

704 UNITED HERITAGE CT

OFFICE INVESTMENT OPPORTUNITY WITH UPSIDE

MERIDIAN OFFICE SPACE FOR SALE AND LEASE | MERIDIAN, ID 83642



TOK COMMERCIAL
REAL ESTATE

SALE PRICE **\$3,950,000**

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THE OFFERING

TOK COMMERCIAL IS PLEASED TO PRESENT THE OFFERING OF 704 E. UNITED HERITAGE COURT IN CENTRAL MERIDIAN. LOCATED IN THE HEART OF THE TREASURE VALLEY WITH EXCELLENT PROXIMITY TO I-84, THIS 18,626 SQUARE FOOT PROFESSIONAL OFFICE BUILDING SITS ON 1.82 ACRES IN THE HIGHLY FLEXIBLE AND DESIRABLE CG (GENERAL COMMERCIAL) ZONING DISTRICT. THE ASSET IS CURRENTLY 78% LEASED TO STRONG TENANTS INCLUDING SIMPLICITY, DKS ASSOCIATES, INC, AND E4 CONNECT, WITH ONE 4,088 SF VACANT SUITE REMAINING. THE PROPERTY IS LOCATED IN ONE OF THE HIGHEST DEMAND SUBMARKETS FOR OFFICE WITH VACANCY CURRENTLY AT 1.31%.

A BUYER COULD IMMEDIATELY OCCUPY THE VACANCY OR TAKE ADVANTAGE OF THE SELLER'S ONE YEAR RENT GUARANTEE WHILE THEY LEASE IT UP. THE OFFERING PRICE OF \$3,950,000 REFLECTS A 6.4% PRO FORMA CAP RATE AND IS WELL BELOW REPLACEMENT COST AT \$212.00/SF. ALL THREE EXISTING LEASES INCLUDE 3% ANNUAL RATE INCREASES AND ARE AT BELOW MARKET RATES OFFERING EXCELLENT UPSIDE. WITH HIGH VISIBILITY, STRONG SURROUNDING DEMOGRAPHICS AND CO-TENANCY, AND MAXIMUM ZONING FLEXIBILITY, 704 E. UNITED HERITAGE COURT IS A RARE OPPORTUNITY TO ACQUIRE OR LEASE IN ONE OF IDAHO'S MOST DYNAMIC GROWTH CORRIDORS.

18,626 SF
BUILDING SIZE

1.82 ACRES
LOT SIZE

CG
ZONING

2014
YEAR BUILT

78% LEASED
MULTI-TENANT BUILDING

OFFICE
PROPERTY TYPE

79 SPACES
PARKING

\$3,950,000
LIST PRICE

\$212.07/SF
PRICE/SF

ALSO FOR LEASE
CLICK FOR MORE INFORMATION

\$214,806
NOI (ACTUAL)

5.4%
CAP RATE (ACTUAL)

\$260,275
NOI (PRO FORMA)

6.4%
CAP RATE (PRO FORMA)



THE HIGHLIGHTS

ATTRACTIVE PRICING

OFFERED AT \$212/SF — PRICED BELOW REPLACEMENT COST, CREATING A COMPELLING VALUE PROPOSITION IN A HIGH-DEMAND SUBMARKET.

BUILT-IN UPSIDE

CONTRACT RENTS ARE CURRENTLY 10–20% BELOW MARKET, WITH NEAR-TERM LEASE ROLLOVER PROVIDING OPPORTUNITY TO RESET RATES AND BOOST NOI.

STRONG LEASING SUPPORT

SELLER TO OFFER A ONE-YEAR RENT GUARANTEE ON THE CURRENT VACANCY, REDUCING INITIAL RISK FOR INVESTORS.

ESTABLISHED LOCATION AND MODERN CONSTRUCTION

LOCATED JUST 1.3 MILES FROM DOWNTOWN MERIDIAN WITH CG ZONING, BUILT IN 2014 ON 1.82 ACRES WITH EXCELLENT VISIBILITY AND ACCESS.

FLEXIBLE ZONING

SITUATED ON 1.82 ACRES AND ZONED CG (GENERAL COMMERCIAL), ALLOWING FOR A WIDE RANGE OF COMMERCIAL USES.

SOLAR PANELS INSTALLED

THE BUILDING HAS BEEN UPGRADED WITH ROOFTOP SOLAR PANELS, SIGNIFICANTLY REDUCING UTILITY COSTS AND SUPPORTING SUSTAINABLE ENERGY INITIATIVES.

ELECTRIC VEHICLE CHARGING STATIONS INSTALLED

THESE STATIONS PROVIDE A MODERN AMENITY FOR EMPLOYEES, TENANTS, AND VISITORS, WHILE ALIGNING WITH BROADER SUSTAINABILITY GOALS.

BUILDING WAS REMEASURED

THE PROPERTY HAS BEEN PROFESSIONALLY REMEASURED TO REFLECT UPDATED AND ACCURATE SQUARE FOOTAGE.



FINANCIAL OVERVIEW



CLICK HERE TO ACCESS 

ZONING INFORMATION

C-G

The C-G zoning district in Meridian, Idaho—short for General Retail and Service Commercial—represents the city's most flexible and high-intensity commercial zone. Strategically located along major corridors and intersections, C-G parcels are designated for regional-scale commercial developments including retail centers, offices, restaurants, hotels, and even light industrial or tech/flex space.

This zoning offers an incredibly wide range of permitted uses, from shopping centers and drive-thru restaurants to medical clinics, entertainment venues, auto dealerships, and professional offices. Its broad allowances also include accessory uses like outdoor food trucks and limited storage, making the space adaptable to many commercial concepts. For developers and investors, C-G provides streamlined entitlements, reducing the need for rezoning or complex hearings—most typical uses are already pre-approved.

The C-G district is also backed by solid infrastructure, robust design standards, and high visibility, especially in fast-growing corridors like Eagle Road or near I-84. Whether your buyer is a national retailer, a hotel group, a medical user, or an office developer, a C-G parcel offers the flexibility to meet changing market needs—a rare and valuable attribute in today's market.

[LEARN MORE](#)



**MAXIMUM
FLEXIBILITY FOR
DEVELOPMENT**

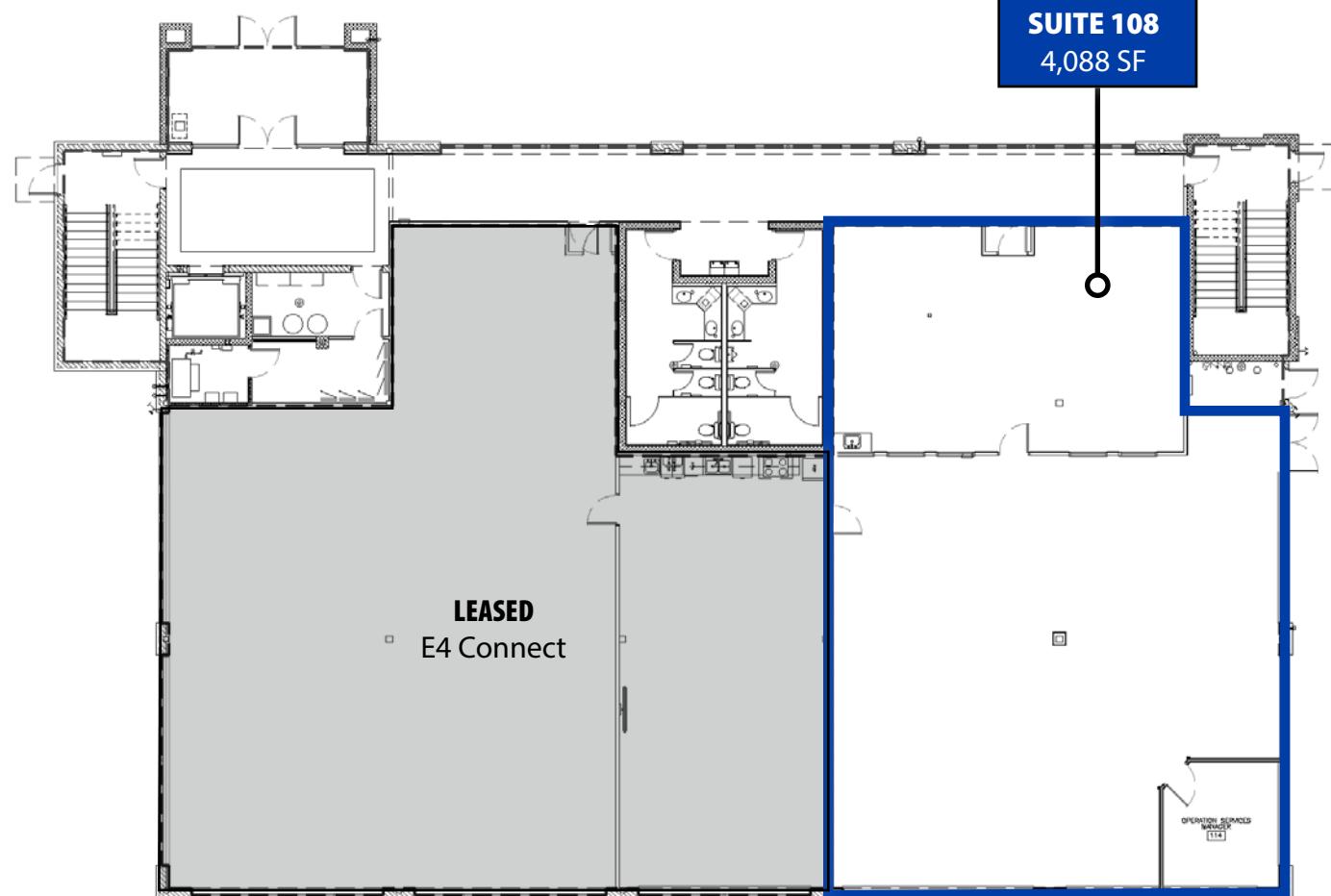
**HIGH VISIBILITY AND
PRIME LOCATION**

**STRONG MARKET
DEMAND FOR
INVESTMENT SECURITY**

FLOOR PLAN

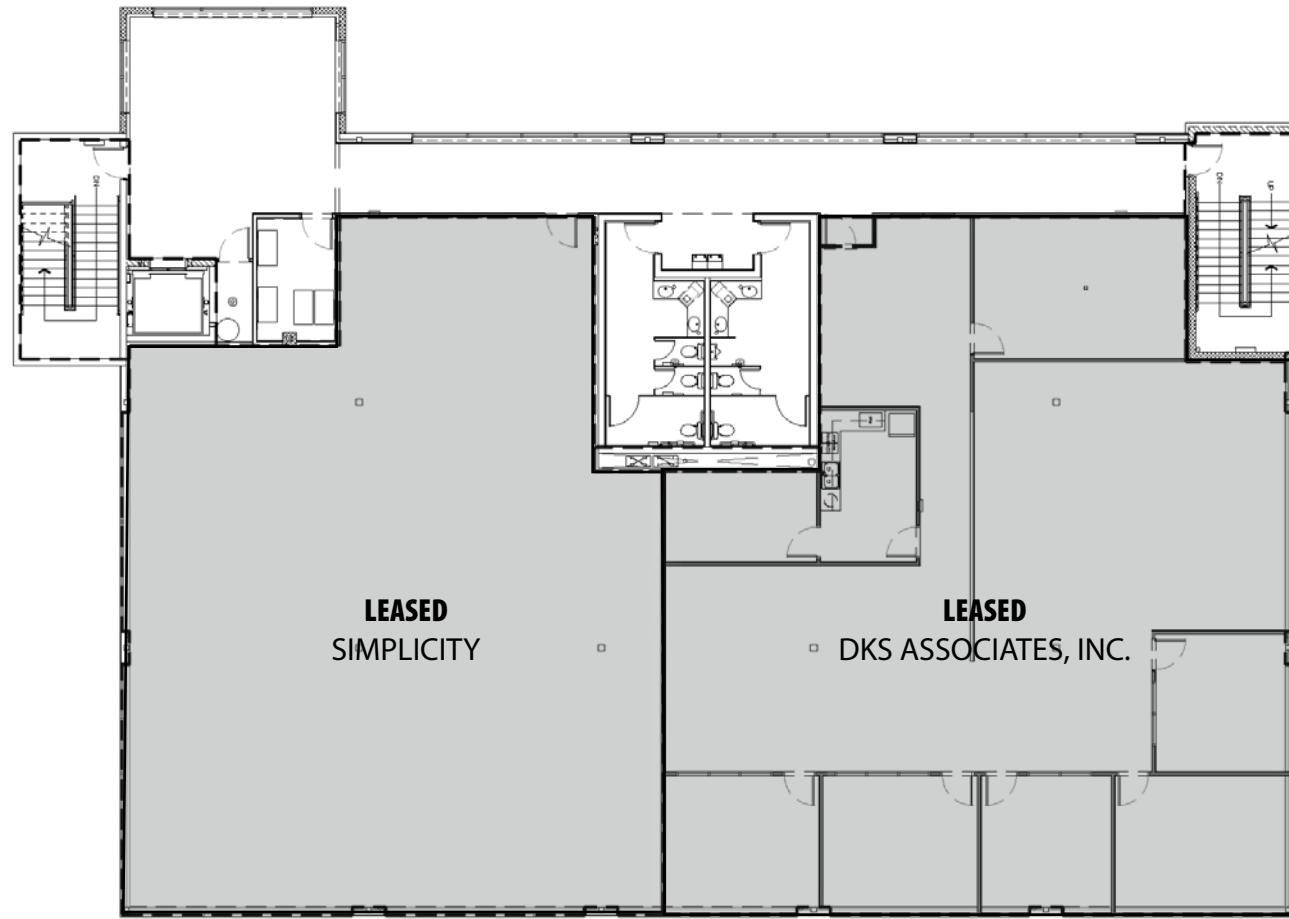
FLOOR
ONE

FOR LEASE	SIZE	RATE
Suite 108	4,088 SF	\$23.50/SF
LEASE TYPE:	FSEJ	AVAILABLE:
PARKING:	4.24/1,000	Immediately



FLOOR PLAN

FLOOR
TWO





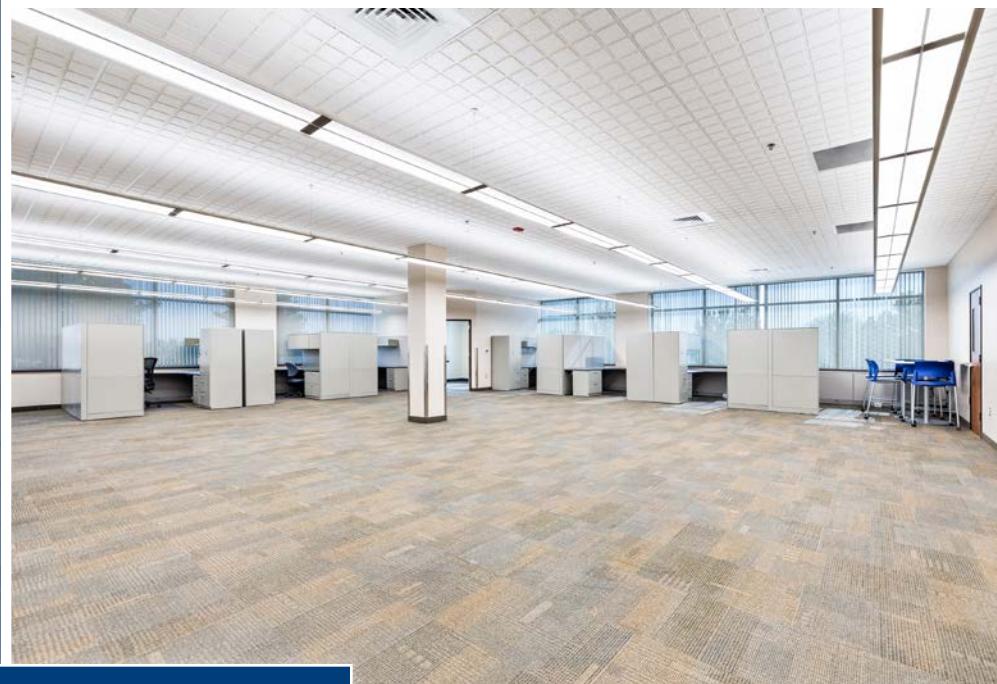
[8] UNITED HERITAGE BUILDING

UPDATED: 9.26.2025

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SUITE 108





DOWNTOWN BOISE

11.3 MILES

**EXCELLENT ACCESS TO I-84**

SURROUNDED BY AMENITIES



BOISE, IDAHO

AREA OVERVIEW

The Boise Valley is home to Idaho's capitol and serves as the center of commerce, politics, population, cultural events, and the blue field that personifies the Boise State Broncos. As a high desert community resting at the foot of the mountains, it is surrounded by thriving bedroom communities rich in their own histories and economies, bringing the metro area population to approximately 845,864. Experts estimate the MSA population will exceed 1,075,000 by 2050.

Although Idaho is world famous for its agriculture, it has an equally vibrant economic environment for high-tech, healthcare, education, transportation, service, tourism, and retail industries. Many nationally and globally recognized corporations have a home in the valley, including Micron Technology, Hewlett Packard, Amazon, Albertsons, J.R. Simplot Company, MotivePower, Materne, LambWeston, and many others.

Forbes consistently ranks the Boise Valley as one of the top places in the country to not only do business, but also for raising a family, entertainment, recreation and its high quality of life.



#3

BEST PERFORMING CITY
*Milken Institute



845,864

POPULATION



\$128,006

AVERAGE HOUSEHOLD
INCOME



3.6%

UNEMPLOYMENT
RATE

MARKET **SNAPSHOT**

THROUGH JUNE 2025



93,000 SQ. FEET
NET ABSORPTION



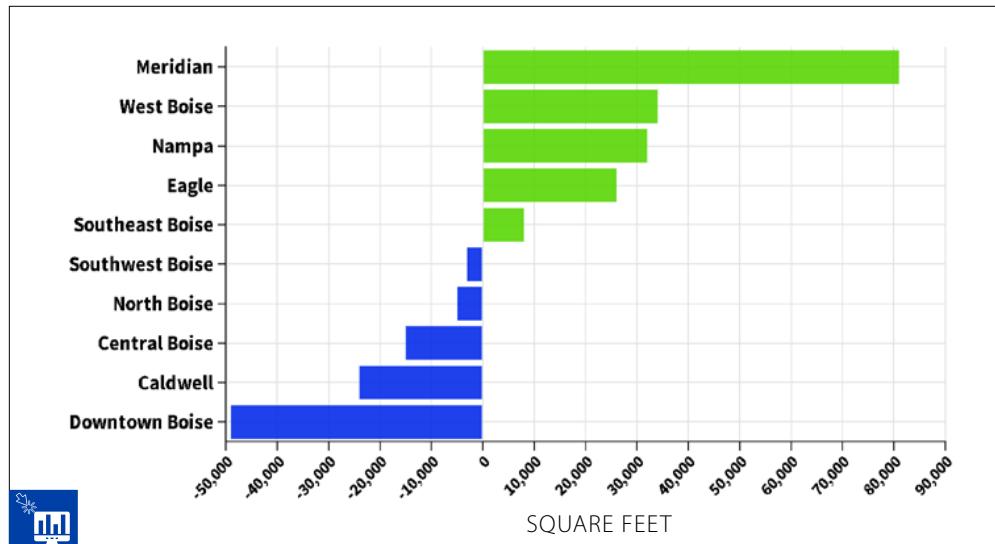
10.5%
MULTITENANT VACANCY



\$22.00
AVERAGE FLSV LEASE RATE (ANNUALLY)

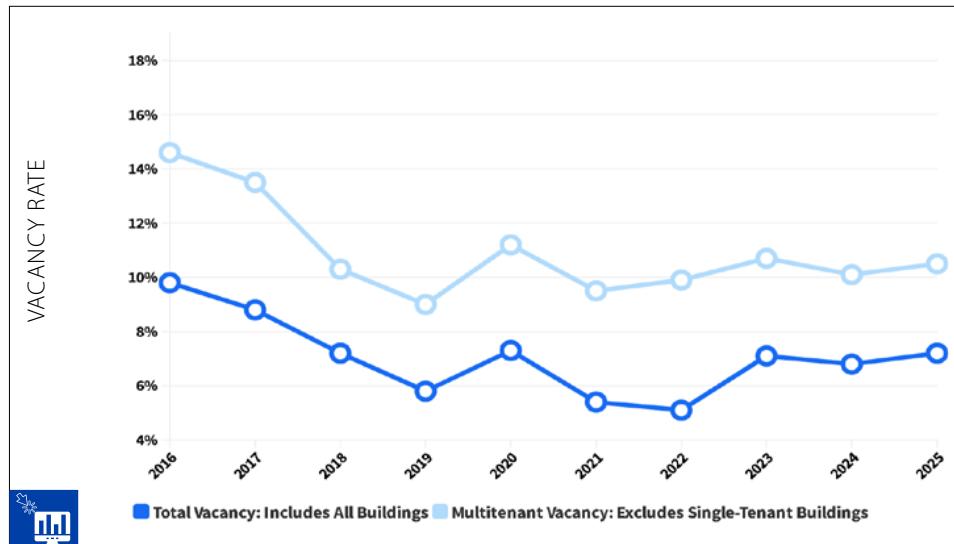
NET ABSORPTION BY SUBMARKET

DOWNTOWN BOISE has recorded **NEGATIVE NET ABSORPTION** for 6 CONSECUTIVE QUARTERS. MERIDIAN's combined submarkets totaled **81,000 SF** of **POSITIVE NET ABSORPTION** thru Q2.



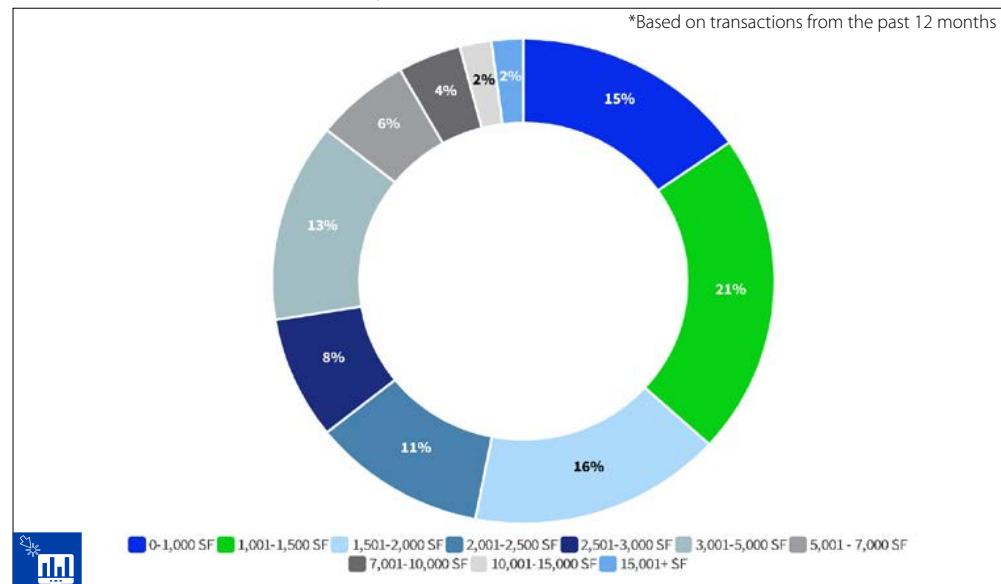
VACANCY TRENDS

TOTAL VACANCY increased from **6.8%** in Q1 2025 to **7.2%** in Q2. Vacancy in **MULTITENANT BUILDINGS** increased from **10.0%** to **10.5%** quarter-over-quarter.



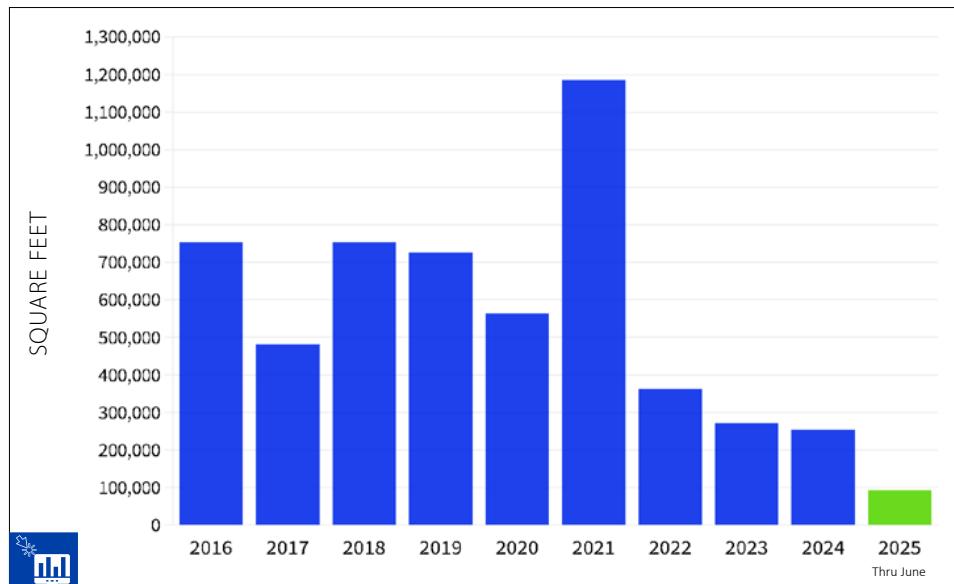
TRANSACTIONS BY SQUARE FOOTAGE

SPACES 5,000 SF OR LESS accounted for **86%** of **OFFICE TRANSACTIONS** in the last 12 months. **39% OF TRANSACTIONS** in the last year involved tenants **EXPANDING OR ADDING LOCATIONS**.



NET ABSORPTION

NET ABSORPTION was **UP** from **16,000 SF** in Q1 to **93,000 SF** at the end of Q2 2025. LEASING ACTIVITY remained strong with **TRANSACTION VOLUME UP 7%** year-over-year.



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