



# 1225 N. MAIN ST

## *Meridian Idaho*

### PROPERTY DESCRIPTION

Establish your business in this charming 2,188 SF office building in the heart of downtown Meridian. Originally built in 1937 and beautifully renovated in 2010, this unique property blends historic character with modern functionality. Previously used as office space, the flexible floor plan offers multiple private offices, hardwood floors, original woodwork, abundant storage, and a welcoming professional atmosphere. The lease also includes access to the large garage/shop, ample on-site parking, and a covered rear patio. Conveniently located near the Meridian Post Office, restaurants, shopping, and other downtown amenities, this property offers an excellent location for a variety of professional businesses.

### Offering Summary

|               |                   |
|---------------|-------------------|
| Lease Rate:   | \$3,550 per month |
| Available SF: | 2,188 SF          |



Each Office Independently  
Owned and Operated  
KW Commercial

#### Tricia Callies

Director, CCIM, CPM  
O: 208.412.4771 | C: 208.412.4771  
tlc@ramidaho.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

1065 S. Allante Place, Boise, ID 83709



Each Office Independently  
Owned and Operated  
KW Commercial

**Tricia Callies**  
Director, CCIM, CPM  
O:208.412.4771 | C: 208.412.4771  
tlc@ramidaho.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

1065 S. Allante Place, Boise, ID 83709



| Population       | 1 Mile | 3 Miles | 5 Miles |
|------------------|--------|---------|---------|
| Total Population | 7,515  | 82,835  | 200,220 |
| Average Age      | 39     | 39      | 39      |

| Households & Income | 1 Mile    | 3 Miles   | 5 Miles   |
|---------------------|-----------|-----------|-----------|
| Total Households    | 2,840     | 30,784    | 71,449    |
| # of Persons per HH | 2.6       | 2.6       | 2.6       |
| Average HH Income   | \$78,940  | \$94,289  | \$99,650  |
| Average House Value | \$498,239 | \$495,725 | \$514,422 |

\*2020 American Community Survey (ACS)

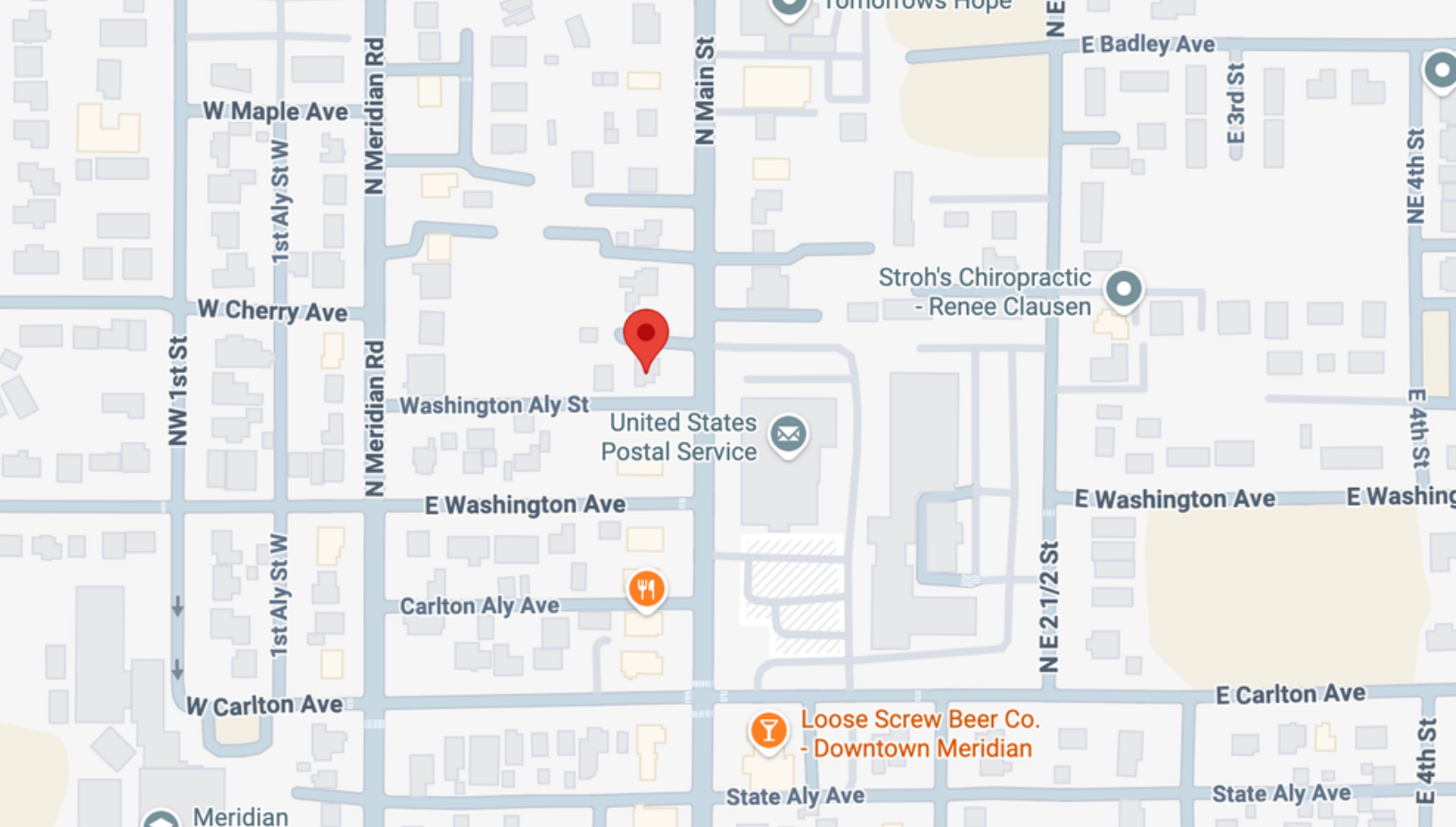


Each Office Independently  
Owned and Operated  
KW Commercial

**Tricia Callies**  
Director, CCIM, CPM  
O: 208.412.4771 | C: 208.412.4771  
tlc@ramidaho.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

1065 S. Allante Place, Boise, ID 83709



## LIVING IN THE TREASURE VALLEY

**Backed by beautiful mountains, blessed with over 200 days of sunny weather and an unemployment rate of 2.8% the Treasure Valley is earning national acclaim like no other mid-sized city in America. It is consistently ranked by Forbes, The Wall Street Journal, Livability and Inc. Magazine as one of the best places in the U.S. to live and work. Our unbelievable quality of life has attracted a thriving mix of agribusiness, high tech and manufacturing industries along with a young, educated workforce to support them. The Boise Foothills provide over 135 miles of unmatched mountain biking and hiking trails expanding to Bogus Basin Ski Area. A beautiful greenbelt system runs from Lucky Peak Reservoir through Boise, 25 miles, along the Boise River and ending in Eagle, ID.**



Each Office Independently  
Owned and Operated  
KW Commercial

**Tricia Callies**  
Director, CCIM, CPM  
O: 208.672.9000 | C: 208.412.4771  
tlc@ramidaho.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

1065 S. Allante Place, Boise, ID 83709