

THE VILLAGE AT MERIDIAN

CLASS A OFFICE SPACE FOR SUBLEASE

3540 E. LONGWING LANE, MERIDIAN ID 83646



CONTACT

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HIGHLIGHTS



Fully built out office space ready for immediate occupancy.

Furniture negotiable .

Premier location in the exclusive Village at Meridian offering shopping, dining, and entertainment.

Full service rent including janitorial services five times per week.

No operating expense pass-throughs.

Great opportunity for a professional office.

DETAILS



SUBLEASE SPACE

Suite 300-B

RATE

\$25.50/SF

SUBLEASE SIZE:

13,500 SF

SUBLEASE TERM:

Thru 2/27/2025

SUBLEASE TYPE:

Full Service

AVAILABLE:

Immediately

PARKING:

4:1,000

BLDG J -3RD FLOOR

SUITE 300-B | 13,500 RSF

■ BLUE AREA: TENANT'S PREMISES


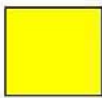

■ YELLOW AREA: SHARED LOBBY AND BREAK ROOM



- 11 PRIVATE OFFICES
- 4 CONFERENCE ROOMS (VARIOUS SIZES)
- 109 WORKSTATIONS

SUBLEASE PREMISES SUITE 300-B



-  CORE FACILITIES
-  SHARED FACILITIES FOR BOTH TENANTS
-  SUBLEASE PREMISES-SUITE 300 B



HIGHLIGHTS



CLASS A OFFICE SPACE

VIP CONCIERGE SERVICE

A highly trained and friendly concierge team to work with corporate office tenants and their clientele.

EASY COMMUTE

Centrally located to many neighborhoods in the Treasure Valley Area.

BEAUTIFUL BREAK TIME

Park and fountain area to eat away from your desk in a beautiful open area.

AFTER-WORK ENTERTAINMENT

Restaurants, shopping, and entertainment to keep you busy after work or a fun place for your family to join after work.

OUTDOOR ACCESSIBILITY

Enjoy Kleiner Park (public area) with outdoor entertainment year round.

HEALTHY LIFESTYLE

Axiom Fitness, a 35,000 square foot gym with pool, group exercise rooms, AxFlix theater, and a variety of great exercise equipment. CycleBar® offers indoor cycling for your fitness journey.



YEAR ROUND ENTERTAINMENT

SHOW FOUNTAIN

Bellagio-style world-class fountain choreographed to lights, music and color. Water shows through all seasons every hour. This is the most technologically advanced fountain in the world today!

SUMMER CONCERT SERIES & OTHER TRAFFIC GENERATED EVENTS

Free and diverse concert series which runs all summer showcasing rock shows, jazz, a cappella and more.
5,000-8,000 attendees on average.

LOCAL CHEF-DRIVEN CONCEPTS

Families can enjoy their meals outdoors open all seasons.

ICE SKATING

Ice skating available all winter to customers and kids of all ages. Skate rentals available on-site. Professional ice skating shows.

OUTDOOR SEATING AREA

Relaxation and dining outdoors by the fountain. Benches, soft seating and a full grass turf area by the play structure.

CHILDREN'S PLAY AREA

State-of-the-art play structure for all ages next to the food pavilions and fountain.



THE VILLAGE AT MERIDIAN SOUTH



THE VILLAGE AT MERIDIAN NORTH



