



## For Sublease

# Ten Mile Crossing Bldg.

2760 W. Excursion Drive, Meridian, ID

### Overview

- **Initial term of original lease is through February, 2031.**  
Ask about flexible or shorter term sublease options.
- Class A Turn key office **ready for immediate occupancy**
- Abundant **on-site parking**
- Building completed in **April 2021**
- Includes furniture at no cost to new occupant. Reach out to agent for furniture list.
- Prime location just off **1-84 at the Ten Mile Interchange**
- **Full or partial** floor available
- **On-site cafeteria** on first floor

### Contact

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[TenantRealtyAdvisors.com](https://www.TenantRealtyAdvisors.com)

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## Property Information

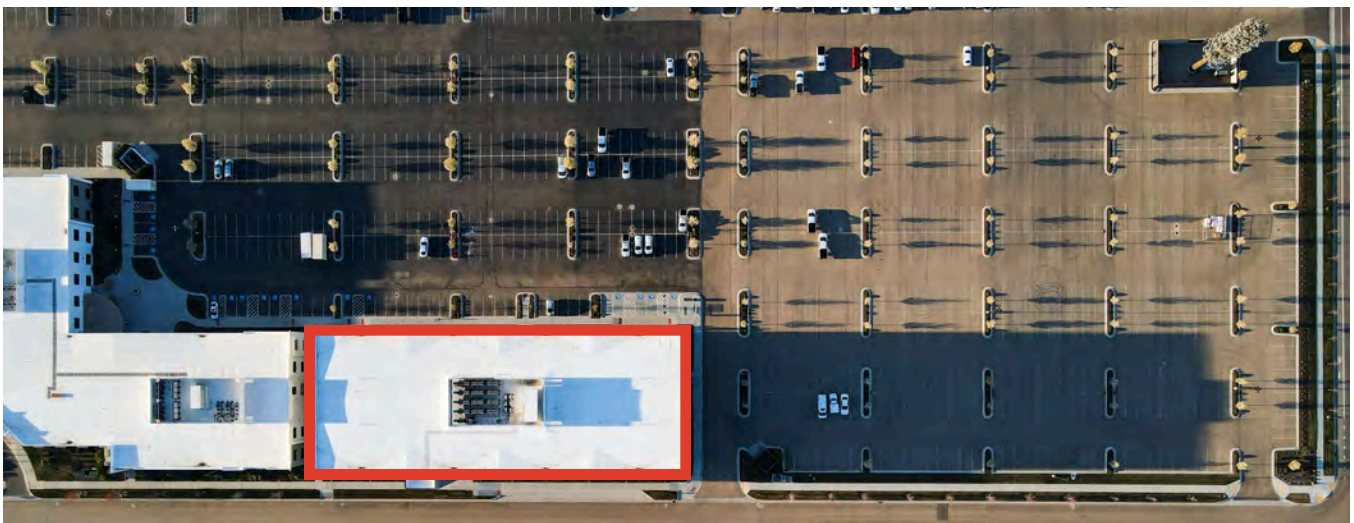
Property Type  
**Office**

Lease Type  
**NNN**  
Estimated at \$7.50/SF/YR

Access  
**Contact  
Agent**

Preferred Term  
**Through Feb  
2031**  
Longer term available  
direct from landlord

Parking  
**7:1,000**



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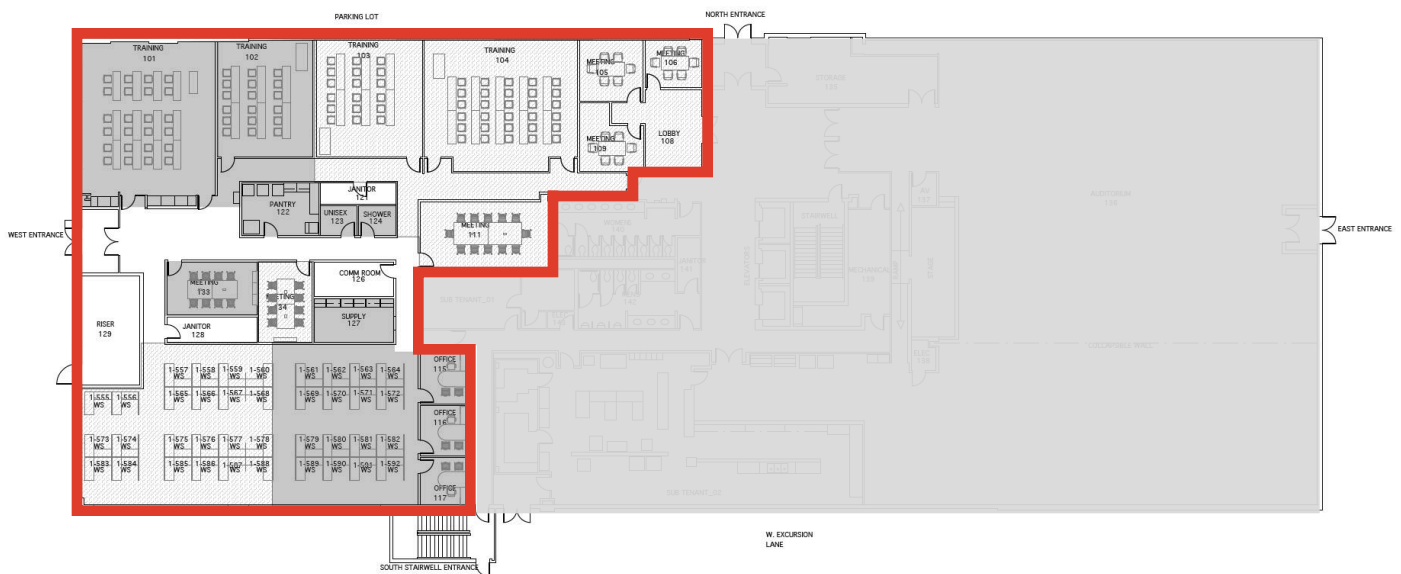
## Space Available

Suite  
**101**

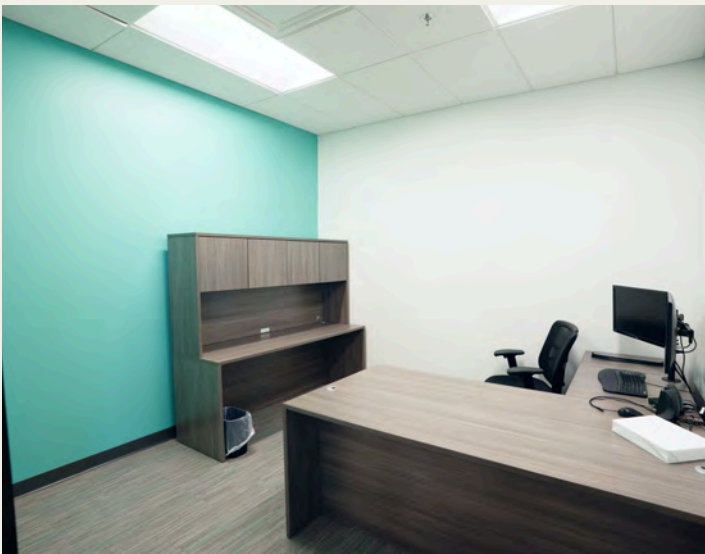
Size  
**11,571 RSF**

Rate  
**\$22/SF/YR NNN**

## Floor Plan

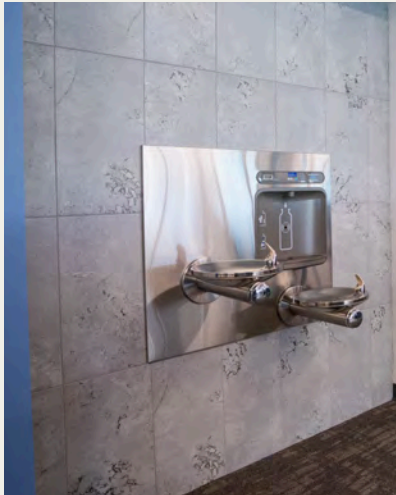






## PROPERTY PHOTOS

2760 W. Excursion Drive, Meridian, ID





## ABOUT THE AREA



Located at the heart of the Treasure Valley's explosive westward growth, this premier office space sits directly off the **Ten Mile Interchange**—one of the most dynamic corridors in the Boise metro.

- **Highly accessible:** Immediate freeway access via I-84
- **Employee-friendly: Significantly reduced commute times for Canyon County residents** compared to Boise offices
- **Retail-rich environment:** Surrounded by new restaurants, coffee shops, gyms, hotels, and medical offices Steps from Scheels, Chick-fil-A, Starbucks, and other national brands
- **In-demand location:** Meridian continues to rank among the **fastest-growing cities in the country**, making it a strategic location for recruitment and retention



## TENANT REALTY ADVISORS

At Tenant Realty Advisors, we represent tenants—never landlords. Our job is to advocate for the businesses we work with, helping them secure the right space on the right terms. In this case, we're representing the current tenant to help them sublease space they no longer need.

Subleases can be a great option for incoming tenants, offering built-out space, shorter terms, and below-market rents. Whether you're stepping into a sublease or searching for something else, we're here to guide you through the process

### Contact

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