



205 E WATERTOWER ST

Meridian Idaho

Property Description

Presenting a remarkable opportunity to lease a substantial single-level commercial space with an impressive 12,312 square feet, this versatile property is perfect for a variety of business uses, from retail to office or service-oriented operations. The space comes equipped with essential amenities providing a comfortable setting for both employees and customers. This commercial space is strategically located in a rapidly growing area of Meridian, making it an ideal choice for businesses looking to expand or establish themselves in a thriving market.

Property Highlights

- Corporate HQ – Ample parking and flexible layout suit a cohesive team environment.
- Multi-Tenant Leasing – Building can be split into two mid-size office/trade units.

Offering Summary

Lease Rate:	\$13.00 SF/yr (NNN)
NNN Expenses	\$7.60 SF/yr
Number of Units:	1
Lot Size: Building	1.43 Acres
Size:	12,312 SF

Demographics	1 Mile	3 Miles	5 Miles
Total Households	2,193	17,203	41,215
Total Population	5,879	47,955	117,384
Average HH Income	\$58,297	\$71,821	\$79,391



Each Office Independently
Owned and Operated
KW Commercial

Tricia Callies

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1065 S. Allante Place, Boise, ID 83709

205 E. Watertower Meridian, ID 83642

Lease Information

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	6,156 - 12,312 SF	Lease Rate:	\$13.00 SF/yr

Available Spaces

Suite	Tenant	Size (SF)	Lease Type	Lease Rate	Description
■ Entire Building	Available	12,312 SF	NNN	\$13.00 SF/yr	-
■ Side A	Available	6,156 SF	NNN	\$13.00 SF/yr	-
■ Side B	Available	6,156 SF	NNN	\$13.00 SF/yr	-



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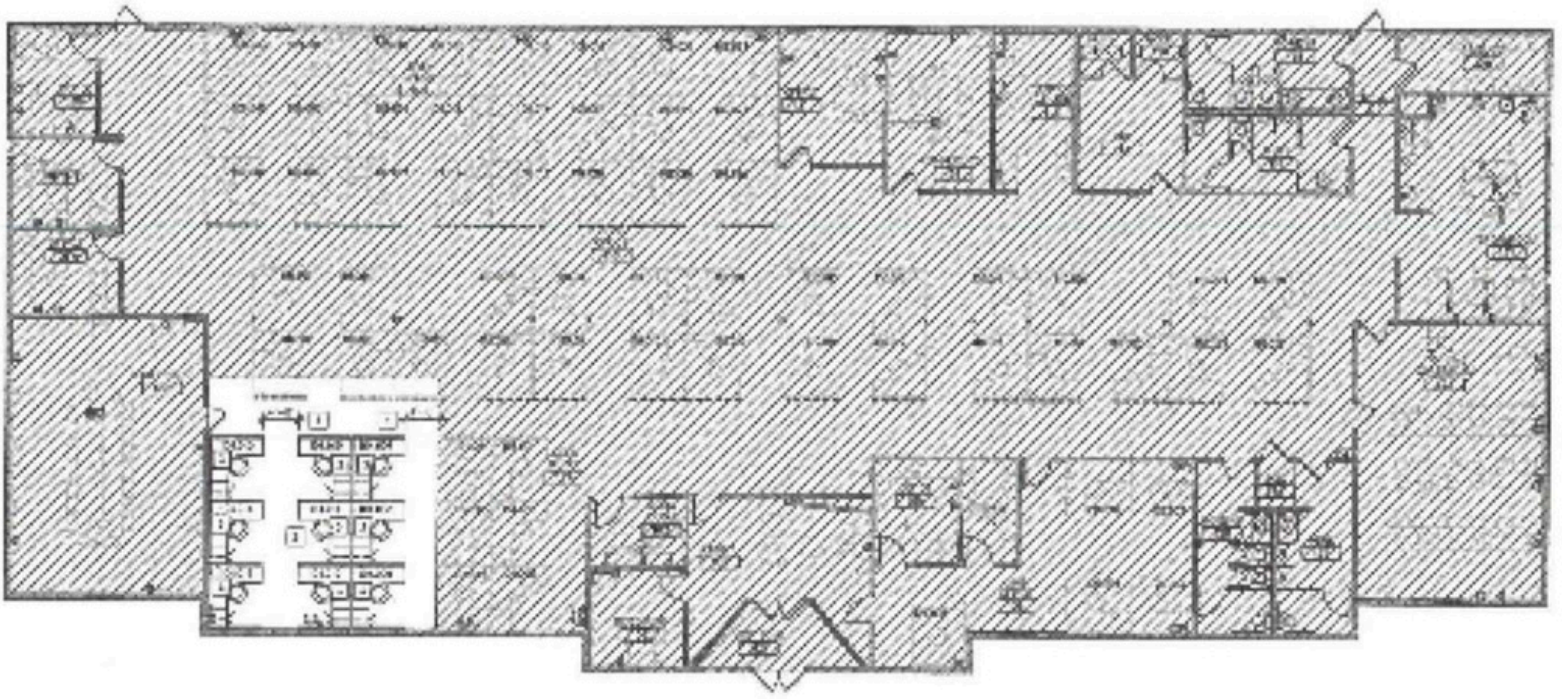
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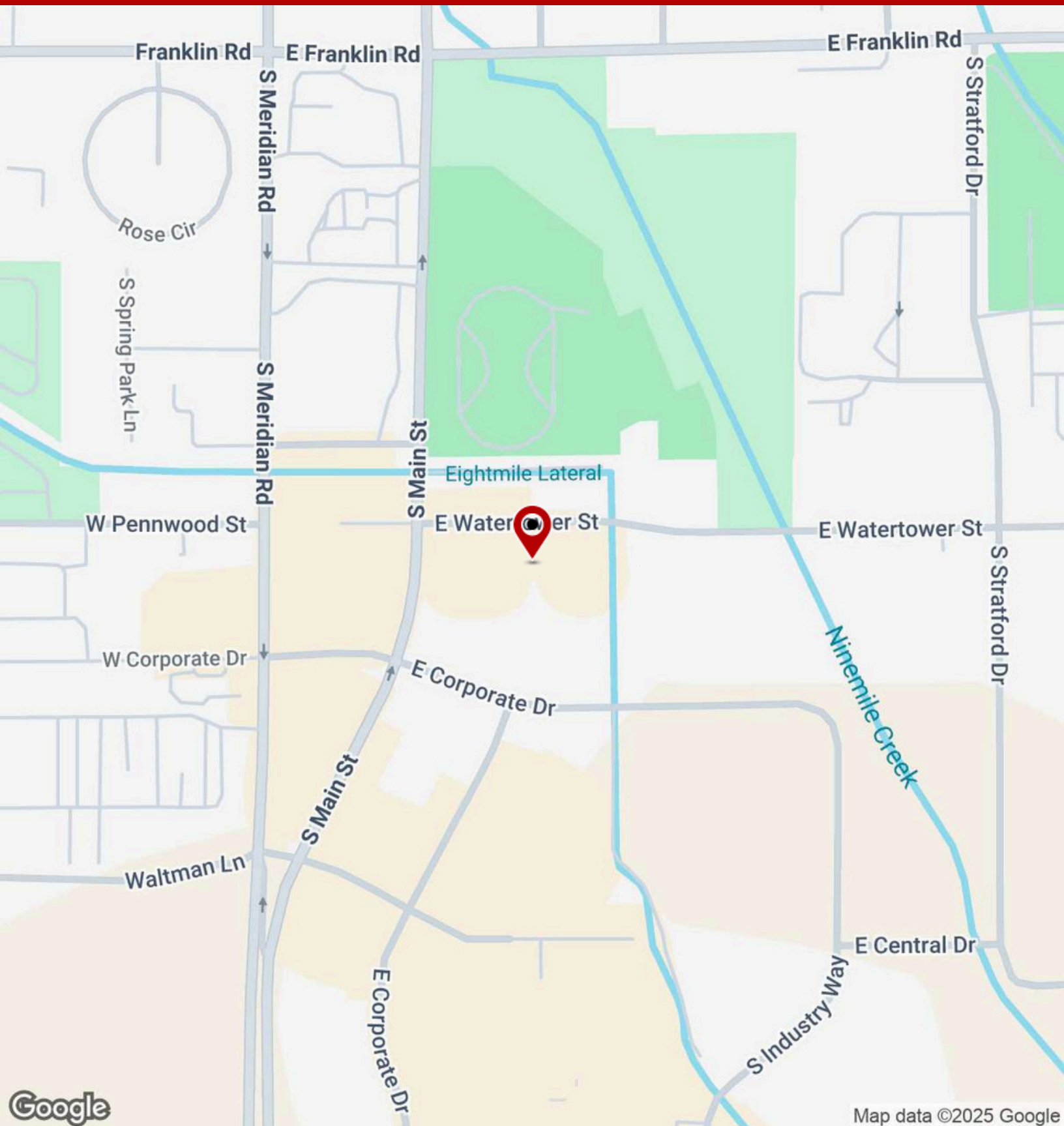
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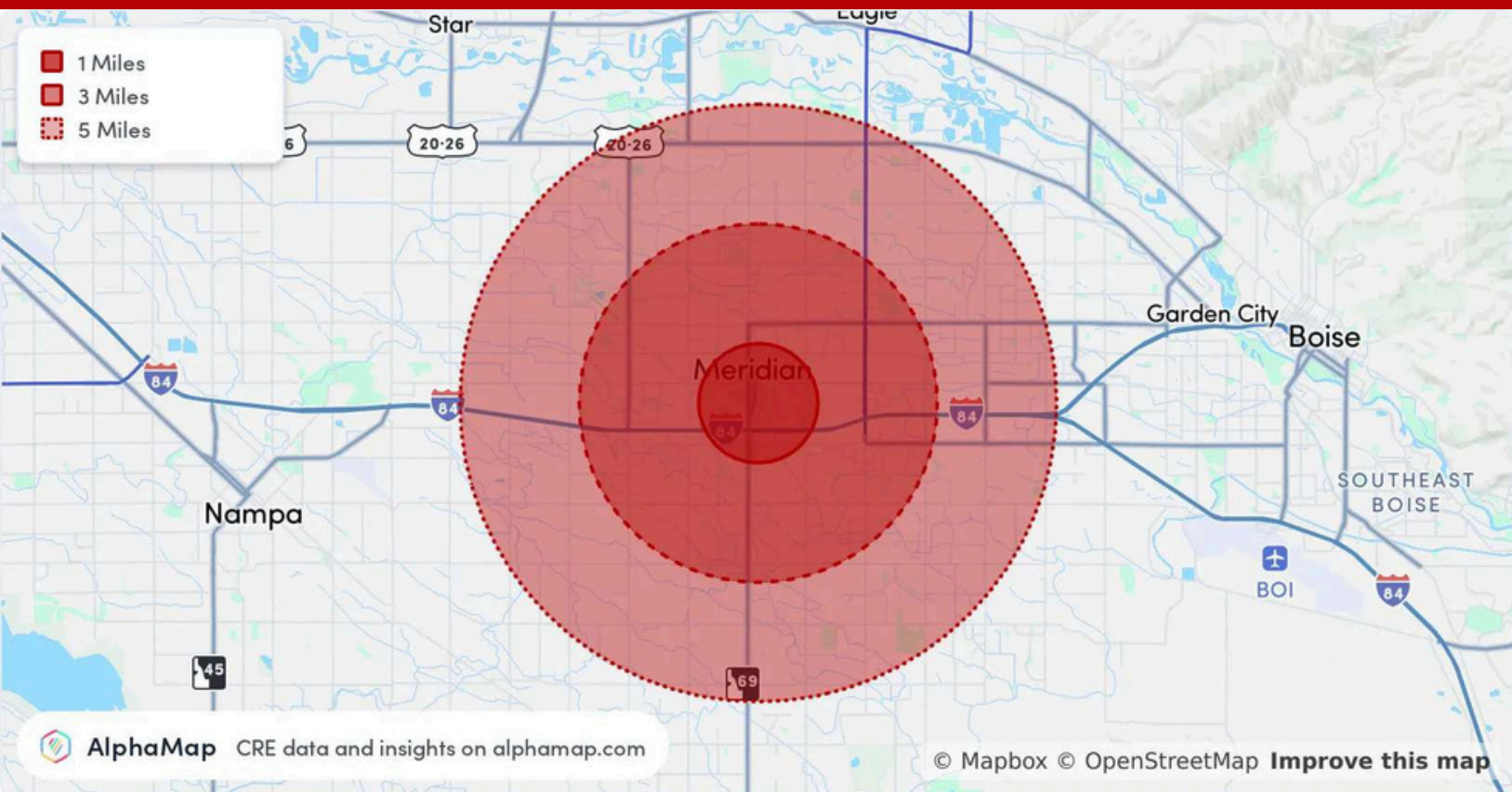
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Population	1 Mile	3 Miles	5 Miles
Total Population	6,880	85,278	205,613
Average Age Average	38	38	39
Age (Male) Average	37	37	38
Age (Female)	39	39	40
Household & Income	1 Mile	3 Miles	5 Miles
TotalHouseholds	2,668	31,392	73,452
Persons per HH	2.6	2.7	2.8
Average HH Income	\$95,081	\$116,105	\$123,917
Average House Value	\$515,725	\$541,646	\$568,994
Per Capita Income	\$36,569	\$43,001	\$44,256

Map and demographics data derived from AlphaMap



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