



NEW CONSTRUCTION OFFICE FOR LEASE | COMING JANUARY 2027!

Orchard Park Office

1041 W CHINDEN BLVD | MERIDIAN, ID 83646

TOK
COMMERCIAL



Tenants can be open for business in January 2027!

Prime opportunity to join Meridian's newest mixed-use development.

Join tenants Chipotle, Idaho Central Credit Union, Jacksons, Mo' Bettahs, Olive Garden, Tide Cleaners, Wendy's, Winco, Brookers Ice Cream, Floyds Barber, Sweet Escape and many more!

New Meridian Library at Orchard Park now open.

High visibility location with Chinden frontage!

T.I. allowance negotiable based on tenant and term.

SPACE	SIZE	RATE
Second Floor	2,660 SF	\$34.00 SF/Yr

PROP TYPE: Office

DELIVERY: January 2027

LEASE TYPE: NNN

TI ALLOWANCE: Negotiable

SUBMARKET: North Meridian

EST. NNN: \$7.50/SF

TERM: 5+ years

CLASS: Class A-New Construction

CONTACT

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HIGHLIGHTS



DETAILS



UPDATED: 5.27.2026

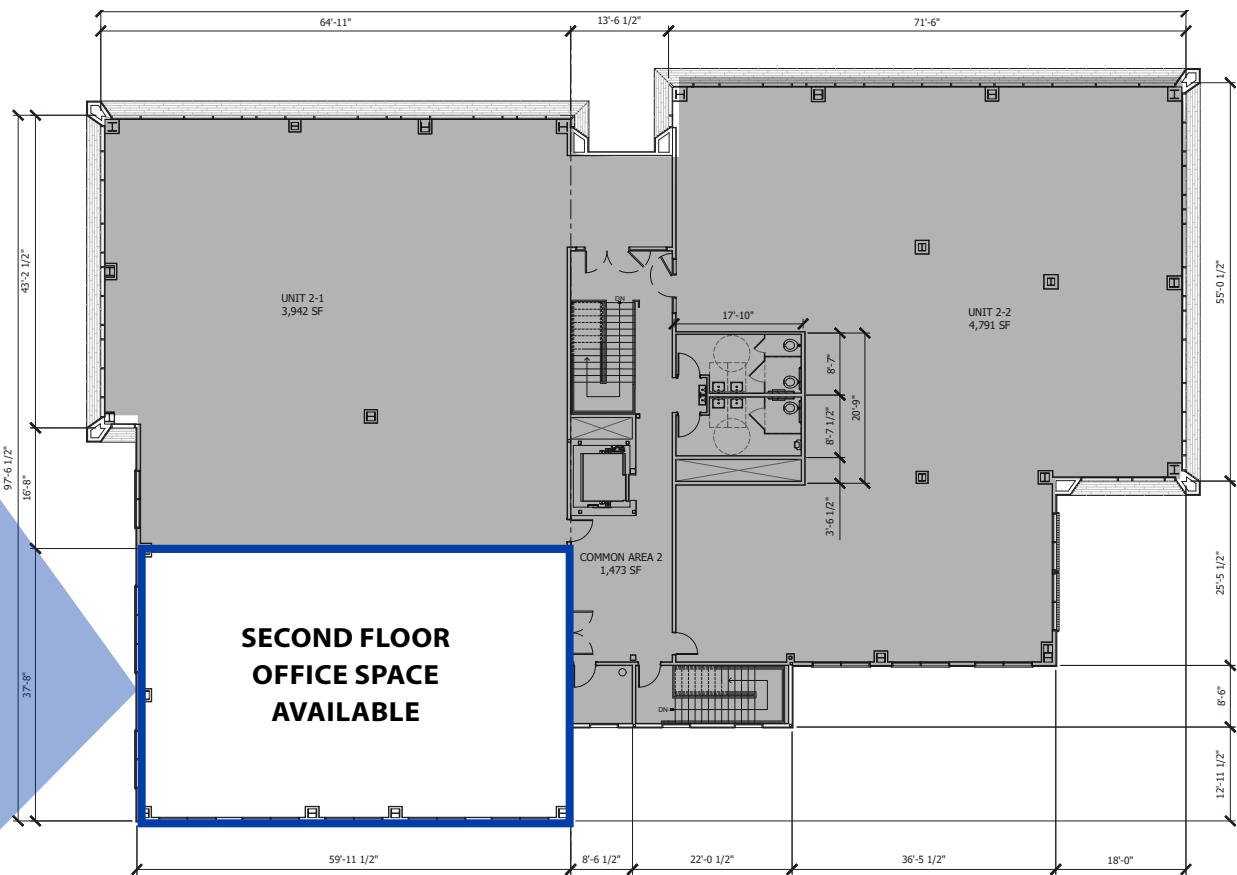
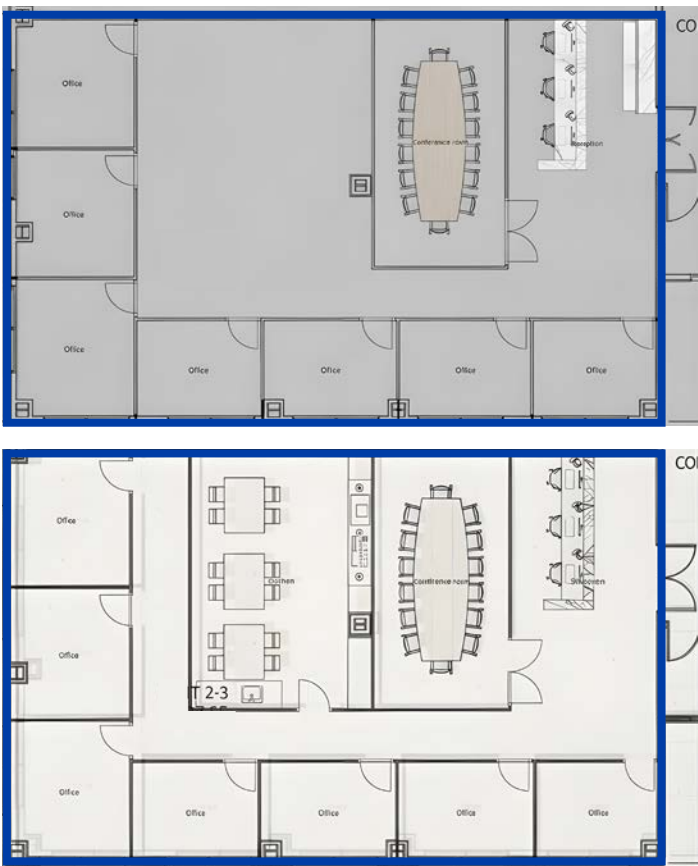
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SECOND FLOOR OFFICE PLAN

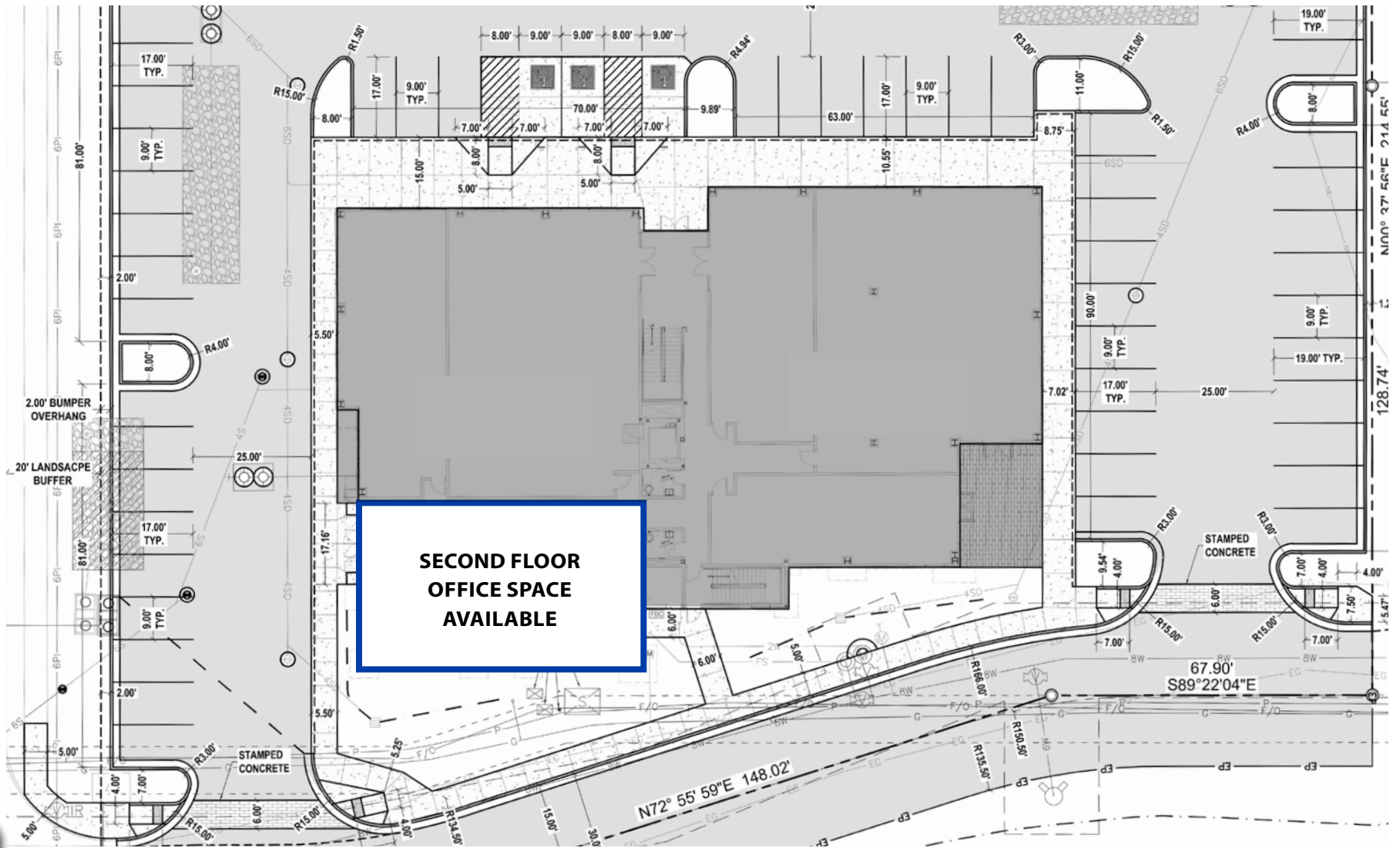
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OFFICE PLANNING CONCEPTS



SITE PLAN

CHINDEN BLVD



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SAGARRA TOWNHOMES
[147 UNITS]

THE LIBRARY PLAZA

THE WEST MARKET

COMING SOON

WYLDER

WinCo
FOODS

LINDER ROAD

46,326 VPD

THE COLLECTION

Jacksons

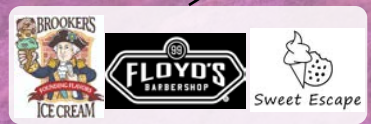
THE BARN [FUTURE]

CHINDEN BOULEVARD



ORCHARD PARK LOT 11

PLANNED MIXED-USE
[2026]



CLICK TO VIEW 360°
PANORAMIC AERIAL TOUR





ORCHARD PARK CO-TENANTS

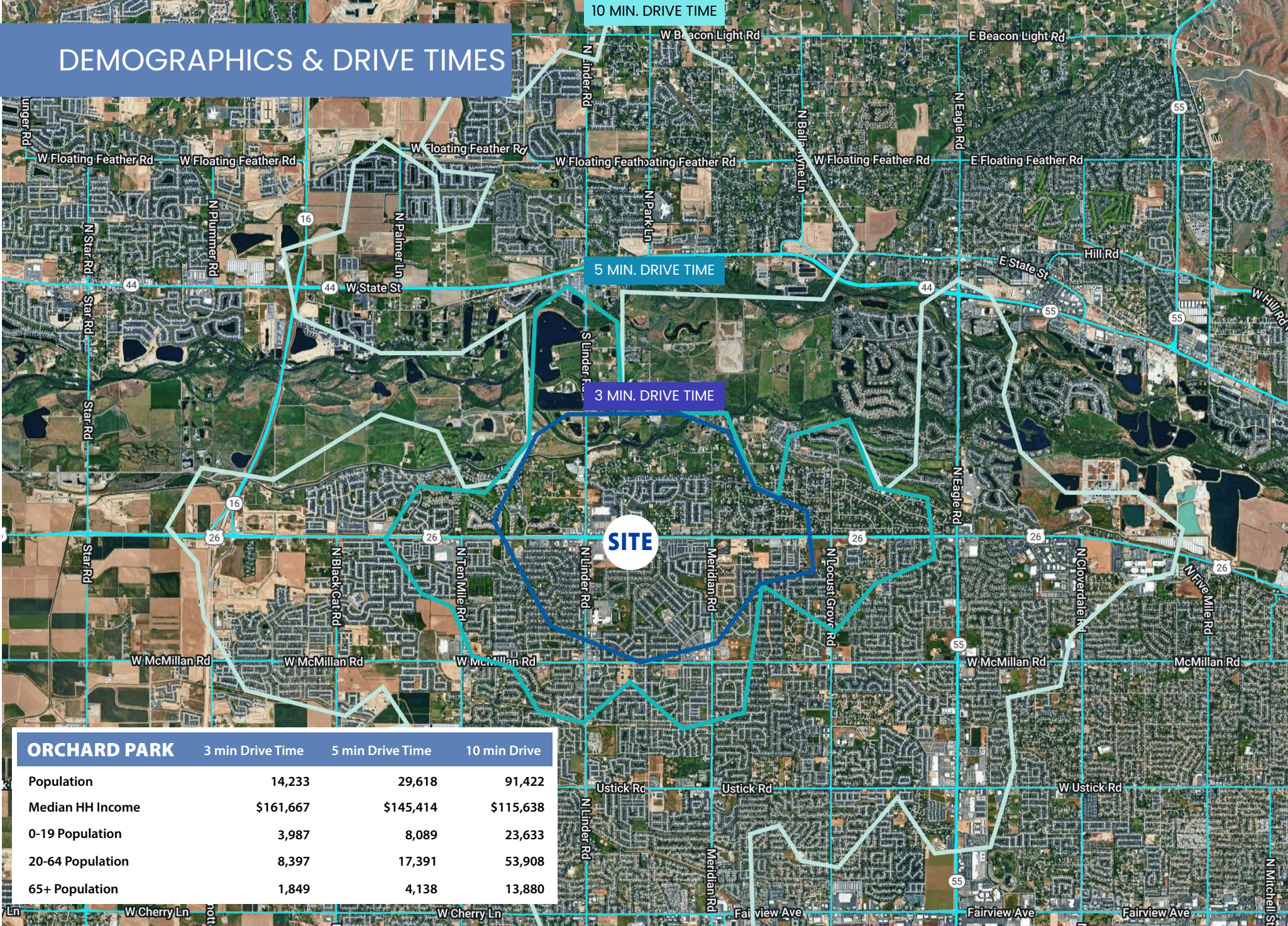


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DEMOGRAPHICS & DRIVE TIMES



ORCHARD PARK	3 min Drive Time	5 min Drive Time	10 min Drive
Population	14,233	29,618	91,422
Median HH Income	\$161,667	\$145,414	\$115,638
0-19 Population	3,987	8,089	23,633
20-64 Population	8,397	17,391	53,908
65+ Population	1,849	4,138	13,880