

OFFICE SPACE FOR LEASE

# THE VILLAGE AT MERIDIAN

3597 E MONARCH SKY LANE | MERIDIAN, IDAHO 83646

**TOK**  
COMMERCIAL



**THE VILLAGE**  
AT MERIDIAN



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**OFFICE LEASING PACKAGE**

3597 E MONARCH SKY LANE, STE 225 | MERIDIAN, ID 83646



# OFFICE SPACE FOR LEASE **THE VILLAGE AT MERIDIAN**

3597 E MONARCH SKY LANE | MERIDIAN, ID 83646

## COMMERCIAL

Located in the center of the most populous area in the Boise Valley, **The Village at Meridian** is Idaho's premier shopping, dining, entertainment, and employment destination. The project represents one of the most significant commercial projects ever developed in the Northwest, offering visitors from well beyond Treasure Valley an experience not available anywhere else in the region.

Providing more than 150,000 square feet of second and third floor office space with luxuriously designed common areas and suites, **The Village at Meridian** is perfect for companies large and small.

Generous tenant improvement allowances provide companies with the opportunity to customize their office space to meet the needs of their organization and employees.

Centrally located to many different neighborhoods in the Treasure Valley Area, **The Village at Meridian** is an easy commute for clients and customers alike.

The beautiful fountain square showcasing a theatrical water feature with synchronized music, children's play area, and food pavilions, ensure employee break times are relaxing, entertaining, family friendly, and only minutes from their desks. For those employees wanting a quick work out, Villa Sport fitness and RIDETRIBE Indoor Cycling is located on site with group exercise rooms and more.

Promoting healthy living and community unity, the City of Meridian, opened the J.M. Kliener Memorial Park. Immediately adjacent to **The Village at Meridian**, this 65 acre park, sports two fishing ponds, running and bike paths, sand volleyball court, half-court basketball, bocce ball courts, children's playground and summer splash pad, outdoor band shell amphitheater, a senior center, and 100-500 capacity picnic canopies.

The possibilities are endless at **The Village at Meridian**.



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## PROPERTY INFORMATION

**Submarket:** North Meridian

**Bldg Type:** Office - Class A

**Bldg Size:** 150,000 SF

**Lease Term:** 5-10 years

**Lease Type:** FLSV

**TI Allowance:** Contact Agent

**Lease Rate:** Contact Agent



## AVAILABLE SPACE

BUILDING	SPACE	SIZE	AVAILABLE
Building J	Suite J-205	2,069 SF	Immediately
	Suite J-270	1,933 SF	Immediately
	Suite J-290	1,364 SF	Immediately
	Suite J-340	5,333-24,281 SF	Immediately

**Please contact agent for showing.**



UPDATED: 12.3.2025

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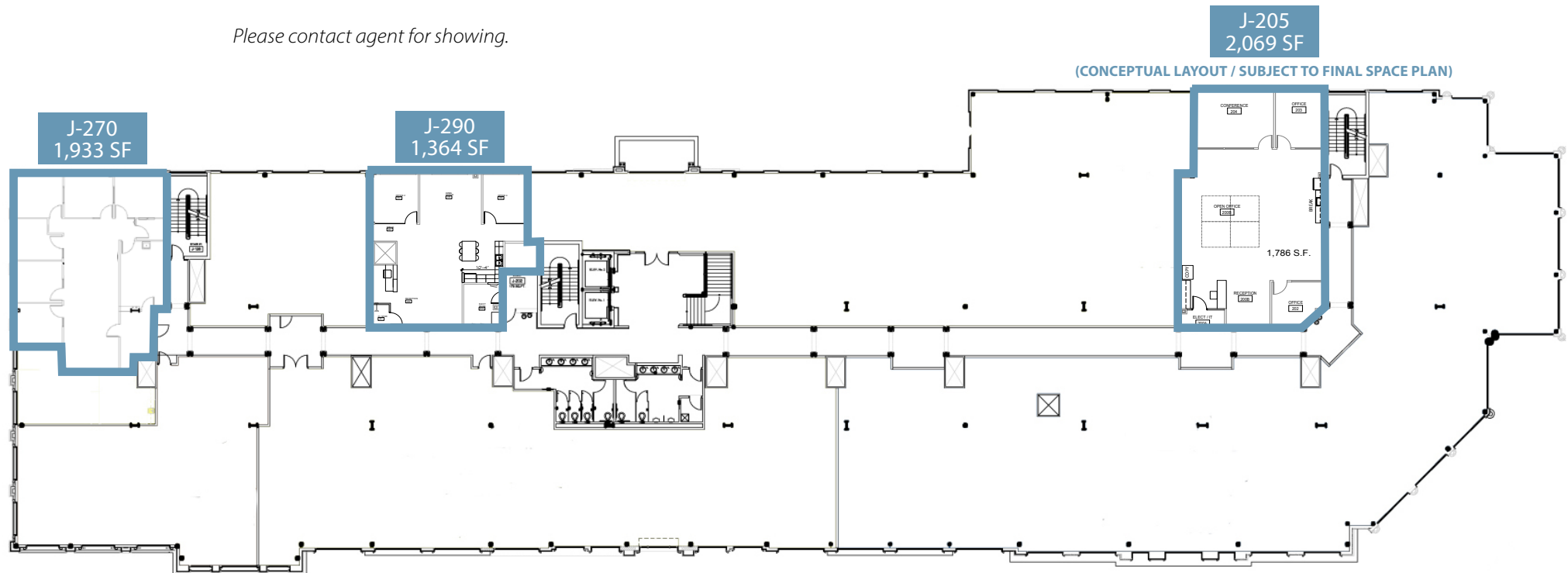
2

# THE VILLAGE AT MERIDIAN

3540 E LONGWING LANE | MERIDIAN, ID 83646

SECOND FLOOR   BUILDING J		
Space	Size	Available
Ste J-205	2,069 RSF	Immediately <b>(Ready for tenant improvements)</b>
Ste J-290	1,364 RSF	Immediately
Ste J-270	1,933 RSF	Immediately

*Please contact agent for showing.*

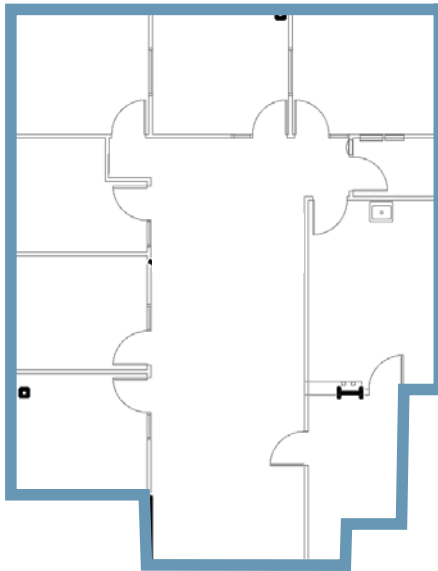


# THE VILLAGE AT MERIDIAN

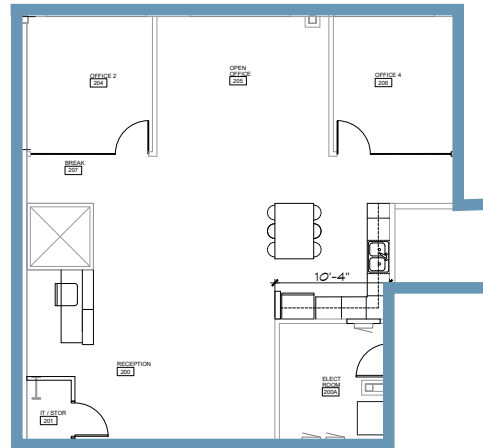
3540 E LONGWING LANE | MERIDIAN, ID 83646

## BUILDING J | 2ND FLOOR SUITE LAYOUTS

J-270  
1,933 SF

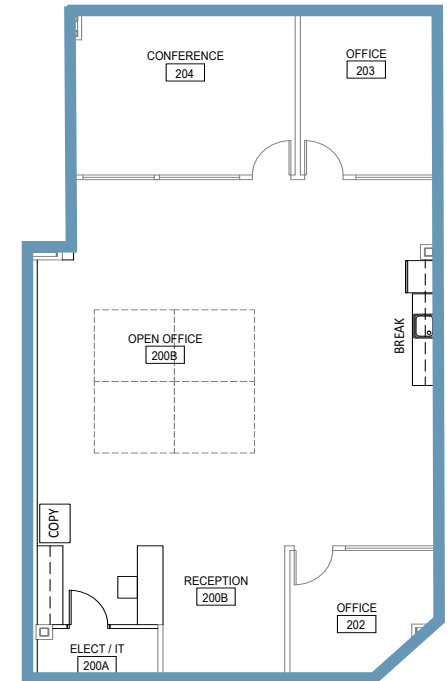


J-290  
1,364 SF



J-205  
2,069 SF

(CONCEPTUAL LAYOUT /  
SUBJECT TO FINAL SPACE PLAN)

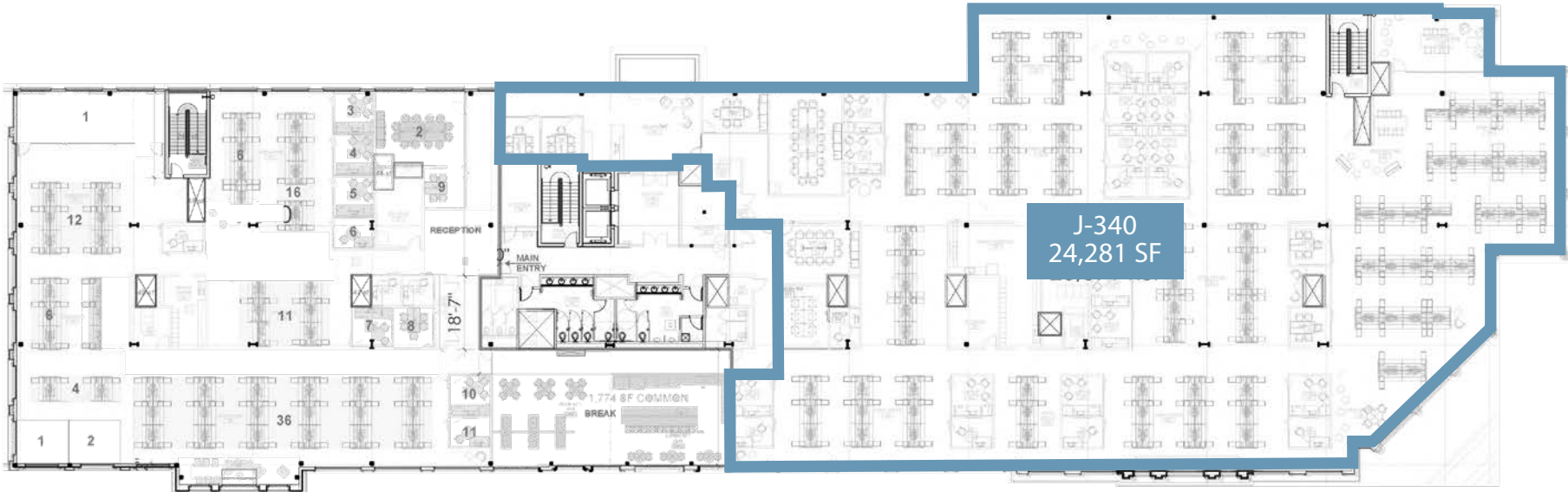


# THE VILLAGE AT MERIDIAN

3540 E LONGWING LANE | MERIDIAN, ID 83646

THIRD FLOOR   BUILDING J		
Space	Size	Available
Ste J-340	24,281 RSF	Immediately
(Ready for tenant improvements)		

Please contact agent for showing.

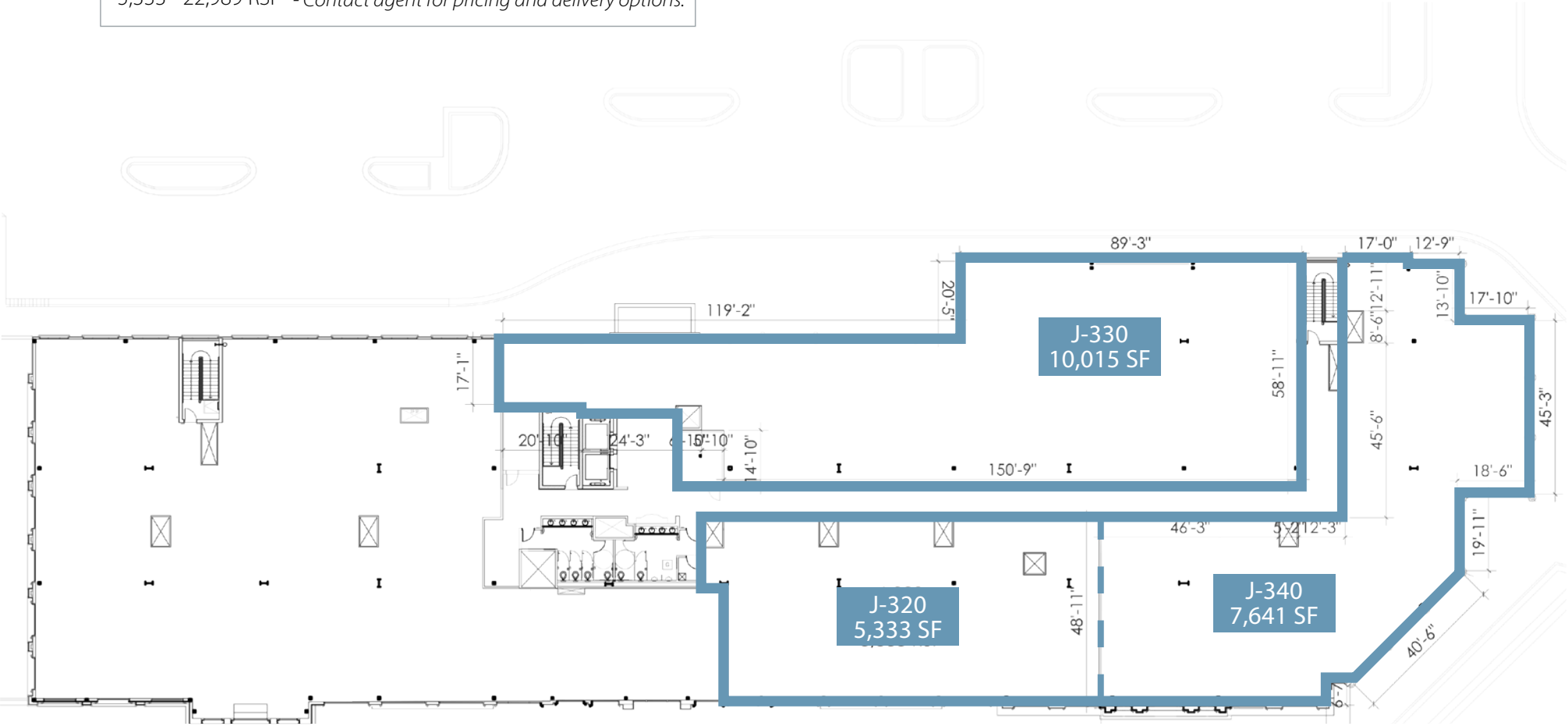


# THE VILLAGE AT MERIDIAN

3540 E LONGWING LANE | MERIDIAN, ID 83646



LAYOUT OPTIONS   THIRD FLOOR   BUILDING J
Size
5,333 - 22,989 RSF - <i>Contact agent for pricing and delivery options.</i>



E. River Valley St.

THE VILLAGE AT MERIDIAN - POWER CENTER

Kleiner Park

Eagle Rd

THE VILLAGE AT MERIDIAN - THE VILLAGE

Fairview Ave

TAKE THE VIRTUAL TOUR

[Click here](#)

## HIGHLIGHTS

**CLASS A OFFICE SPACE**

Suites are ready for tenant improvements.

**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**

Villa Sport, a 35,000 square foot gym with group exercise rooms, and a variety of great exercise equipment. RIDETRIBE® offers indoor cycling for your fitness journey.

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COMMERCIAL



## SHOPPING

UPSCALE BRANDS & DINING

### THE VILLAGE AT MERIDIAN | THE VILLAGE

MAC



urban outfitters

BASILIOS  
TACOS



LOFT



Brighton.

VICTORIA'S  
SECRET

ANTHROPOLOGIE

WHITE  
HOUSE | BLACK  
MARKET

Columbia  
Sportswear Company®

RIDE TRIBE



chico's



Buckle &

Soma  
INTIMATES



ATHLETA

EVEREVE



francesca's®

NORTH  
ITALIA

Madewell



### THE VILLAGE AT MERIDIAN | POWER CENTER



Pier 1 imports



BARNES & NOBLE



zao  
asian cafe



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## 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!

### YEAR-ROUND EVENTS

A year-round event schedule infuses the shopping center with energy and excitement, drawing in diverse crowds and creating memorable experiences that encourage repeat visits. By showcasing local talent, seasonal celebrations, and interactive activities, we foster a lively atmosphere that keeps the community engaged.

### CULINARY DELIGHTS AWAIT

Savor a world of flavor at The Village at Meridian, where dining is more than a meal — it's an experience. From gourmet cuisine and global street food to cozy cafes and sweet indulgences, our diverse eateries cater to every craving.

### 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

Interactive play structure for all ages next to the food pavilions and fountain.



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