



For Sale/Lease

Medical Office at Ten Mile Crossing

2900 W. Excursion Lane | Meridian, ID

Highlights

- Own or lease class A medical space
- Located at Ten Mile Crossing
- Direct proximity to other healthcare providers including Meridian Ten Mile Health Campus
- Flexible design and customization available (see attached conceptual drawings for tenant or buyer input)
- Building signage available
- Large parking field adjacent

Property Details

Property Type	Medical office/Office/Retail
Building Size	15,625 SF
Land Size	2.094 acres
Parking	6: 1,000

Contact

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Property Overview

Lease Space Available

Size	Rate
5,000 to 15,625 SF	\$37/SF/YR NNN

TI Allowance: \$70/SF. See below for Landlord related delivery conditions*

Sale Options Available

Size	Price Per Square Foot
4,000 SF to < 6,000 SF	\$420/SF*
6,001 SF to < 8,000 SF	\$410/SF*
8,001 SF to < 10,000 SF	\$400/SF*
10,001 SF to 12,000 SF	\$390/SF*
Entire Building 15,625	\$380/SF = \$5,937,500

See below for Seller related delivery conditions*

**Whether purchasing or leasing, the Seller/Landlord shall pay for the following items:*

1. BASE BUILDING WORK

- a. **Seller/Landlord** shall deliver shell and parking: exterior landscaping, adjustments to parking field, condo line adjustments(if purchasing), entry doors and appropriate exiting to building and mechanical rooms, within Premises.

2. UTILITIES:

- a. **Water and Sewer:** Water and sewer service shall be furnished to the toilet rooms on the floors of the Leased or sold Premises.
- b. **Electricity:** Electrical service shall be provided to a main distribution panel in an electrical room for the Building in either a lease or sale scenario.

3. HEATING, AIR CONDITIONING, AND SPRINKLERS:

- a. **Air Conditioning and Heating:** HVAC trunk lines shall be provided to the floor area by Landlord/Seller. Landlord/Seller shall install a main loop, but connection to such main loop shall be at Buyer's cost or attributed to Tenant Improvement \$ allowance, if leasing.
- b. **Sprinklers:** Main distribution lines for automatic sprinkler system, if and to the extent required by the applicable code, shall be installed in the Building by Seller/Landlord.



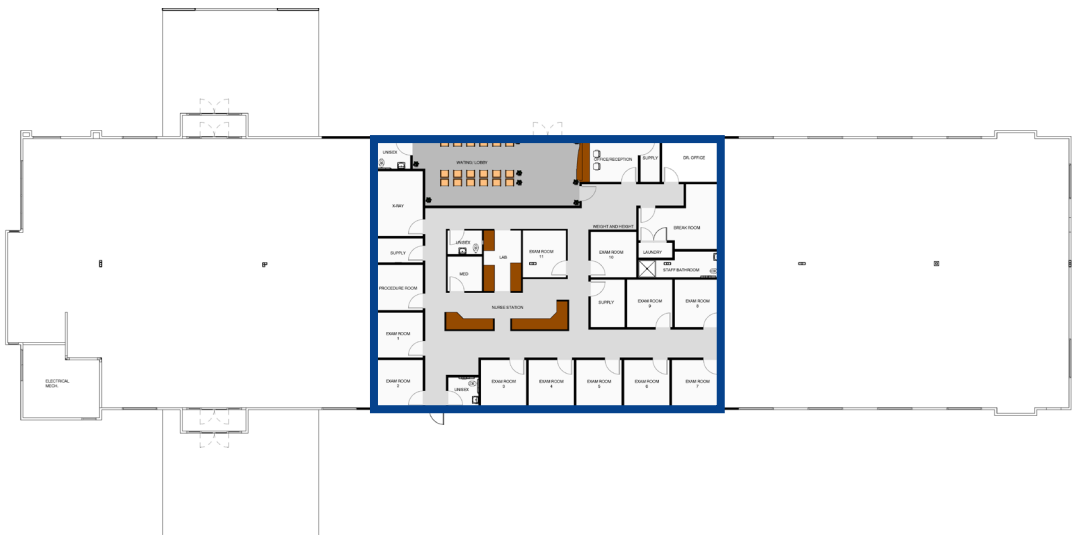
Conceptual Floor Plans



Buyer / Tenant Option*
± 7,500 SF



Buyer / Tenant Option*
± 5,000 SF



Buyer / Tenant Option*
± 6,000 SF or 7,500 SF



*Layouts shown above are fully customizable for future tenants or buyers, and above are just example layouts

2900 W. Excursion Lane

Property Gallery



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Location

Demos	1 Mile	3 Miles	5 Miles
Population	6,427	60,016	154,207
Households	2,622	22,227	54,776
Avg. Income	\$87,104	\$79,770	\$91,188



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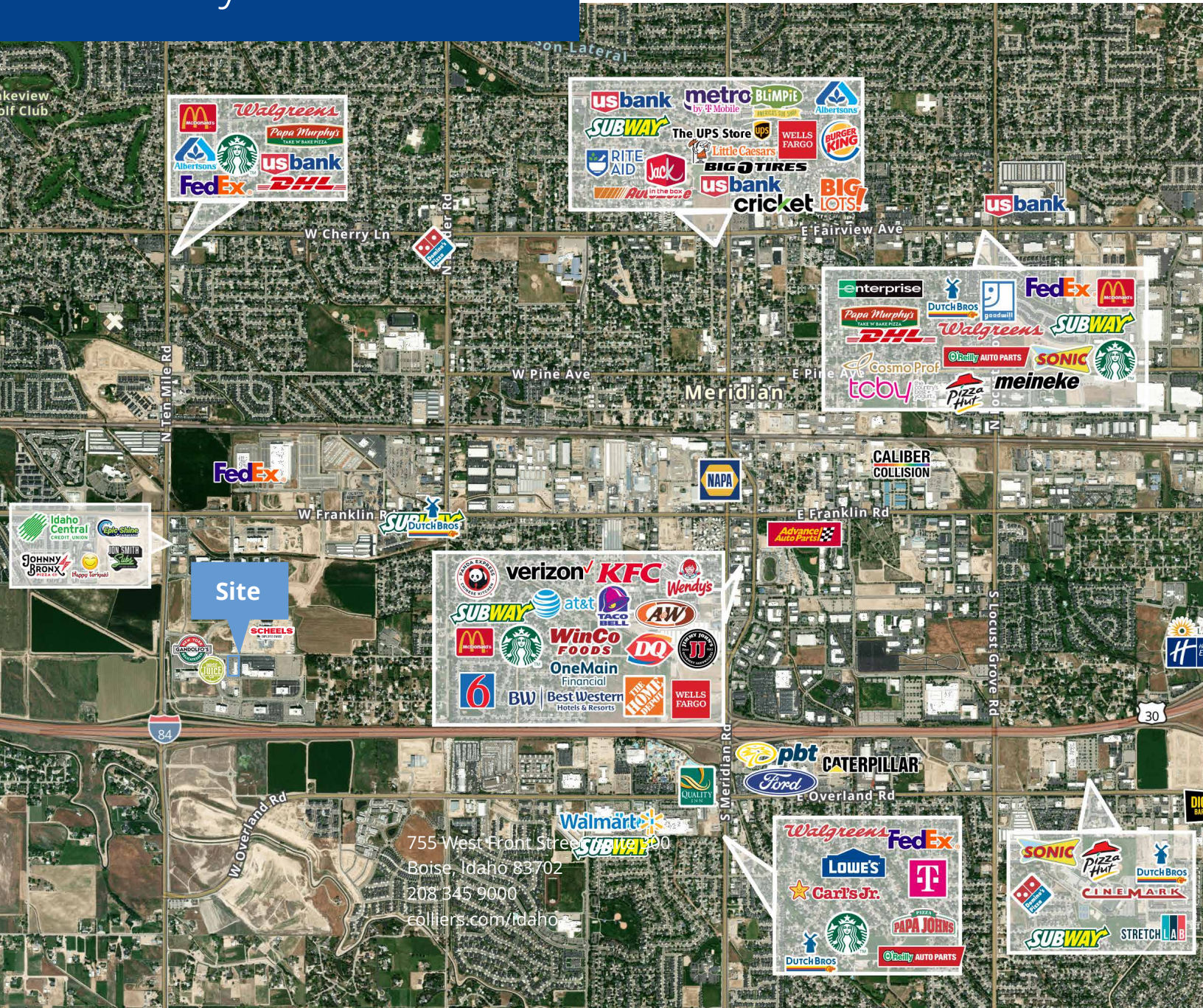


2900 W. Excursion Lane

Google Map

Street View

Nearby Amenities



Site

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