

# TEN MILE OFFICE 20/20 EYECARE BUILDING

2708 W PEAK CLOUD LANE, MERIDIAN, IDAHO 83642



**PAT SHALZ, SIOR**  
208.947.0834  
pat@tokcommercial.com

**LANCE HENDRICKS**  
208.957.5623  
lance@tokcommercial.com

**Prime Location in Ten Mile Crossing** – Near Scheels, Primary Health, and St. Alphonsus in Meridian’s fastest-growing corridor.

**Ideal for Medical or Professional Office Users** – Core/shell to be completed by owner; TI allowance and owner buildout available.

**Surging Area Growth** – New Class A office surrounded by 1,500+ new homes, apartments, restaurants, retail, office, and hotels!

**Excellent Accessibility & Exposure** – Just 0.6 miles from I-84 with high visibility and easy access.

**Ample Onsite Parking** - Easy access for staff and visitors.

SPACE	SIZE	RATE
Suite 102	3,398 SF	\$30.00/SF

<b>SUBMARKET</b>	North Meridian	<b>LEASE TERM</b>	5-10 Years
<b>BLDG TYPE</b>	Office	<b>LEASE TYPE</b>	NNN
<b>BLDG SIZE</b>	6,733 SF	<b>EST NNN'S</b>	\$6.90
<b>DELIVERY</b>	Spring 2026	<b>T.I. ALLOWANCE</b>	\$70.00/SF
<b>ZONING</b>	C-G		

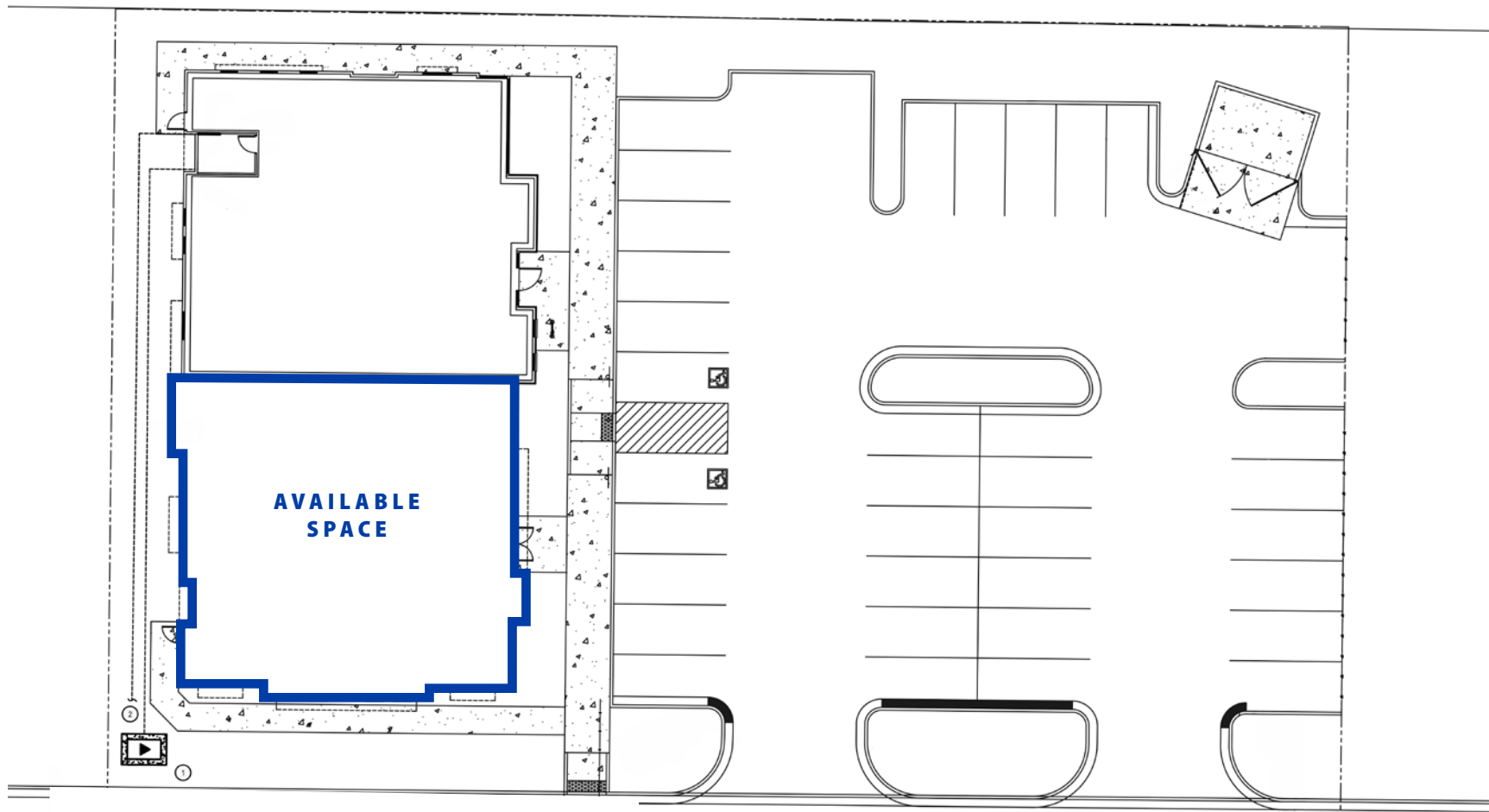
CONTACT

HIGHLIGHTS

DETAILS

# SITE PLAN

FRANKLIN ROAD



PEAK CLOUD LANE

UPDATED: 4.2.2026

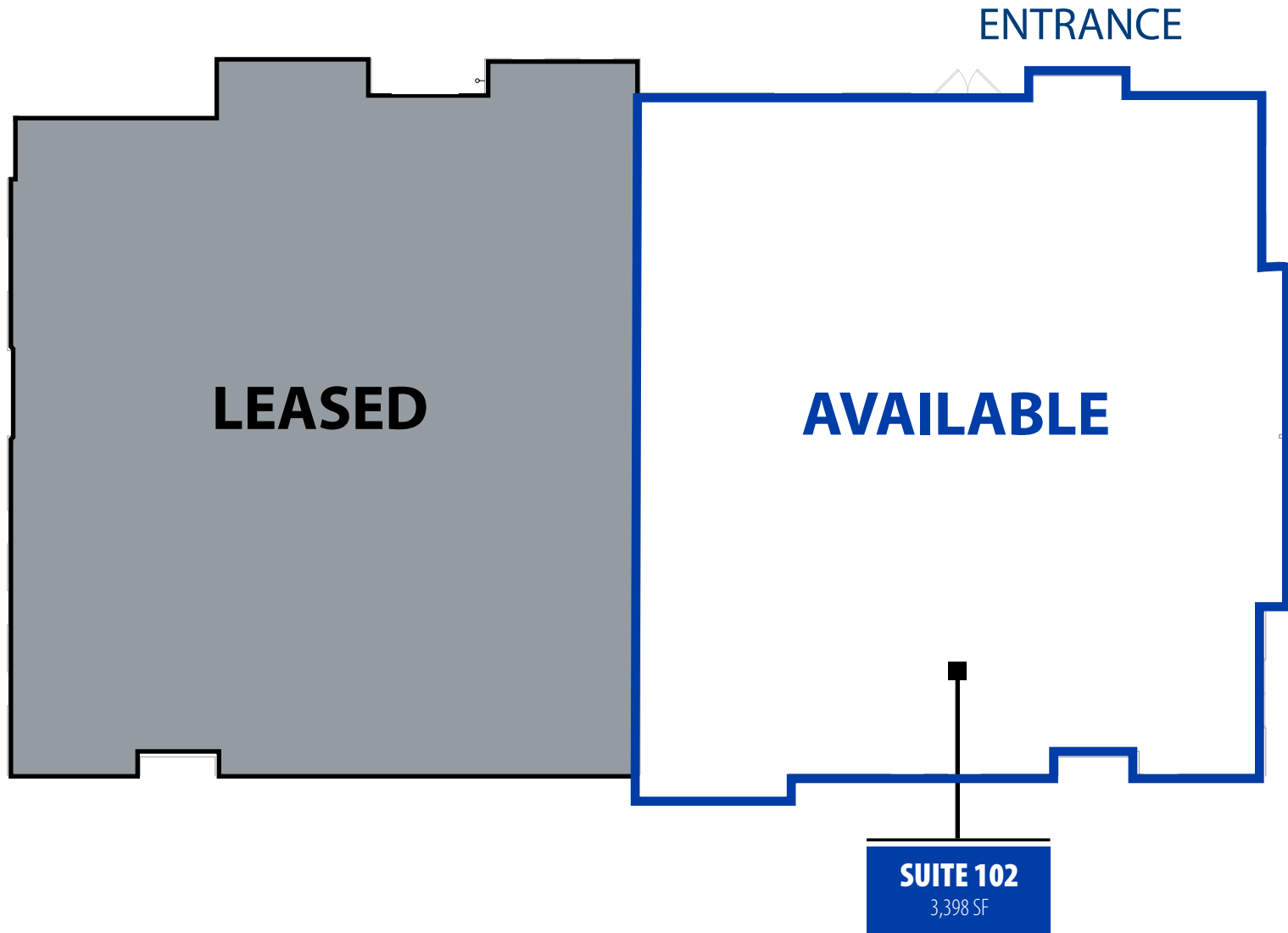
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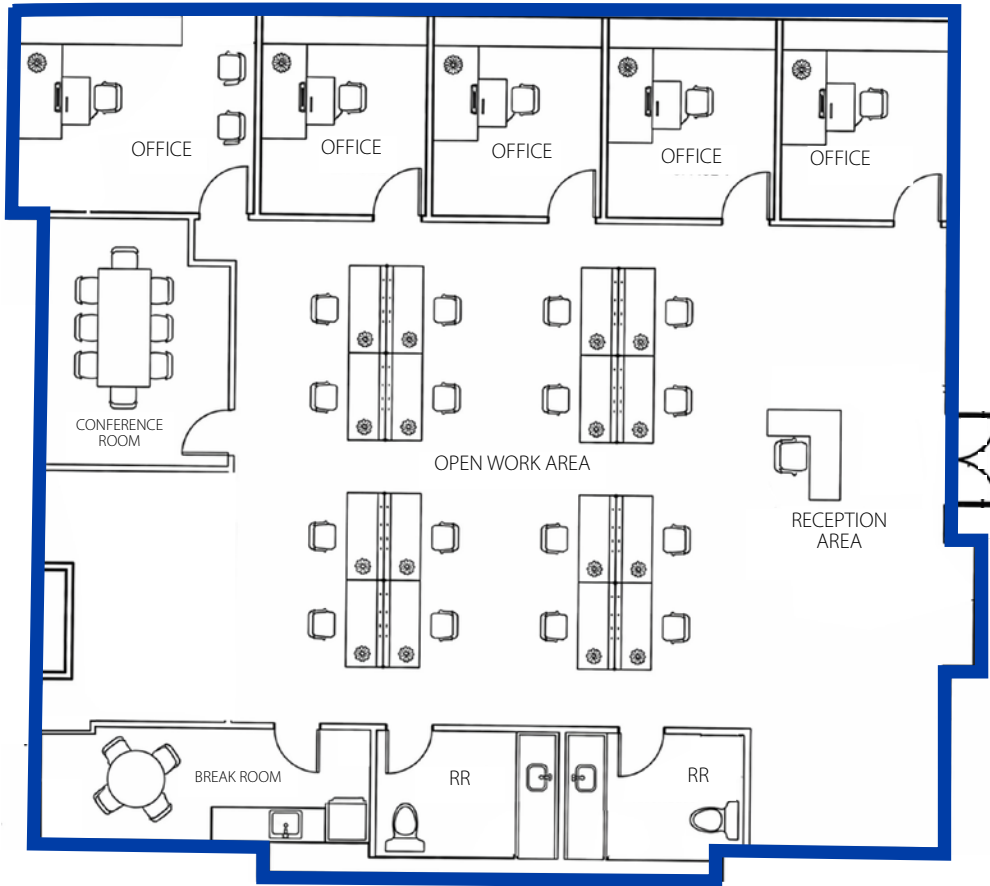
# AVAILABLE

Suite 102      3,398 SF      \$30.00/SF

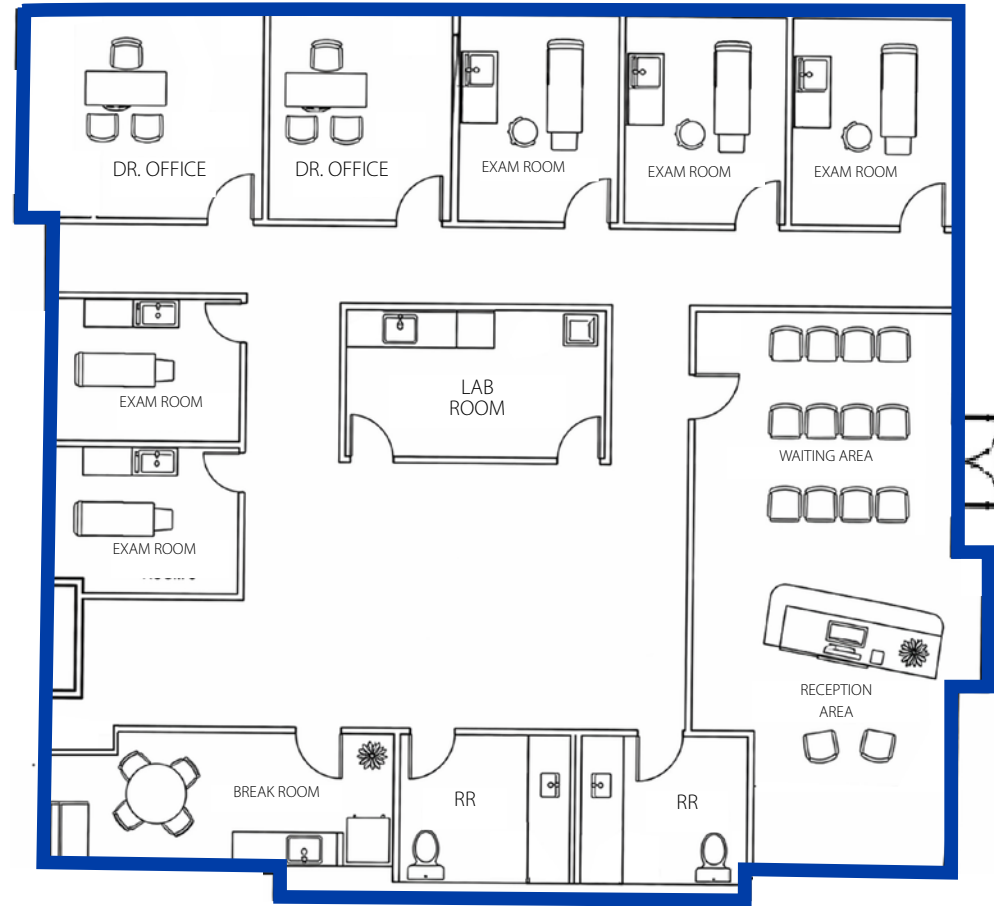
# FLOOR PLAN



# CONCEPTUAL FLOOR PLANS



OFFICE SPACE



MEDICAL SPACE

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# TEN MILE CROSSING



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