



COMMERCIAL

# TALUS PROFESSIONAL PLAZA

MEDICAL OFFICE FOR LEASE / 3875 E OVERLAND ROAD / MERIDIAN, ID 83642



CENTRALLY LOCATED CLASS A  
MEDICAL OFFICE SPACE  
FOR LEASE

## CONTACT



**NICK SCHUITEMAKER** CCIM  
208.947.0802  
[nick@tokcommercial.com](mailto:nick@tokcommercial.com)

**PETER OLIVER** SIOR, CCIM  
208.947.0816  
[peter@tokcommercial.com](mailto:peter@tokcommercial.com)

**MIKE GREENE** SIOR, CCIM  
208.947.0835  
[mikeg@tokcommercial.com](mailto:mikeg@tokcommercial.com)

## HIGHLIGHTS



- Shared conference room.
- Monument signage available.
- Covered patient drop-off area.
- Excellent exposure on Overland Road.
- Convenient access to I-84 interchange.
- Suite 102 in shell condition and ready for build-out.
- Located adjacent to the new Treasure Valley Hospital in Silverstone Business Campus.
- Professional medical tenants such as Idaho Center for Reproductive Medicine, Treasure Valley Nasal Sinus Center, NS Support, West Idaho Orthopedic, Saint Alphonsus Regional Medical Center, Idaho Weight Loss, Ageless Men's Health, and Gameday Men's Health.

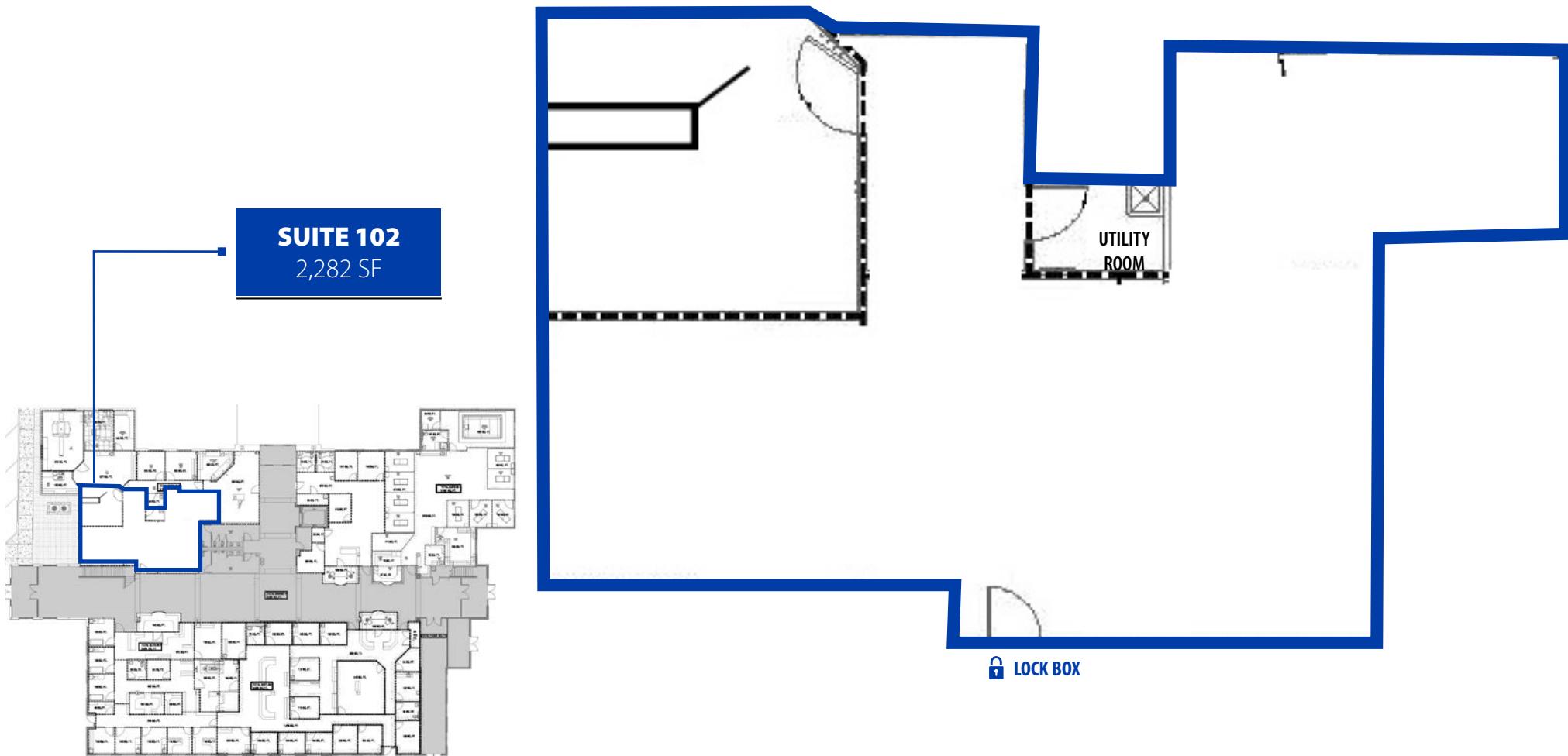
SPACE	SIZE	RATE
<b>SUITE 102*</b>	2,282 SF	<b>\$22.50/SF NNN</b>
<b>SUITE 201</b>	2,222 SF	<b>\$22.50/SF NNN</b>

\*LOCK BOX ON SUITE

<b>SUBMARKET:</b>	S. Meridian	<b>AVAILABLE</b>	Immediately
<b>BLDG. SIZE:</b>	36,675 SF	<b>TI ALLOWANCE:</b>	Negotiable
<b>BLDG. TYPE:</b>	Medical Office	<b>LEASE TERMS:</b>	Negotiable
<b># OF FLOORS:</b>	2	<b>LEASE TYPE:</b>	NNN
<b>PARKING:</b>	Surface	<b>EST. NNN'S:</b>	\$7.21/SF (NNN's Include Utilities & Excludes Janitorial)

## DETAILS

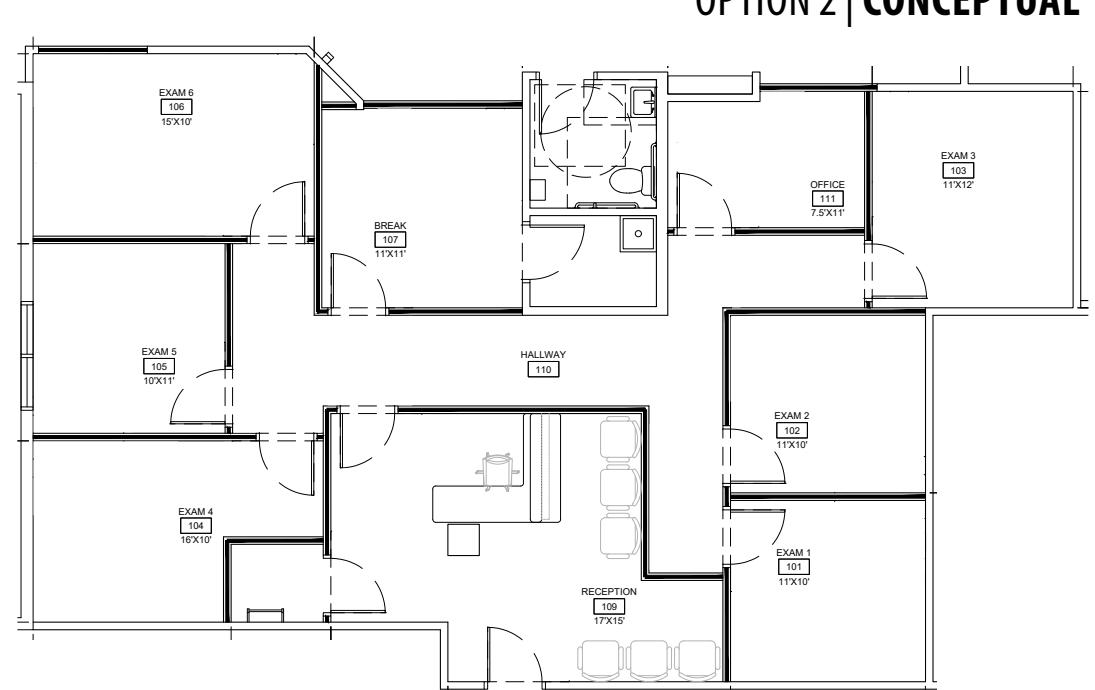




## CONCEPTUAL LAYOUTS | SUITE 102



OPTION 1 | CONCEPTUAL



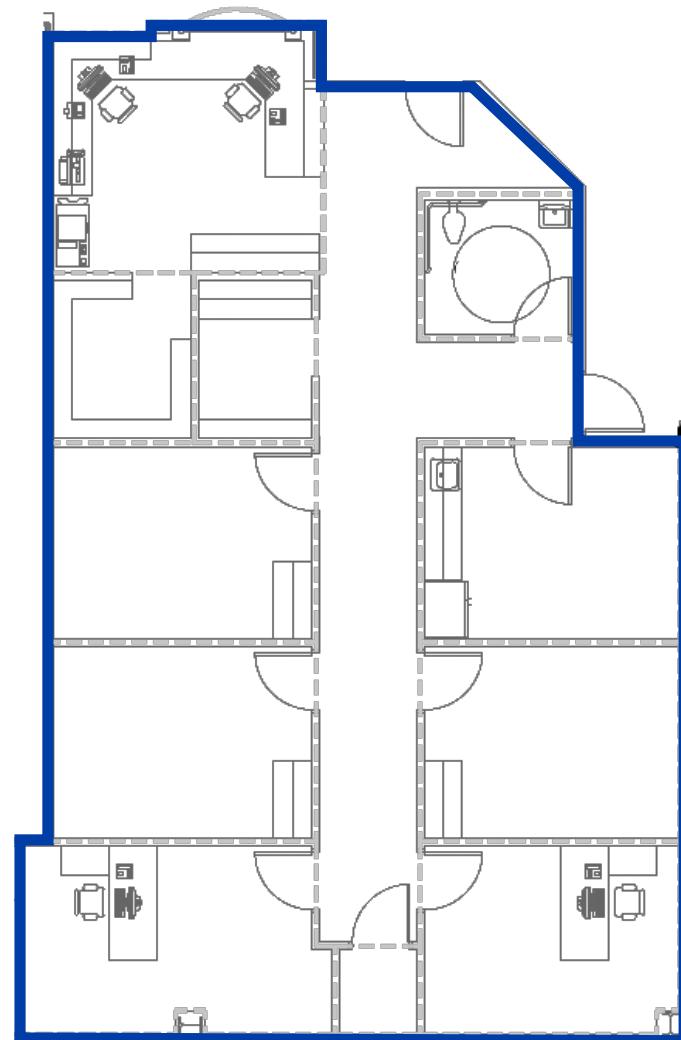
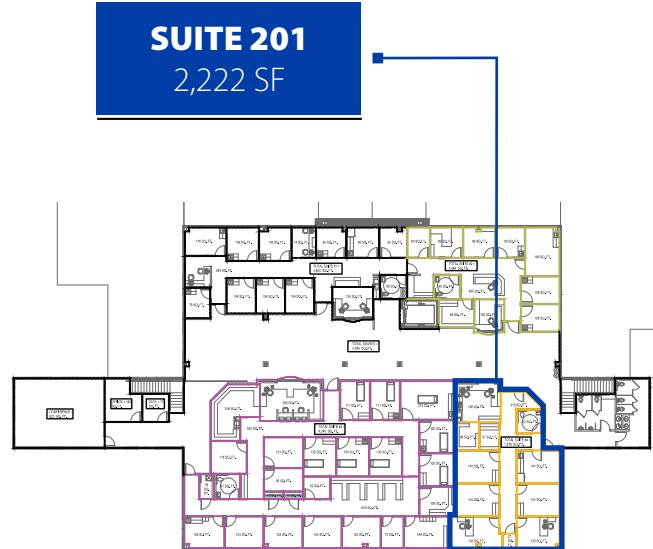
*Talus*  
PROFESSIONAL  
PLAZA

UPDATED: 1.8.2026

THIS PROPERTY IS EXCLUSIVELY MARKETED BY TOK BOISE LLC DBA TOK COMMERCIAL

This information was obtained from sources believed reliable but cannot be guaranteed. Any opinions or estimates are used for example only.

**TOKCOMMERCIAL.COM**





- COMMON AREAS -



UPDATED: 1.8.2026

THIS PROPERTY IS EXCLUSIVELY MARKETED BY TOK BOISE LLC DBA TOK COMMERCIAL

This information was obtained from sources believed reliable but cannot be guaranteed. Any opinions or estimates are used for example only.

**TOK** COMMERCIAL.COM

# PROFESSIONAL MEDICAL TENANTS

NS SUPPORT

WEST IDAHO ORTHOPEDIC

SAINT ALPHONSUS REGIONAL MEDICAL CENTER

IDAHO WEIGHT LOSS

AGELESS MEN'S HEALTH

IDAHO CENTER FOR REPRODUCTIVE MEDICINE

TREASURE VALLEY NASAL SINUS CENTER

LOYAL SOURCE

GAMEDAY MEN'S HEALTH



# AERIAL MAP

## CLOSE TO ALL SERVICES



UPDATED: 1.8.2026

THIS PROPERTY IS EXCLUSIVELY MARKETED BY TOK BOISE LLC DBA TOK COMMERCIAL

This information was obtained from sources believed reliable but cannot be guaranteed. Any opinions or estimates are used for example only.

**TOK** COMMERCIAL.COM