

# MEDICAL OFFICE/OFFICE FOR LEASE 270 S. TEN MILE RD.

Meridian, ID 83642



## ECONOMIC DATA

**LEASE RATE:** Contact Agent  
**TI ALLOWANCE:** Negotiable

## PROPERTY INFORMATION

**COUNTY:** Ada  
**SUBMARKET:** Meridian

## LISTING DATA

**SITE AREA:** 0.704 AC  
**PROPOSED SF:** 2,900 SF  
**ZONING:** C-G  
**PARCEL:** R8483010040

## CONTACT AGENT FOR MORE INFORMATION!

## PROPERTY OVERVIEW

Lee & Associates is pleased to present this general or medical office space for lease. Located off of Ten Mile, surrounded by new development of office, retail, medical, and housing. This excellent location is adjacent to the new Scheels and Ten Mile Crossing. With approximately 1,500 proposed units as well as a Primary Health, a newly proposed Starbucks, and Saltzer Health's Ten Mile Medical Campus, this location will be heavily trafficked.

## PROPERTY HIGHLIGHTS

- Core and shell is completed & ready for TI's
- Great Medical Co-Tenancy
- Visibility from Ten Mile
- 27,000 VPD on Ten Mile Rd.
- 0.6 Miles to I-84

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COMMERCIAL REAL ESTATE SERVICES  
LEE & ASSOCIATES IDAHO, LLC



## AVAILABLE SPACE

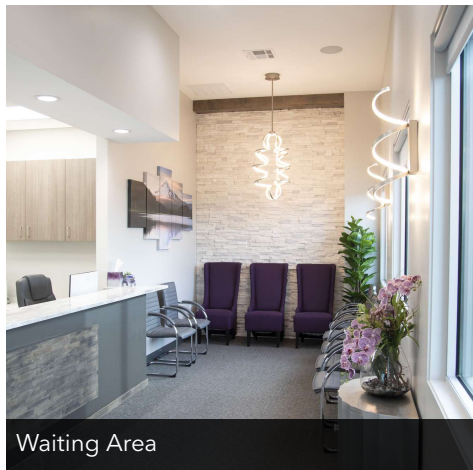
SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE
Space 1	2,900 SF	NNN	Contact Agent

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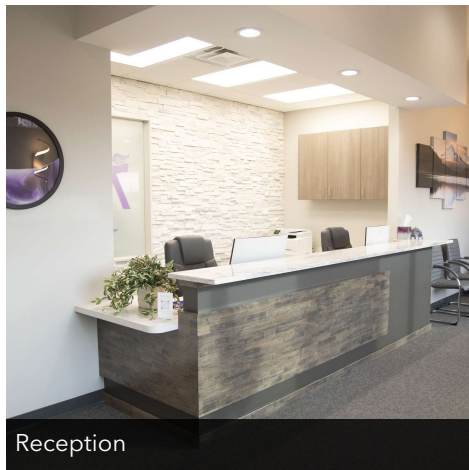
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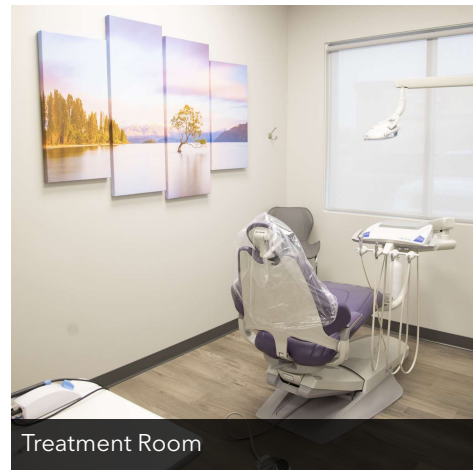
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Waiting Area



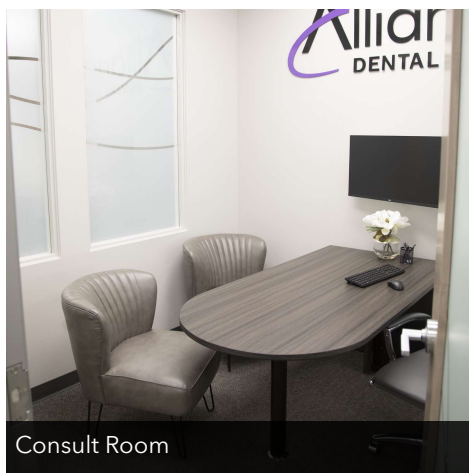
Reception



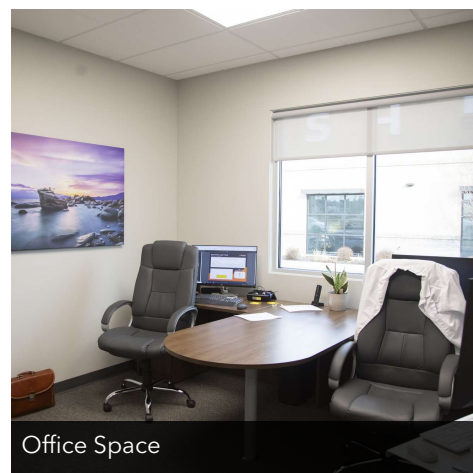
Treatment Room



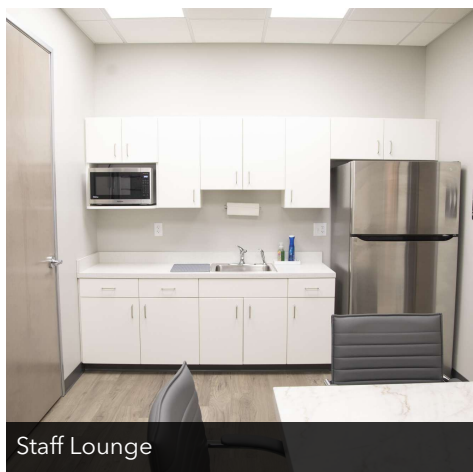
Lab



Consult Room



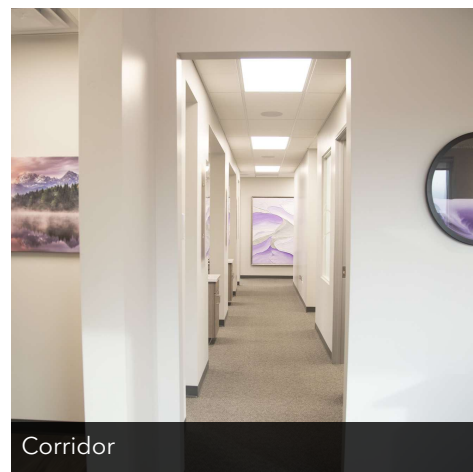
Office Space



Staff Lounge



Sterilization



Corridor

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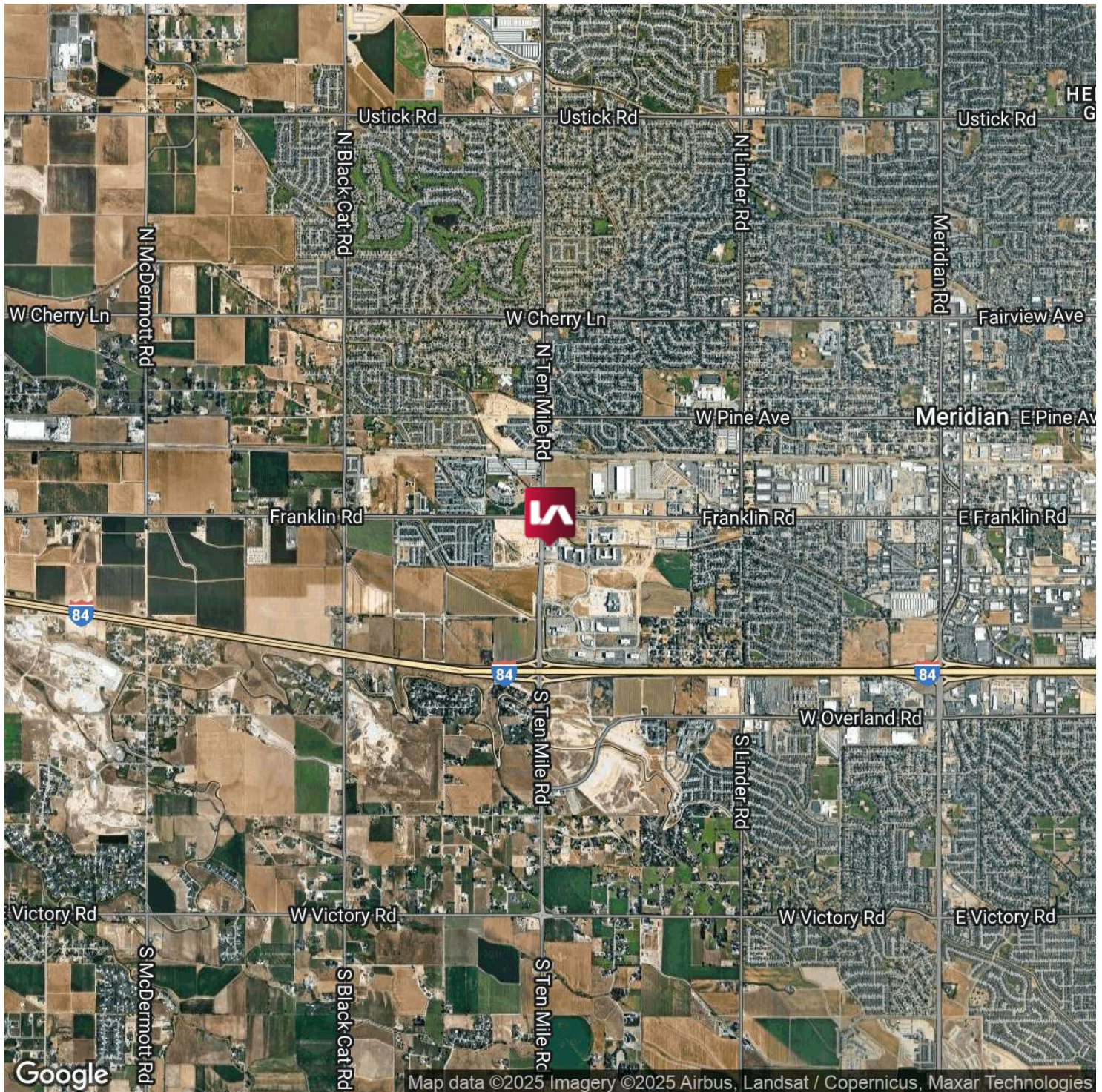
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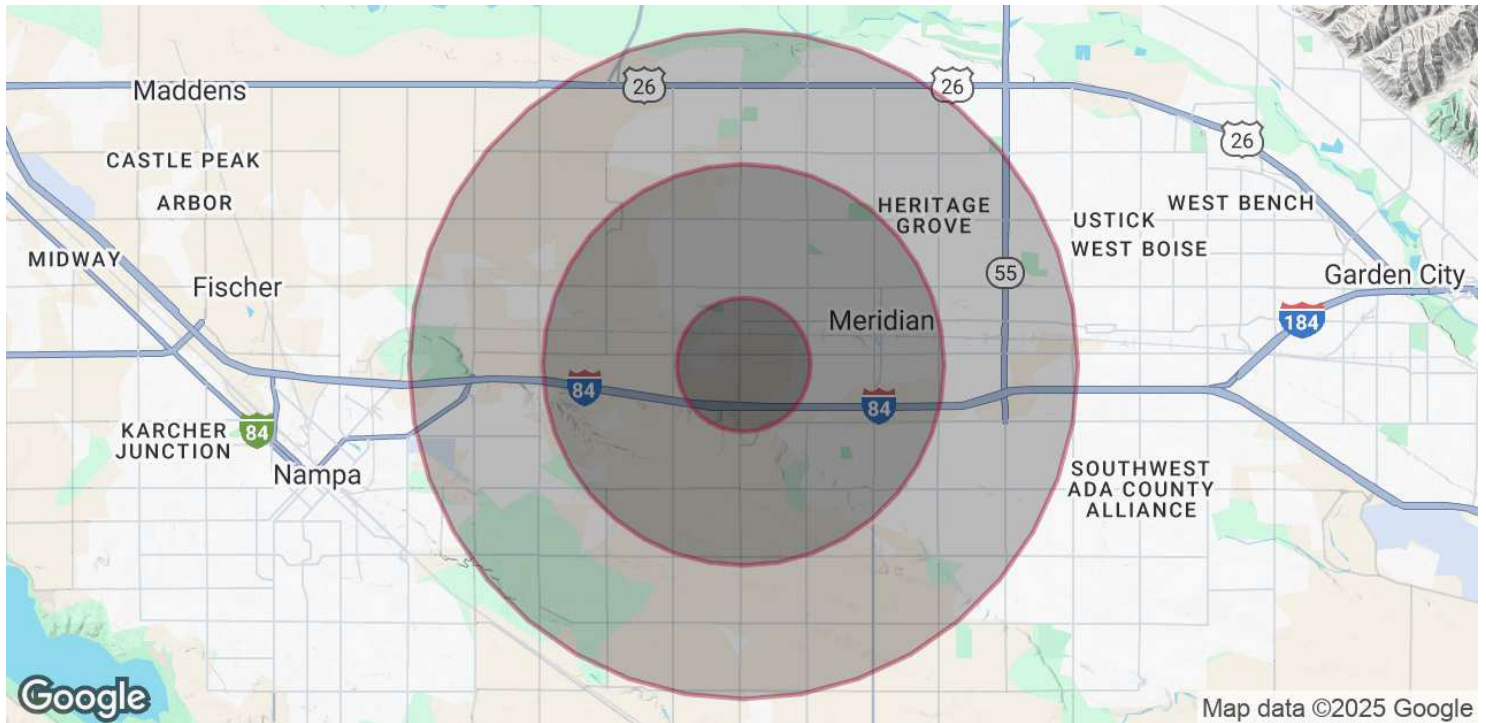
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## POPULATION

	1 MILE	3 MILE	5 MILE
2023 Population	9,518	68,178	164,274
Projected Annual Growth (2023-2028)	2.6%	2.3%	2.6%
2028 Projected Population	10,771	76,146	185,260
Median Age	36.8	37.6	37.1
Bachelor's Degree or Higher	26%	28%	34%

## HOUSEHOLDS & INCOME

2023 Households	3,406	25,556	58,135
Projected Annual Growth (2023-2028)	2.8%	2.5%	2.7%
2028 Projected Households	3,880	28,741	65,903
Median Household Income	\$85,408	\$74,894	\$86,899
Median Year Built	2007	2003	2006

\* Demographic data derived from 2023 CoStar Group

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## Meridian, Idaho

The City of Meridian is the second largest city in Idaho, and is strategically placed in the heart of the Treasure Valley just 6 miles west of Boise. It is the fastest growing city located within the Boise Metro Area (BMA) of Southwest Idaho, with a population of 125,963 people. Health sciences and technology industries are a strong focus in Meridian, with an 18,000 acre health sciences and technology corridor attracting dozens of new businesses each year.

## Meridian News & Statistics

With Meridian growing at a rapid pace there are multiple large development projects throughout the city. In Downtown Meridian the Urban District project covers 2 blocks and will include a new community center and a mixed-use development with apartments. A brand new Costco has recently opened in Meridian with proposed development for luxury apartments and townhomes to go in across the street. The large Pine 43 subdivision is underway in the middle of Meridian which will feature residential, retail, and office space. Also, the popular golf entertainment venue, TopGolf, is proposing to open their first location in Idaho in the Eagle Landing subdivision. These are just a few of the exciting development projects in the works for the fast growing city of Meridian.

[census.gov](https://census.gov), [boisedev.com](https://boisedev.com)

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