

PROFESSIONAL OFFICE FOR LEASE 1500 W. CAYUSE CREEK DR.

Meridian, ID 83646



ECONOMIC DATA

LEASE RATE: \$25.00 SF/yr
LEASE TYPE: NNN

PROPERTY INFORMATION

COUNTY: Ada

BUILDING DATA

BLDG. SIZE: 6,666 SF
YEAR BUILT: 2006
ZONING: C-2

LISTING DATA

AVAILABLE: Suite 200
SUITE 200: 1,496 SF

PROPERTY OVERVIEW

Lee & Associates is pleased to present this 1,496 SF office space for lease in Meridian, situated at the northeast corner of Linder and Cayuse Creek. This second story space features an open layout with abundant natural light, a spacious kitchen, and a full bathroom with a shower. Its open layout design makes it flexible to accommodate a wide variety of users and their needs.

PROPERTY HIGHLIGHTS

- Located at the Northeast corner of Linder and Cayuse Creek with signalized access
- Beautifully designed building with high-quality construction
- Located on an upstairs floor with ample natural light
- Includes a full bathroom with a shower and a kitchen setup for added convenience
- Ample free surface spaces
- Entrance on the south side of the building

Matt Mahoney, SIOR | Managing Principal
mattm@leeidaho.com
C 208.340.9780

Austin Hopkins | Principal
austinh@leeidaho.com
C 208.995.5944

Parker Brakebill | Associate
parkerb@leeidaho.com
C 208.995.9823

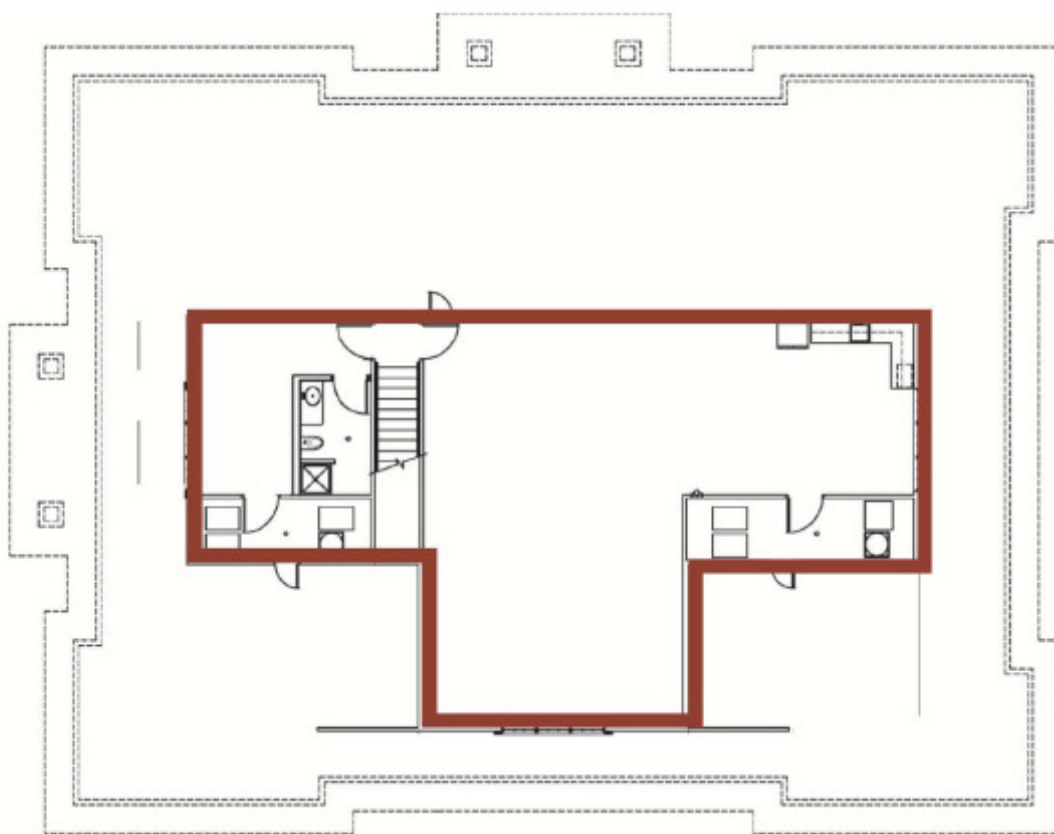
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COMMERCIAL REAL ESTATE SERVICES
LEE & ASSOCIATES IDAHO, LLC



AVAILABLE SPACES

SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE
Suite 200 C 208.340.9780	1,496 SF	NNN C 208.995.5944	\$25.00 SF/yr C 208.995.9823

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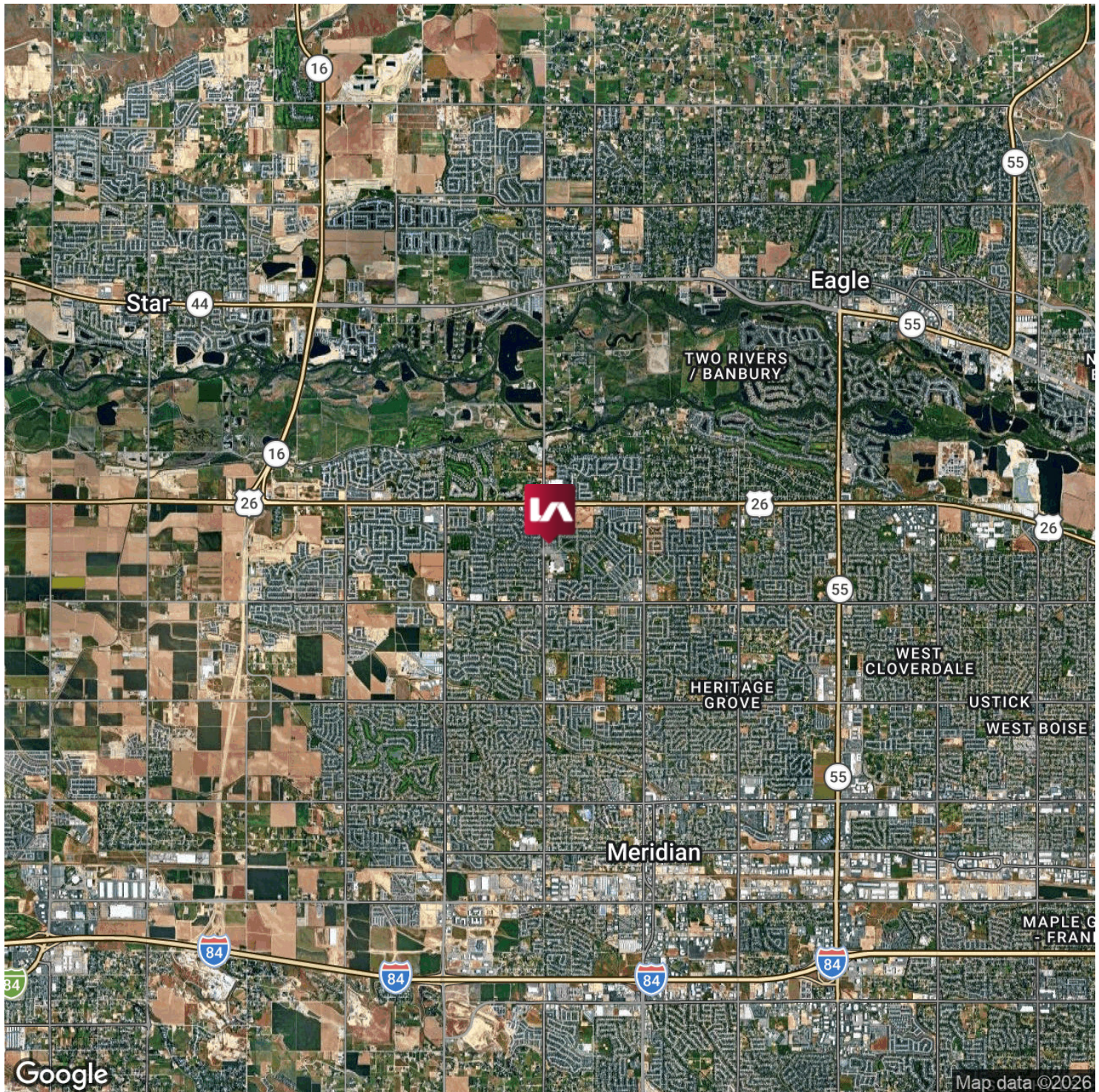
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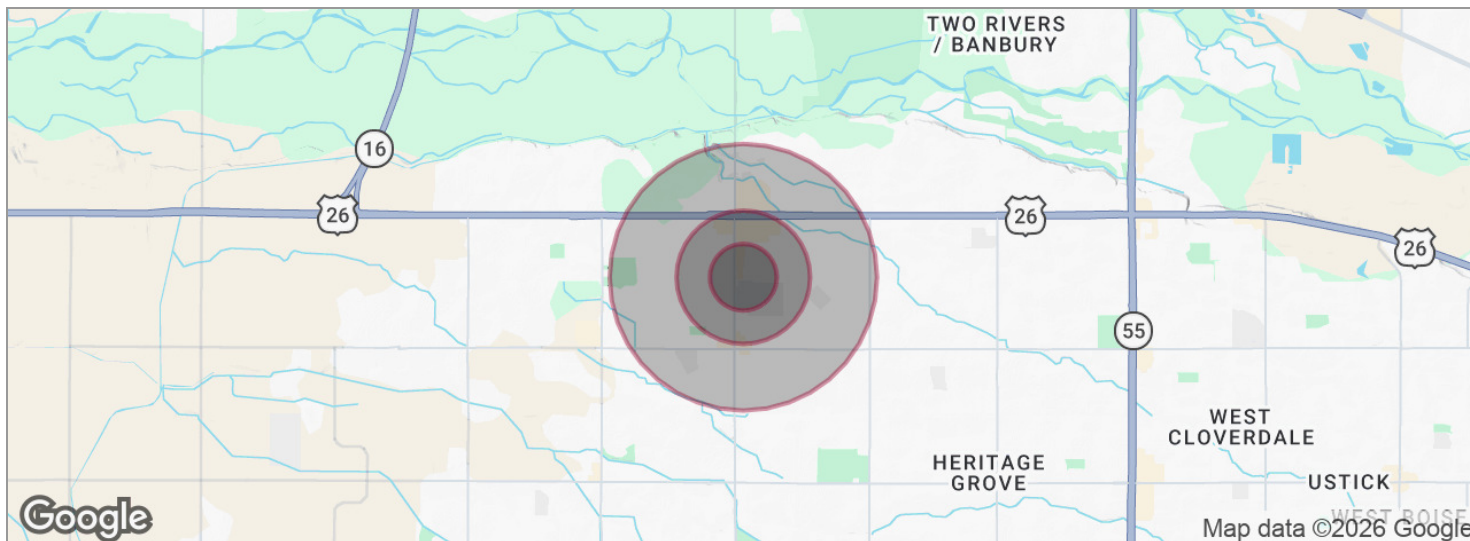
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total population	995	3,885	15,188
Median age	38.3	39.0	36.5
Median age (Male)	38.2	38.4	35.3
Median age (Female)	37.7	38.8	38.1
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total households	321	1,270	4,939
# of persons per HH	3.1	3.1	3.1
Average HH income	\$150,908	\$145,233	\$157,271
Average house value	\$537,133	\$530,958	\$542,961

*Demographic data derived from 2020 ACS - US Census

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Lee & Associates Idaho, LLC in compliance with all applicable fair housing and equal opportunity laws.

This is not intended to be an appraisal of the market value of the property, if an appraisal is desired, the services of a licensed or certified appraiser should be obtained. This report is not intended to meet the uniform standards of professional appraisal practice.

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