drivers of limited new development. No new deliveries occurred during the year, and by ye-aernd, inventory was projected to expand by just 1.3% in 2026, signaling limited nea-rterm oversupply risk. Looking ahead, tightening availability combined with steady demand position the market for continued momentum heading into 2026

## TOTAL AVAILABILITY, VACANCY, AND SUBLEASE



Source: CBRE Research Q4 2025



↑ **7.7%**  
Vacancy Rate



↓ **8.2%**  
Availability Rate



→ **0**  
SF YTD Deliveries



↑ **243,581**  
SF Construction



↑ **\$23.47**  
Avg. Direct Asking Rate

Note: Arrows indicate change from previous quarter.

## AVAILABILITY & VACANCY

The overall vacancy rate remained relatively low, rising 20 basis points (bps) quarter-over-quarter to 7.7% in Q4 2025 after three consecutive quarters of improvement. The uptick was primarily driven by new direct vacancies in Class A product within the Downtown submarket, particularly at One Capital Center. As a result, Class A vacancy downtown rose by 270 bps from the previous quarter, reaching 17.5% in Q4 2025. Despite the increase, broader market conditions remained tighter than a year earlier, with the direct vacancy rate falling 60 bps to 6.9%. Year-over-year, the overall vacancy rate declined by 140 bps, with Class A space posting the highest vacancy rate at 10.2% (down 210 bps) and Class B space falling 100 bps to 7.4%.

Total availability also declined in 2025, falling 40 bps quarter-over-quarter and 260 bps year-over-year to 8.2% in Q4 2025, marking

the lowest level since early 2022. This tightening was supported by a continued retreat in sublease availability from its late-2023 peak to 164,151 sq. ft. (0.9% of market inventory) by year-end. Large-block options remained constrained across key submarkets, with only seven existing Downtown buildings able to accommodate a 15,000 sq. ft. contiguous user, and just 24 buildings offering such space across the metro. This scarcity continued to limit options for tenants with larger footprint requirements. Looking ahead, strong local economic fundamentals and minimal new speculative construction, alongside steady demand, are expected to help maintain healthy occupancy levels in the near term.

## ASKING RENT

Direct asking rents remained largely stable in Q4 2025, with the market average at \$23.47 FSG per sq. ft., representing a modest 1.8% year-over-year decline and continued softening from the late-2024 peak. Class A direct asking rents averaged \$25.93 FSG per sq. ft, down 0.8% (\$0.20) from the same period last year, while Class B rents fell 2.3% (\$0.52) to \$22.01 FSG per sq. ft. The largest premiums appeared in high-growth areas on the west side of the Boise metro, where the Eagle submarket commanded the highest rate at \$27.53 FSG per sq. ft., followed by South Meridian at \$25.77 FSG per sq. ft. In contrast, North Boise and Bench remained the most affordable submarkets, with larger, second-generation Class B and C spaces driving lower averages. The direct-to-sublet spread widened during the quarter, as sublet asking rents averaged \$20.59 FSG per sq. ft., 12.3% below the direct average.

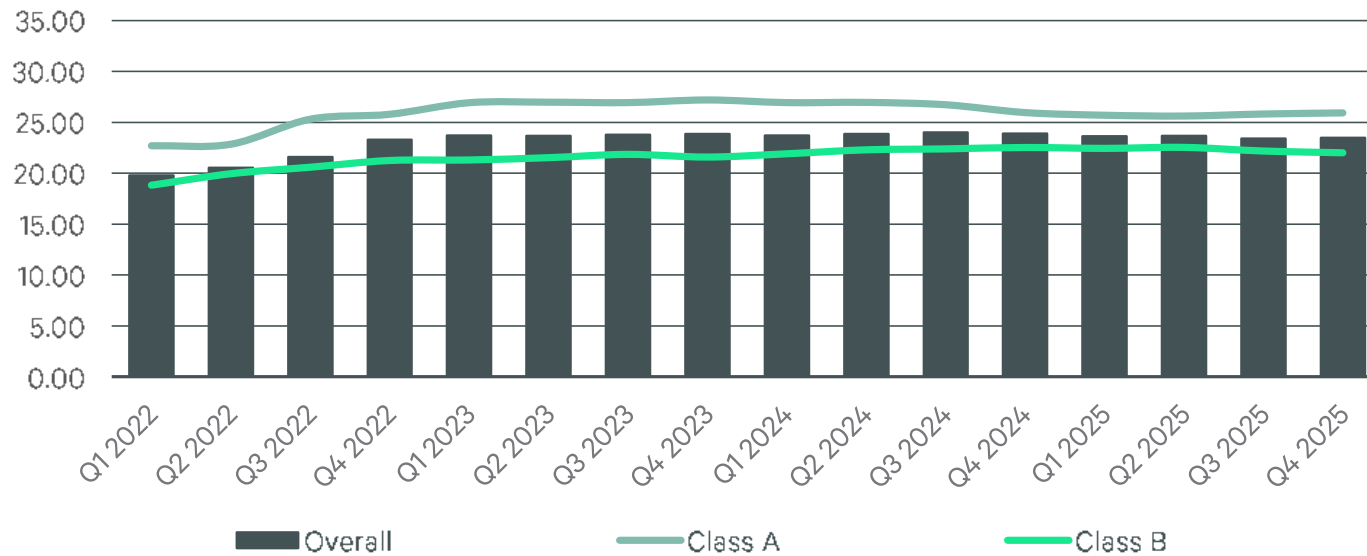


## TOTAL VACANCY BY ASSET CLASS

42



## GROSS AVERAGE DIRECT ASKING RENTS BY ASSET CLASS



## MARKET STATISTICS BY SUBMARKET

	Net Rentable Area (SF)	Total Vacancy (%)	Total Availability (%)	Direct Availability (%)	Sublease Availability (%)	Avg. Direct Asking Rate (\$/SF/Yr. FSG)	YTD Deliveries (SF)	Under Construction (SF)
Airport	22,002	13.2	13.2	13.2	-	21.00	-	-
Bench	2,087,950	7.9	8.3	6.9	1.4	20.59	-	-
Caldwell	372,354	2.7	2.7	2.0	0.7	21.00	-	-
Downtown	4,625,119	13.1	13.8	12.8	0.9	23.86	-	187,417
Engle	459,729	5.4	5.4	5.2	0.2	27.53	-	24,567
Kuna	36,528	-	-	-	-	-	-	-
Meridian	2,443,175	5.2	7.0	5.1	1.9	23.11	-	-
Nampa	747,091	1.3	1.3	1.3	-	24.39	-	-
North Boise	518,721	5.9	6.9	6.9	-	20.40	-	-
Northwest Meridian	10,820	-	-	-	-	-	-	-
South Meridian	1,872,896	15.0	14.6	14.6	-	25.77	-	16,122
Southeast	1,056,229	3.1	3.4	2.2	1.2	22.26	-	-
Southwest	782,492	6.6	6.7	4.8	1.9	22.79	-	-
Star	10,932	-	-	-	-	-	-	-
West	3,828,622	3.1	3.4	3.1	0.4	20.60	-	13,475
<b>Market Total</b>	<b>18,874,660</b>	<b>7.7</b>	<b>8.2</b>	<b>7.4</b>	<b>0.9</b>	<b>23.47</b>	<b>-</b>	<b>243,581</b>





## AFFILIATED BUSINESS DISCLOSURE

CBRE, Inc. operates within a global family of companies with many subsidiaries and related entities (each an "Affiliate") engaging in a broad range of commercial real estate businesses including, but not limited to, brokerage services, property and facilities management, valuation, investment fund management and development. At times different Affiliates, including CBRE Global Investors, Inc. or Trammell Crow Company, may have or represent clients who have competing interests in the same transaction. For example, Affiliates or their clients may have or express an interest in the property described in this Memorandum (the "Property"), and may be the successful bidder for the Property. Your receipt of this Memorandum constitutes your acknowledgment of that possibility and your agreement that neither CBRE, Inc. nor any Affiliate has an obligation to disclose to you such Affiliates' interest or involvement in the sale or purchase of the Property. In all instances, however, CBRE, Inc. and its Affiliates will act in the best interest of their respective client(s), at arms' length, not in concert, or in a manner detrimental to any third party. CBRE, Inc. and its Affiliates will conduct their respective businesses in a manner consistent with the law and all fiduciary duties owed to their respective client(s).

## CONFIDENTIALITY AGREEMENT

Your receipt of this Memorandum constitutes your acknowledgement that (i) it is a confidential Memorandum solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property, (ii) you will hold it in the strictest confidence, (iii) you will not disclose it or its contents to any third party without the prior written authorization of the owner of the Property ("Owner") or CBRE, Inc., and (iv) you will not use any part of this Memorandum in any manner detrimental to the Owner or CBRE, Inc.

If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return it to CBRE, Inc.

# CBRE

## INVESTMENT PROPERTIES — PRIVATE CAPITAL PARTNERS

© 2026 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk.

Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners. All marks displayed on this document are the property of their respective owners.

## DISCLAIMER

This Memorandum contains select information pertaining to the Property and the Owner, and does not purport to be all-inclusive or contain all or part of the information which prospective investors may require to evaluate a purchase of the Property. The information contained in this Memorandum has been obtained from sources believed to be reliable, but has not been verified for accuracy, completeness, or fitness for any particular purpose. All information is presented "as is" without representation or warranty of any kind. Such information includes estimates based on forward-looking assumptions relating to the general economy, market conditions, competition and other factors which are subject to uncertainty and may not represent the current or future performance of the Property. All references to acreages, square footages, and other measurements are approximations. This Memorandum describes certain documents, including leases and other materials, in summary form. These summaries may not be complete nor accurate descriptions of the full agreements referenced. Additional information and an opportunity to inspect the Property may be made available to qualified prospective purchasers. You are advised to independently verify the accuracy and completeness of all summaries and information contained herein, to consult with independent legal and financial advisors, and carefully investigate the economics of this transaction and Property's suitability for your needs. ANY RELIANCE ON THE CONTENT OF THIS MEMORANDUM IS SOLELY AT YOUR OWN RISK.

The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions at any time with or without notice to you. All offers, counteroffers, and negotiations shall be non-binding and neither CBRE, Inc. nor the Owner shall have any legal commitment or obligation except as set forth in a fully executed, definitive purchase and sale agreement delivered by the Owner.



# 1120 | S. RACKHAM

MERIDIAN, ID 83642



INVESTMENT PROPERTIES — PRIVATE CAPITAL PARTNERS

## Orange County

Anthony DeLorenzo  
Bryan Johnson  
Harry Su  
Jackson Marlow  
Nick Williams  
Halie Bergeron  
Paul Stache

## Los Angeles / Ventura County

Mark Shaffer  
Gerard Poutier  
Grant Goldman  
Dylan Rutigliano

## Inland Empire

Sammy Cemo  
Austin Reuland

## San Diego

Matt Pourcho  
Matt Harris  
Casey Sterk

## Sacramento

Matt Post

## Las Vegas

Tyler Ecklund  
Michael Hsu  
Marc Magliarditi

## Phoenix

Geoffrey Turbow  
James Chantilas  
Emily Minnier

## Portland

Graham Taylor  
Gabe Schnitzer

## Midwest U.S.

Kevin Foley  
Austin Wolitarsky

## Boise

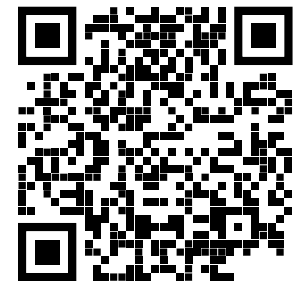
Tim Reid  
Kurt Gregg  
Montana Carranza

## Northern Colorado

Jon Rue

## Buyer Advisory

Gary Stache  
Chris Martin  
Bill Maher  
Daniel Meager  
Brandon Lalli



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