



COMMERCIAL

TALUS PROFESSIONAL PLAZA

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



CENTRALLY LOCATED CLASS A
MEDICAL OFFICE SPACE
FOR LEASE

GALEN MILLER
208.947.0841
galen@tokcommercial.com

NICK SCHUITEMAKER CCIM
208.947.0802
nick@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 <small>(NNN's Include Utilities & Excludes Janitorial)</small>

CONTACT



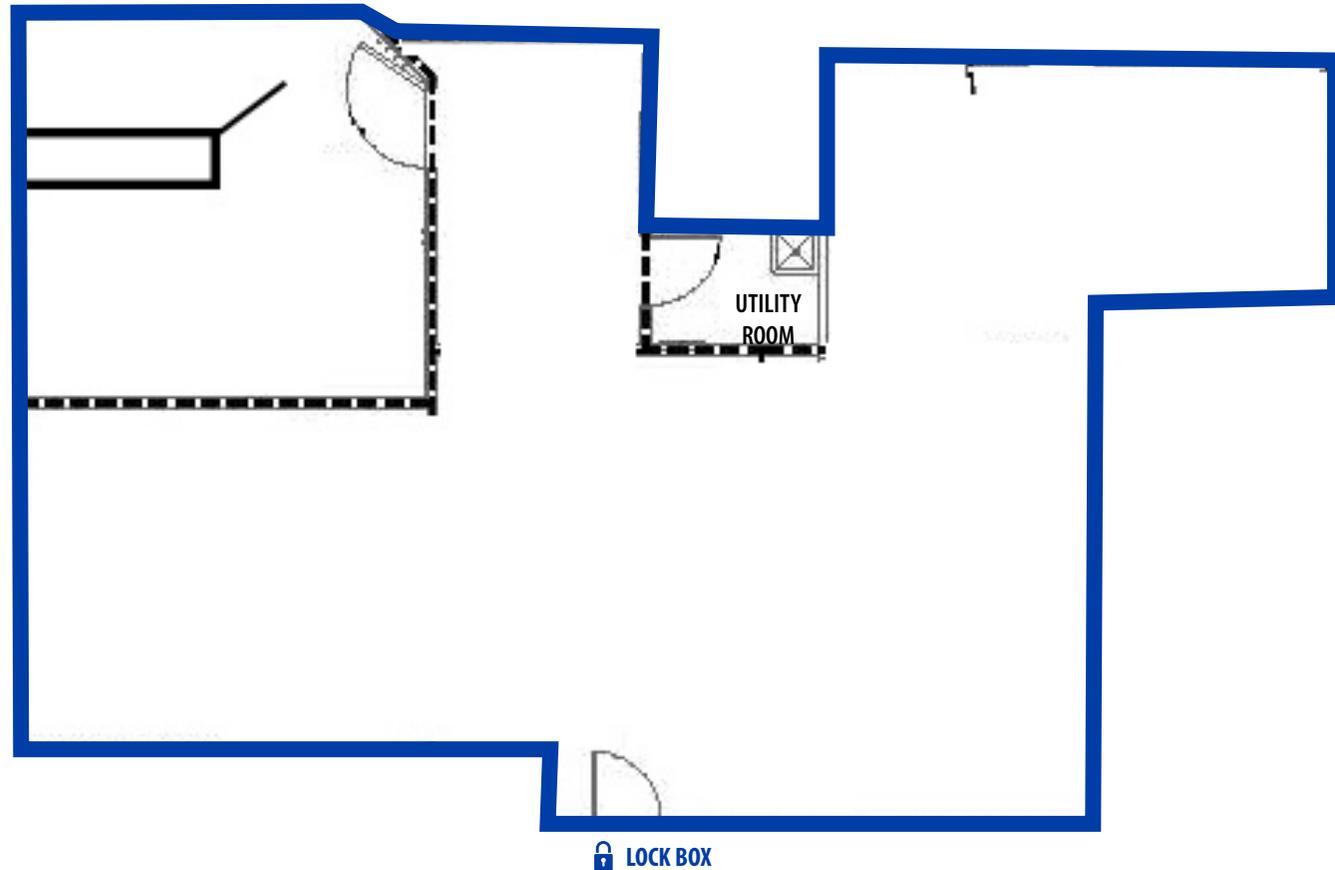
HIGHLIGHTS

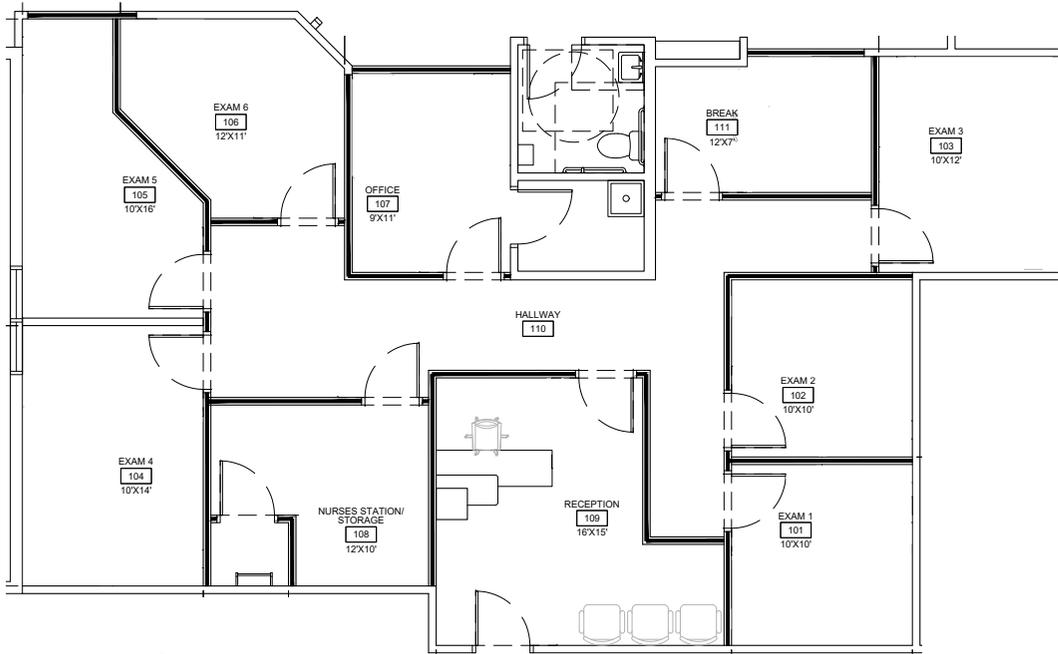


DETAILS



SUITE 102
2,282 SF





OPTION 1 | **CONCEPTUAL**

OPTION 2 | **CONCEPTUAL**



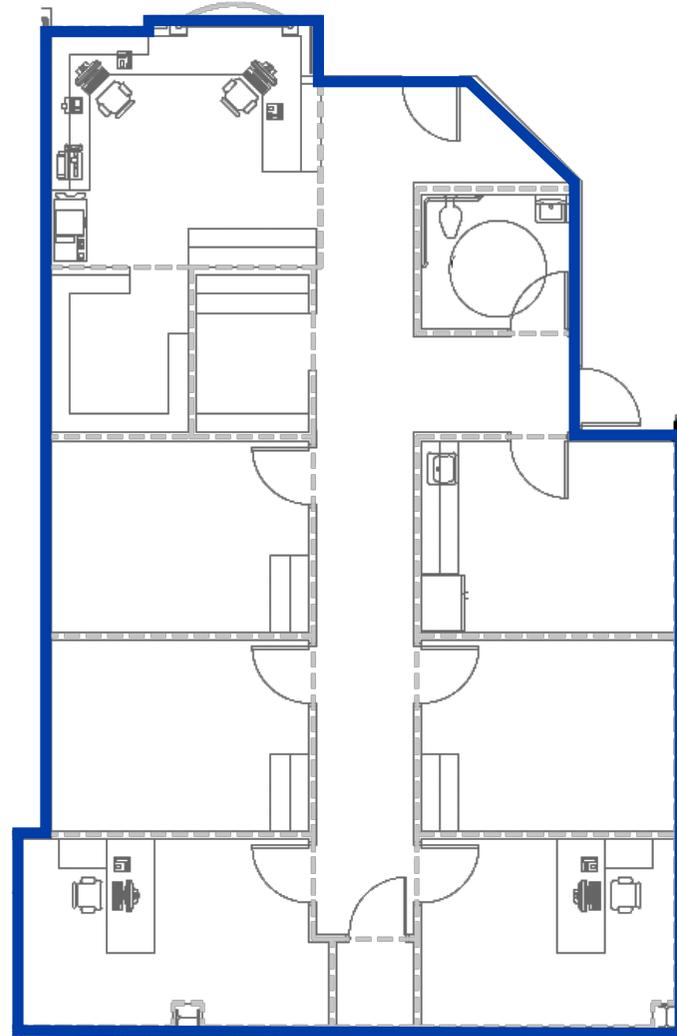
Talus
PROFESSIONAL
PLAZA

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SUITE 201
2,222 SF





- COMMON AREAS -



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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



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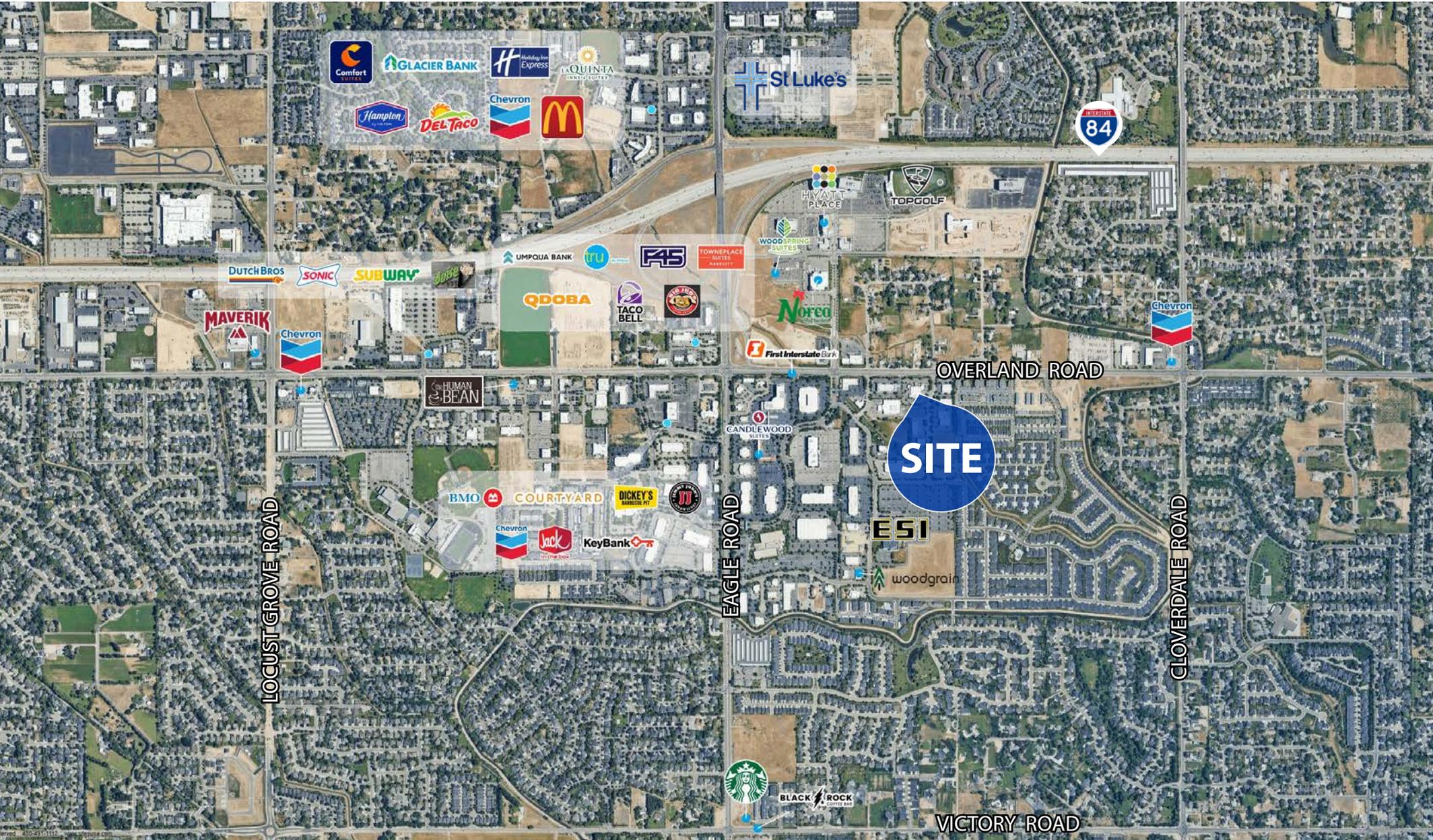
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AERIAL MAP

CLOSE TO ALL SERVICES



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