



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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950 W. Bannock St., Suite 400
Boise, ID 83702

TenantRealtyAdvisors.com

FOR SUBLEASE

2760 W. Excursion Drive, Meridian, ID



Property Information

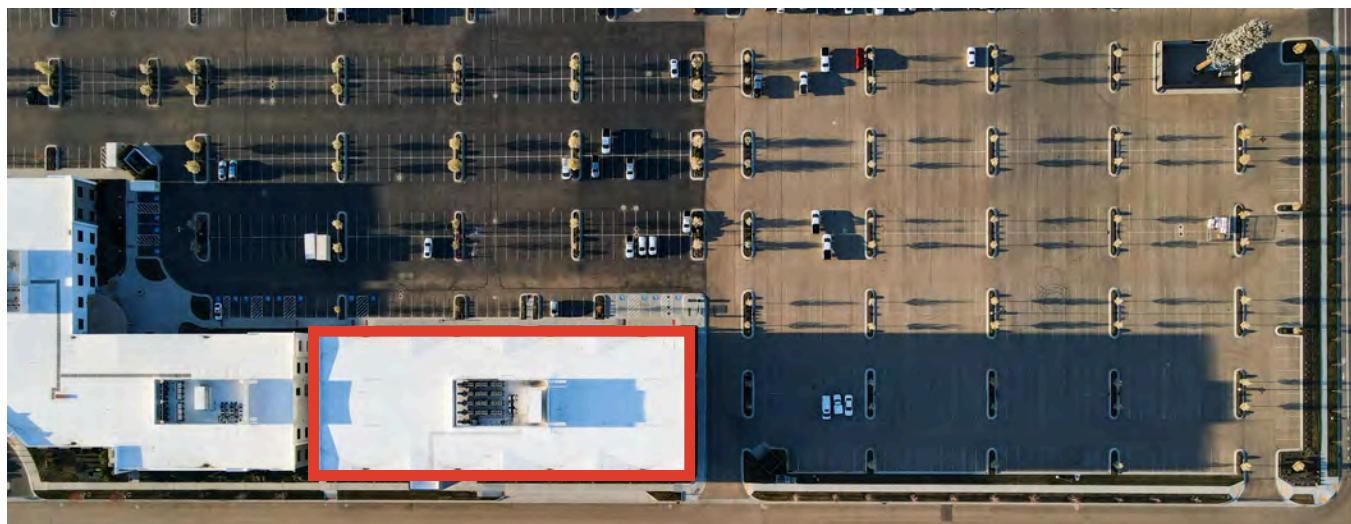
Property Type
Office

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

Access
Contact Agent

Preferred Term
Through Feb 2031
Longer term available
direct from landlord

Parking
7,100



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Space Available

Suite

101

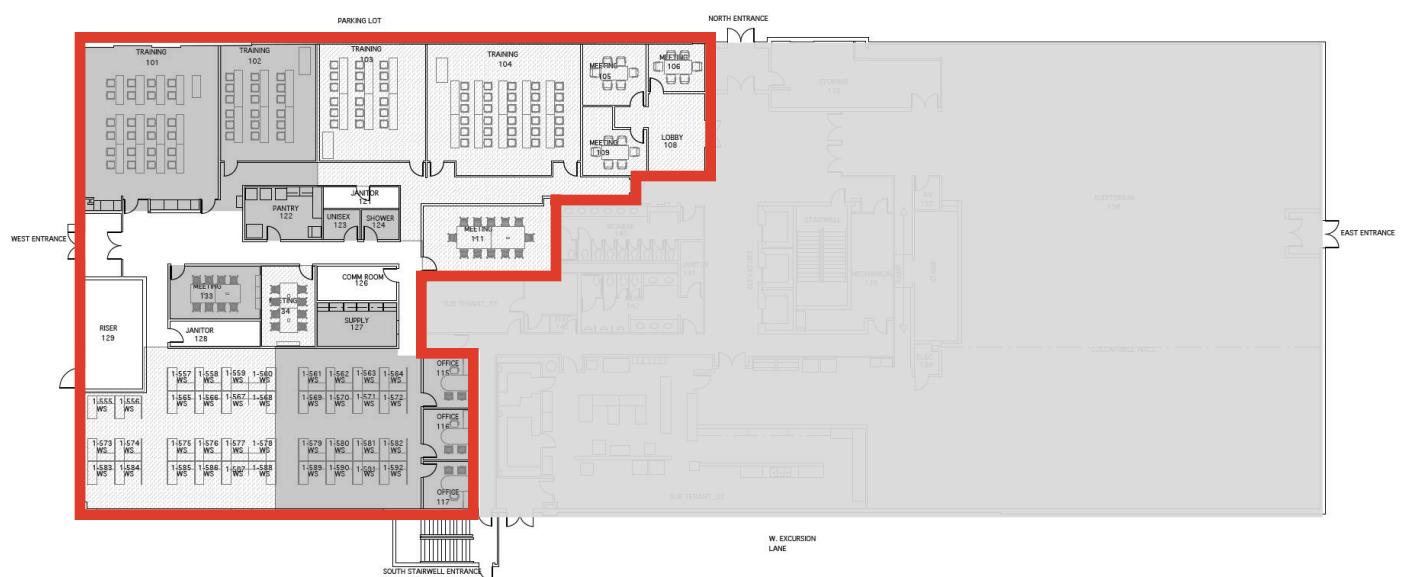
Size

11,571 RSF

Rate

\$22/SF/YR NNN

Floor Plan



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Space Available

Suite

2nd Floor

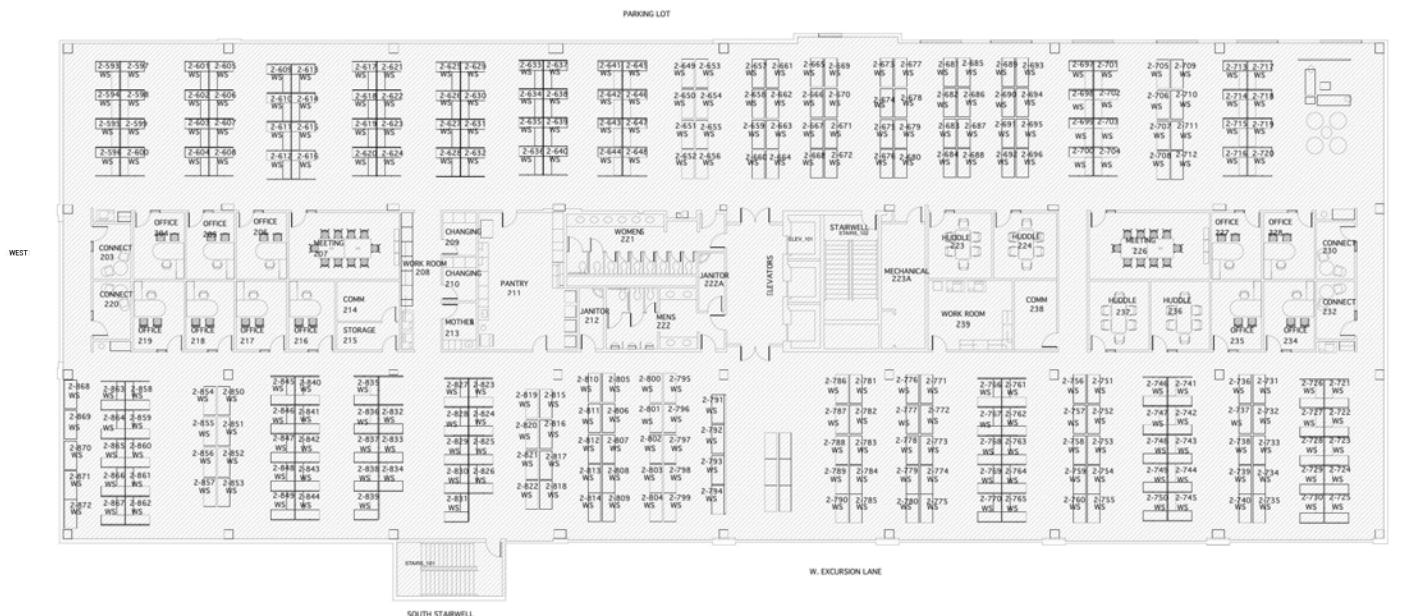
Size

14,000-29,737 SF

Rate

\$22/SF/YR NNN

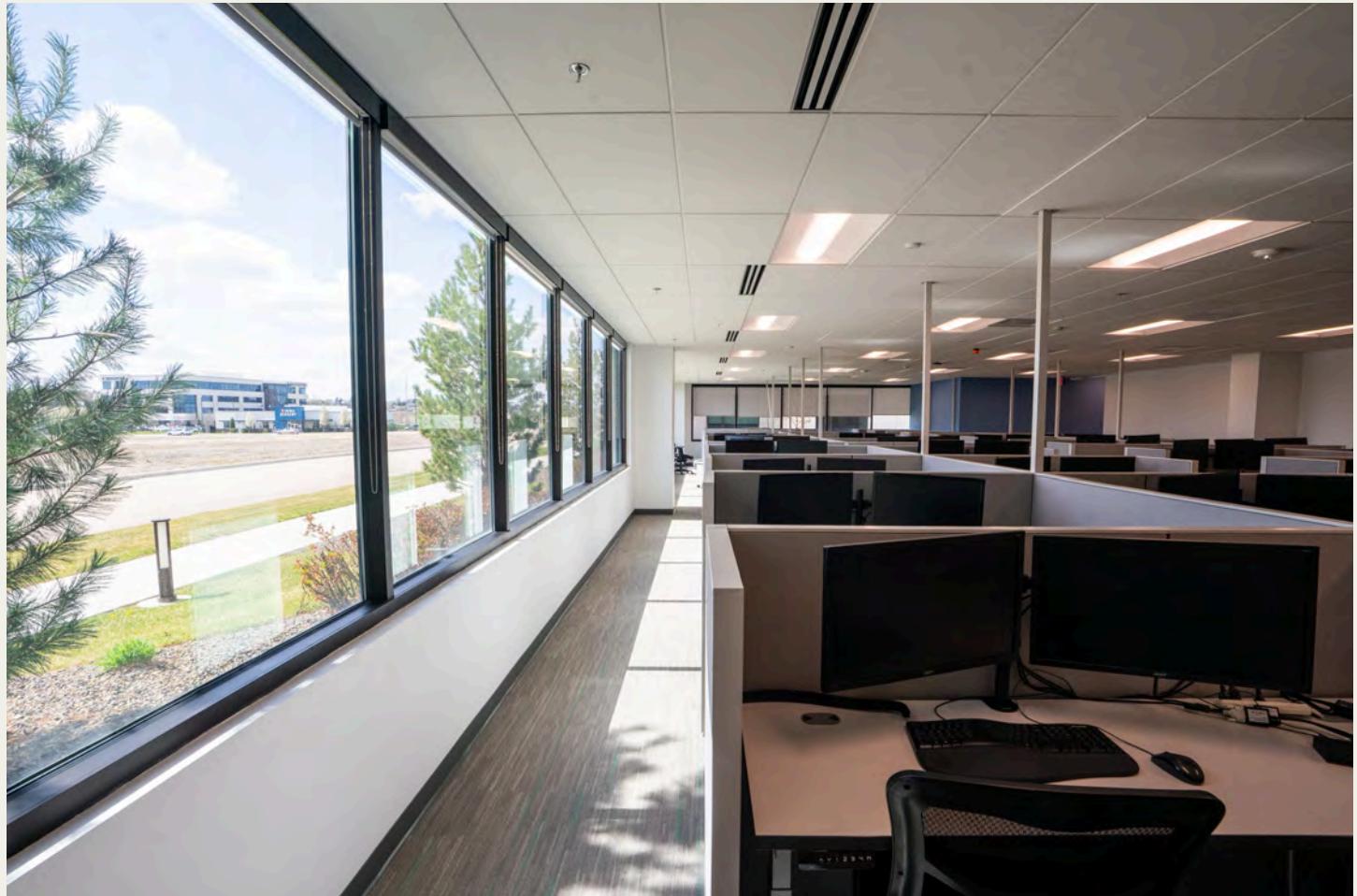
Floor Plan



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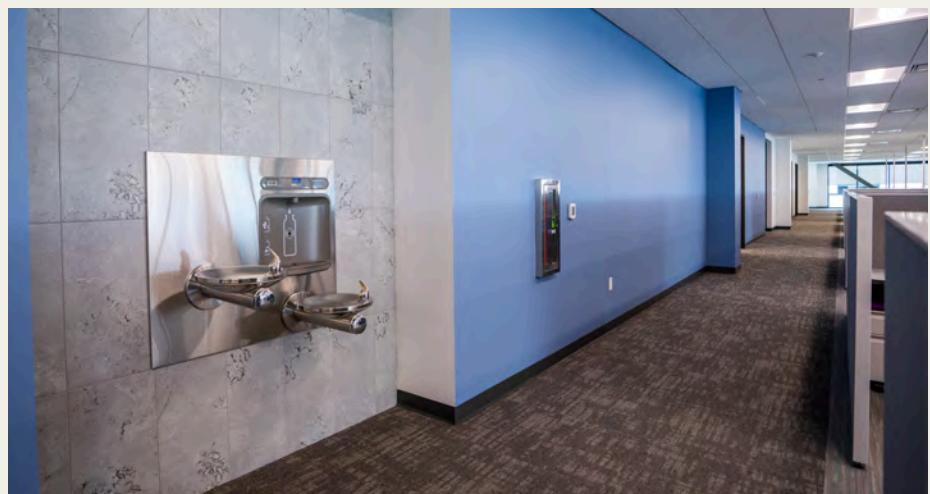
PROPERTY PHOTOS

2760 W. EXCURSION DRIVE, MERIDIAN, ID



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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.

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