



COMMERCIAL

# TALUS PROFESSIONAL PLAZA

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



CENTRALLY LOCATED CLASS A  
MEDICAL OFFICE SPACE  
FOR LEASE

**NICK SCHUITMAKER** 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)

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
SUITE 102*	2,282 SF	\$22.50/SF NNN
SUITE 201	2,222 SF	\$22.50/SF NNN

\*LOCK BOX ON SUITE

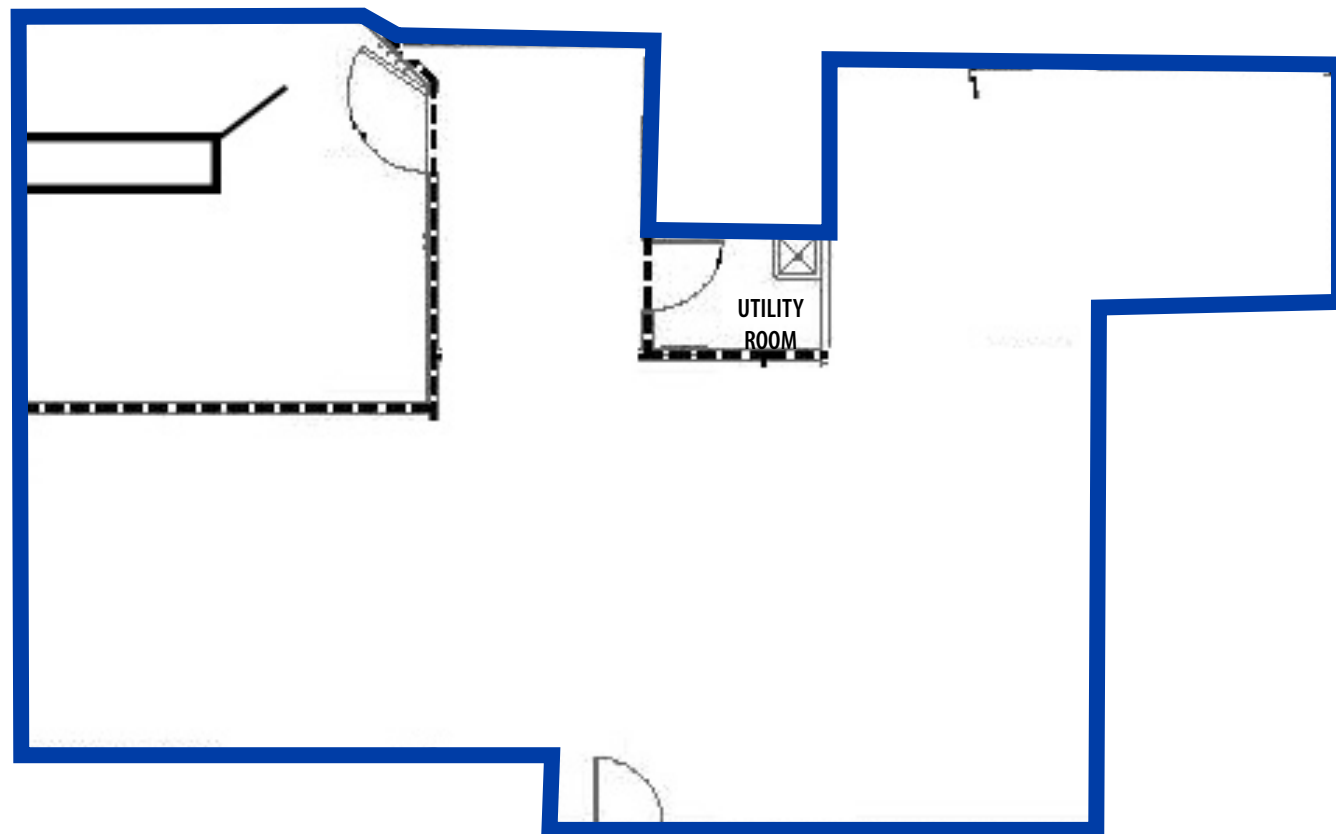
SUBMARKET:	S. Meridian	AVAILABLE	Immediately
BLDG. SIZE:	36,675 SF	TI ALLOWANCE:	Negotiable
BLDG. TYPE:	Medical Office	LEASE TERMS:	Negotiable
# OF FLOORS:	2	LEASE TYPE:	NNN
PARKING:	Surface	EST. NNN'S:	\$7.21/SF (NNN's Include Utilities & Excludes Janitorial)

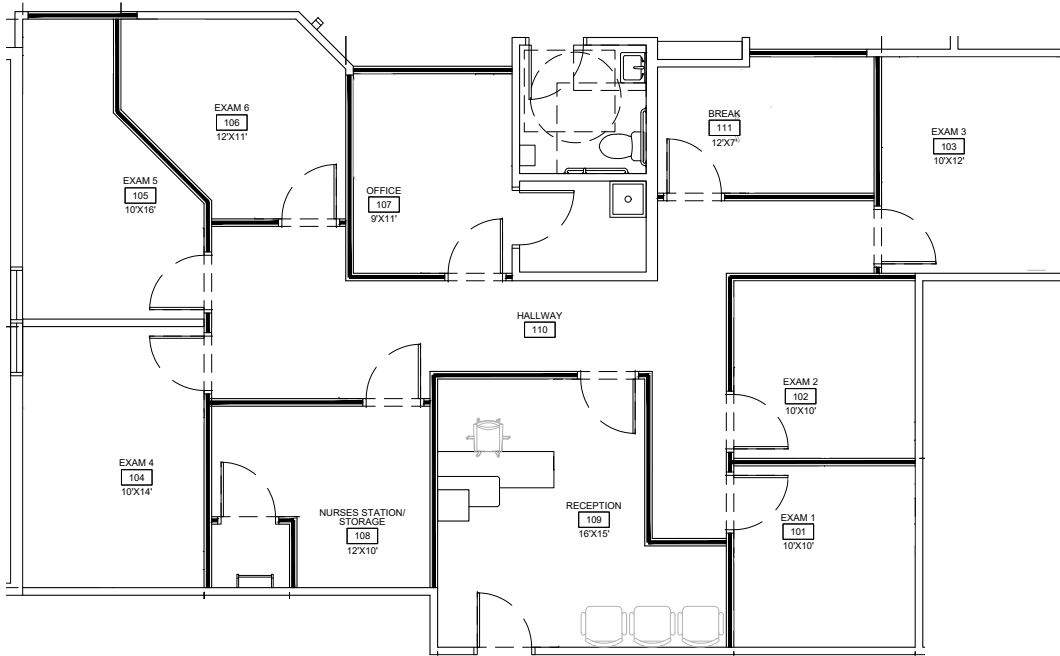
CONTACT

HIGHLIGHTS

DETAILS

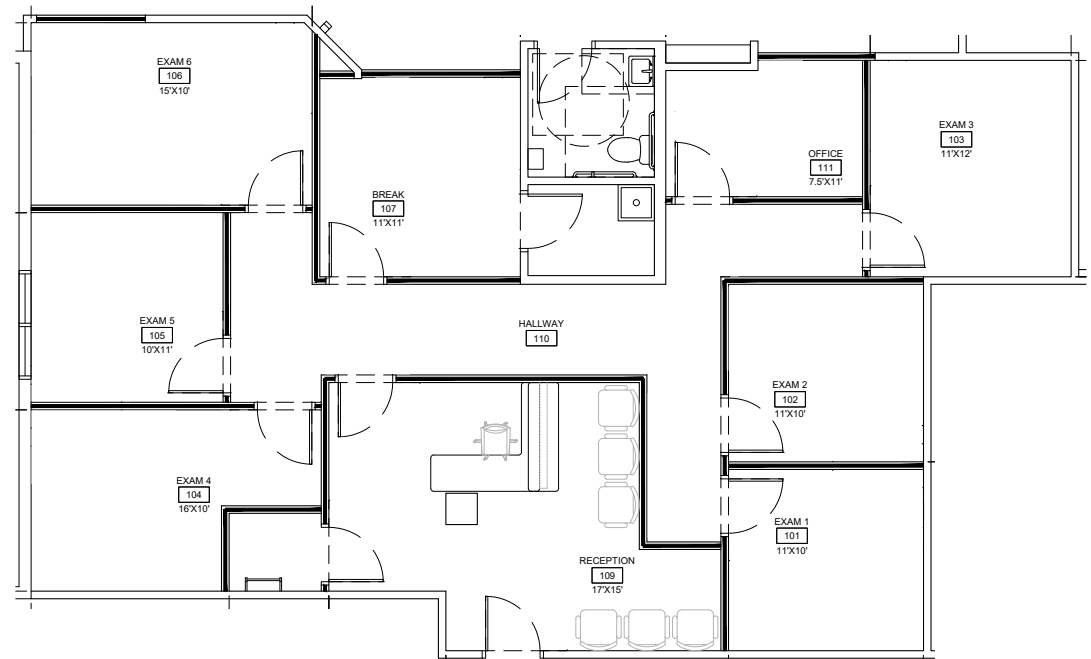
**SUITE 102**  
2,282 SF





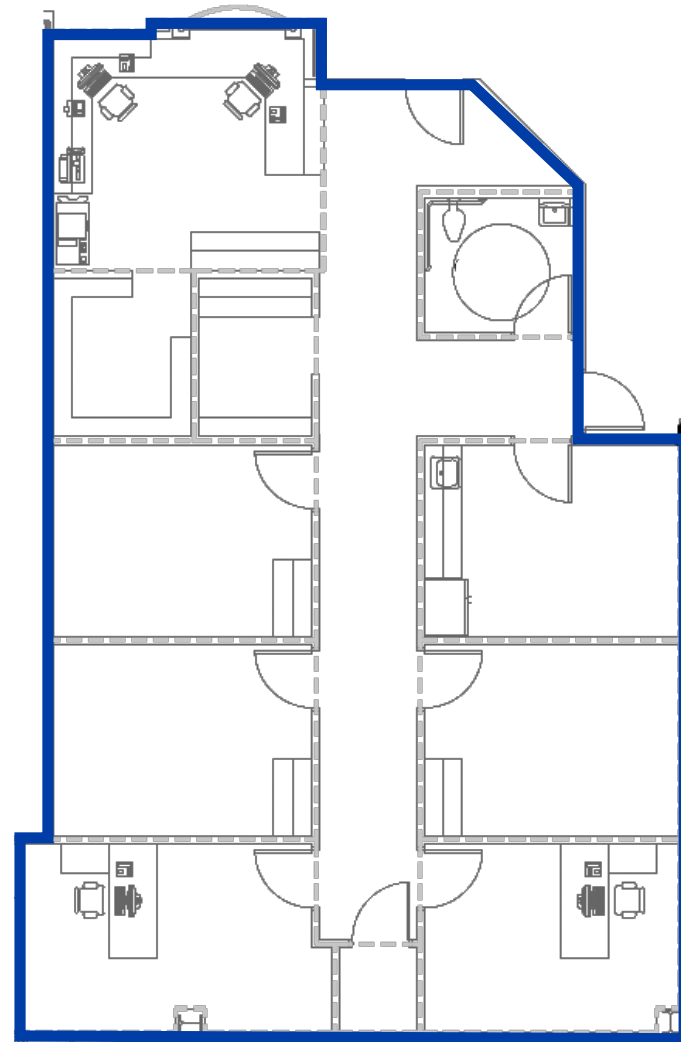
OPTION 1 | **CONCEPTUAL**

OPTION 2 | **CONCEPTUAL**



*Talus*  
PROFESSIONAL  
PLAZA

**SUITE 201**  
2,222 SF







- COMMON AREAS -



UPDATED: 1.8.2026

THIS PROPERTY IS EXCLUSIVELY MARKED 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.



# 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**



**UPDATED: 1.8.2026**

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

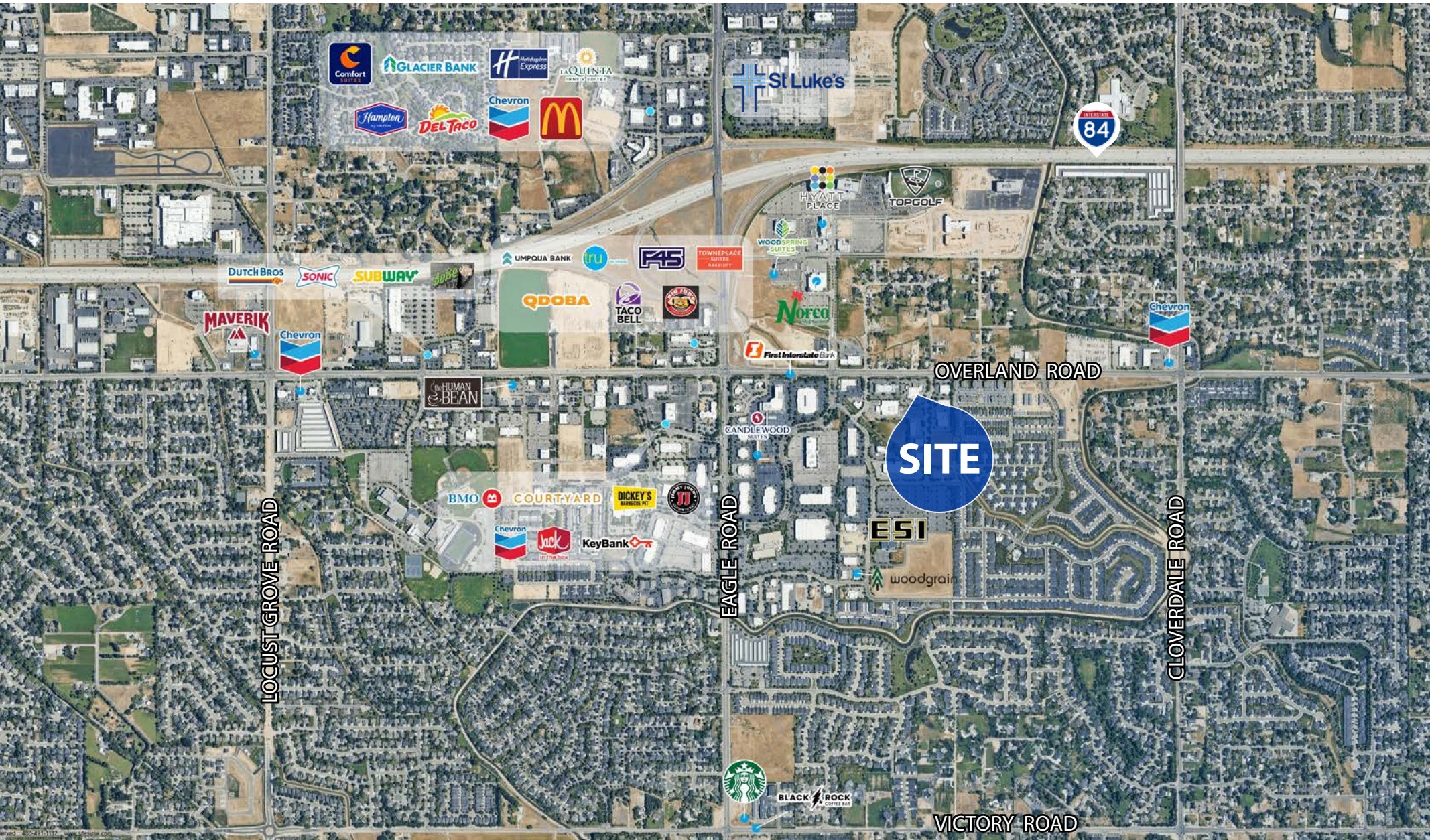
This information was obtained from sources believed reliable but cannot be guaranteed. Any opinions or estimates are used for example only.

**TOK**COMMERCIAL.COM



# AERIAL MAP

CLOSE TO ALL SERVICES



UPDATED: 1.8.2026

THIS PROPERTY IS EXCLUSIVELY MARKED 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