



**THE VILLAGE**  
AT MERIDIAN



AL MARINO, SIOR | 208.947.0811 | [al@tokcommercial.com](mailto:al@tokcommercial.com)

KARENA GILBERT | 208.947.0853 | [karena@tokcommercial.com](mailto:karena@tokcommercial.com)

**OFFICE LEASING PACKAGE**

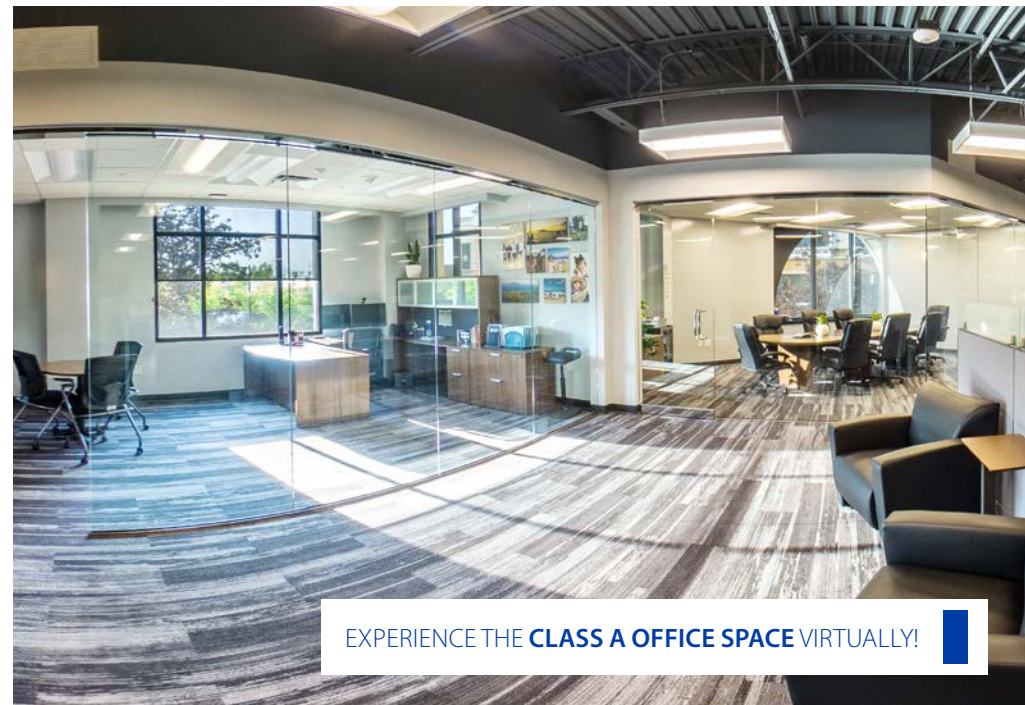
3597 E MONARCH SKY LANE, STE 225 | MERIDIAN, ID 83646



**THE VILLAGE AT MERIDIAN** | VIRTUAL TOUR

A white icon of a camera with a circular arrow, symbolizing a 360-degree virtual tour, set against a dark blue background with a white border.

**Click here for the  
360° PROPERTY TOUR**

A white cursor icon pointing towards the text, indicating a clickable link.

EXPERIENCE THE **CLASS A OFFICE SPACE** VIRTUALLY!



# OFFICE SPACE FOR LEASE **THE VILLAGE AT MERIDIAN**

3597 E MONARCH SKY LANE | MERIDIAN, ID 83646

COMMERCIAL

Located in the center of the most populous area in the Boise Valley, **The Village at Meridian** is Idaho's premier shopping, dining, entertainment, and employment destination. The project represents one of the most significant commercial projects ever developed in the Northwest, offering visitors from well beyond Treasure Valley an experience not available anywhere else in the region.

Providing more than 150,000 square feet of second and third floor office space with luxuriously designed common areas and suites, **The Village at Meridian** is perfect for companies large and small.

Generous tenant improvement allowances provide companies with the opportunity to customize their office space to meet the needs of their organization and employees.

Centrally located to many different neighborhoods in the Treasure Valley Area, **The Village at Meridian** is an easy commute for clients and customers alike.

The beautiful fountain square showcasing a theatrical water feature with synchronized music, children's play area, and food pavilions, ensure employee break times are relaxing, entertaining, family friendly, and only minutes from their desks. For those employees wanting a quick work out, Axiom fitness is located on site with group exercise rooms and swimming pool.

Promoting healthy living and community unity, the City of Meridian, opened the J.M. Kliener Memorial Park. Immediately adjacent to **The Village at Meridian**, this 65 acre park, sports two fishing ponds, running and bike paths, sand volleyball court, half-court basketball, bocce ball courts, children's playground and summer splash pad, outdoor band shell amphitheater, a senior center, and 100-500 capacity picnic canopies.

The possibilities are endless at **The Village at Meridian**.

## CONTACT

**Al Marino, SIOR**

208.947.0811

al@tokcommercial.com

**Karena Gilbert**

208.947.0853

karena@tokcommercial.com

## PROPERTY INFORMATION

**Submarket:** North Meridian

**Bldg Type:** Office - Class A

**Bldg Size:** 150,000 SF

**Lease Term:** 5-10 years

**Lease Type:** FLSV

**TI Allowance:** Contact Agent

**Lease Rate:** Contact Agent

## AVAILABLE SPACE

BUILDING	SPACE	SIZE	AVAILABLE
Building D	Suite D-210	2,351 RSF	5/1/2021
Building F	Suite F-360	2,202 RSF	5/1/2021
	Suite F-330	3,958 RSF	
Building J <b>NEW!</b>	Suite J-270 (Ste 215)	1,933 RSF	4/1/2021



UPDATED 1/28/2021

This information was obtained from sources believed reliable but cannot be guaranteed. Any opinions or estimates are used for example only.

# THE VILLAGE AT MERIDIAN

3597 E MONARCH SKY LANE | MERIDIAN, ID 83646



## PROPERTY HIGHLIGHTS

### Class A Office Space

Suites are ready for tenant improvements.

### VIP Concierge Service

A highly trained and friendly concierge team to work with corporate office tenants and their clientele.

### Easy Commute

Centrally located to many neighborhoods in the Treasure Valley Area.

### Beautiful Break Time

Park and fountain area to eat away from your desk in a beautiful open area.

### After-Work Entertainment

Restaurants, shopping, and entertainment to keep you busy after work or a fun place for your family to join after work.

### Outdoor Accessibility

Enjoy Kleiner Park (public area) with outdoor entertainment year round.

### Healthy Lifestyle

Axiom Fitness, a 35,000 square foot gym with pool, group exercise rooms, AxFlix theater, and a variety of great exercise equipment. CycleBar® offers indoor cycling for your fitness journey.

# THE VILLAGE AT MERIDIAN

3597 E MONARCH SKY LANE | MERIDIAN, ID 83646



AERIAL MAP  
BUSY EAGLE THOROUGHFARE

# THE VILLAGE AT MERIDIAN

3597 E MONARCH SKY LANE | MERIDIAN, ID 83646



COMMERCIAL

## SHOPPING

### UPSCALE BRANDS & DINING

#### THE VILLAGE AT MERIDIAN SOUTH



#### THE VILLAGE AT MERIDIAN NORTH



# THE VILLAGE AT MERIDIAN

3597 E MONARCH SKY LANE | MERIDIAN, ID 83646

## CONCIERGE ELEVATED VISITOR EXPERIENCE

The VIP Concierge staff elevates the service experience by providing a highly trained and friendly concierge team to work with The Village at Meridian corporate office tenants and their clientele. The program can be tailored to serve the unique needs of your business. As a complementary benefit for the office tenants, the trained hospitality professionals provide a one-stop resource, offering the ultimate in convenience and a high level of attention assisting with a variety of services.

The VIP Concierge staff also works with The Village at Meridian's marketing department to assist the corporate office tenants with the opportunity to participate in promotions, special events, community activities and direct sponsorship opportunities to The Village at Meridian shoppers and guests.

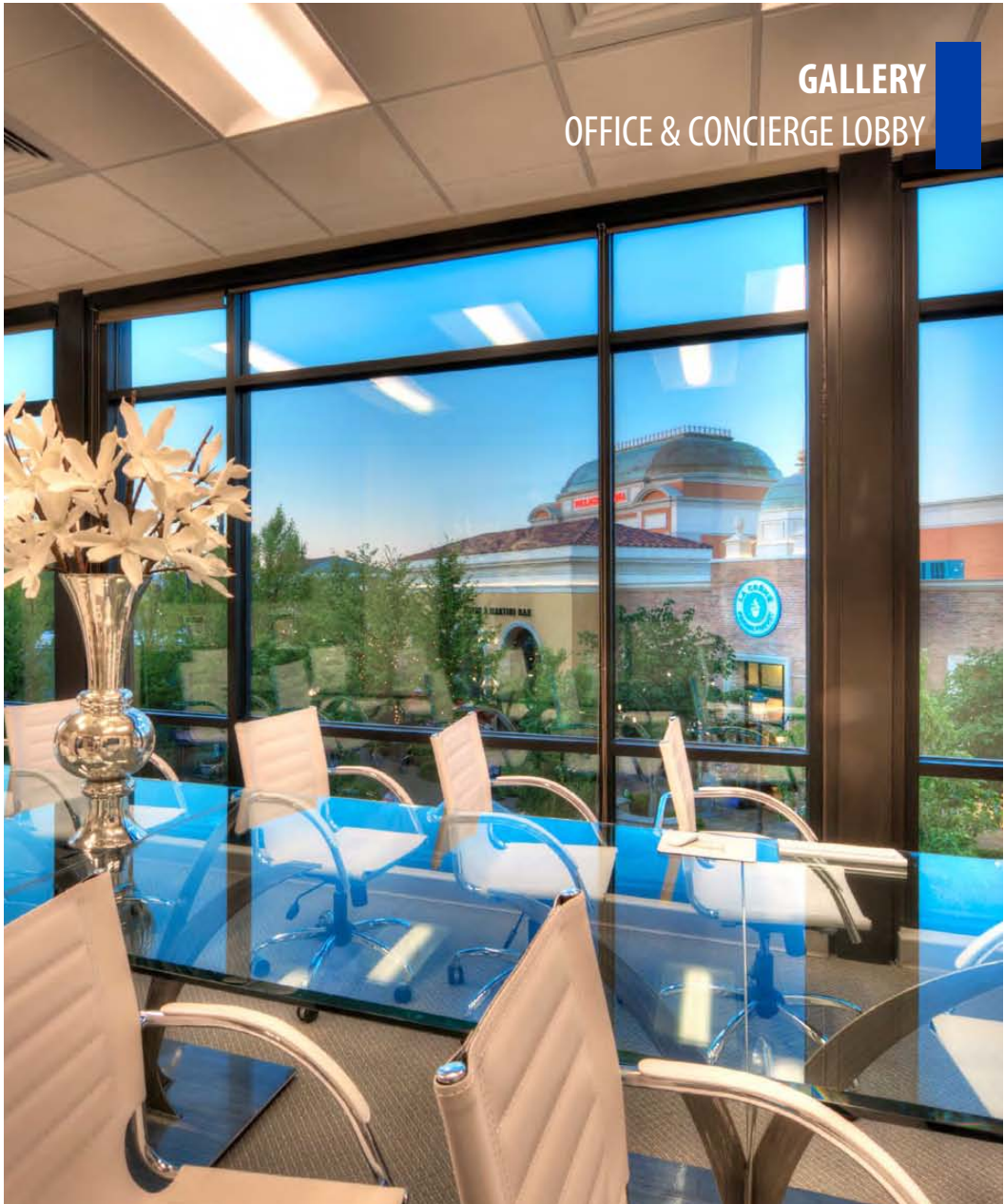


VIEW 360°  
PROPERTY TOUR



# THE VILLAGE AT MERIDIAN

3597 E MONARCH SKY LANE | MERIDIAN, ID 83646



# THE VILLAGE AT MERIDIAN

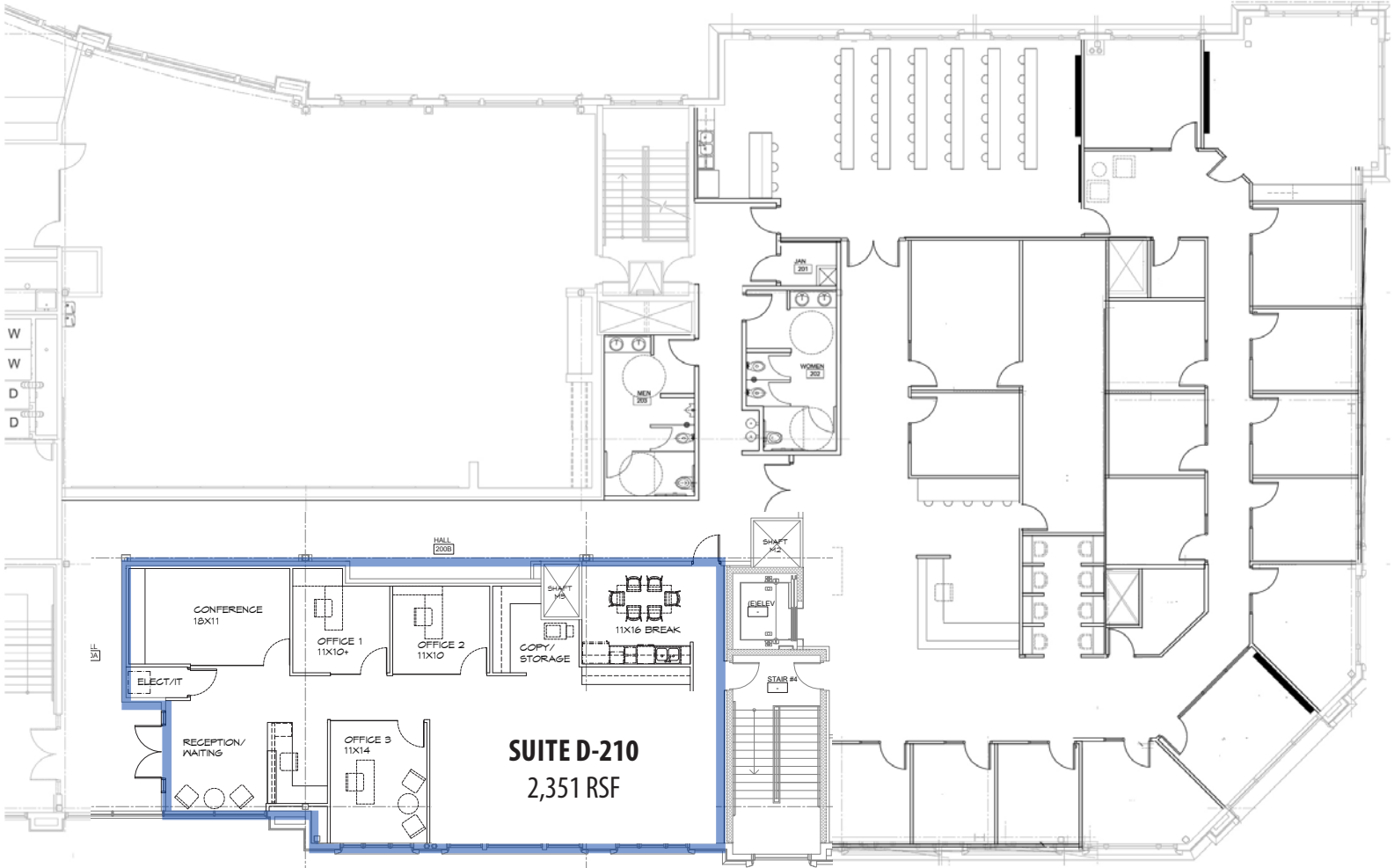
3597 E MONARCH SKY LANE | MERIDIAN, ID 83646



**FLOOR PLAN | BUILDING D 2ND FLOOR | EAST WING**

Space	Size	Condition
Ste D-210	2,351 RSF	Vanilla Shell

TEST FIT LAYOUT  
**READY FOR OCCUPANCY MAY 2021**



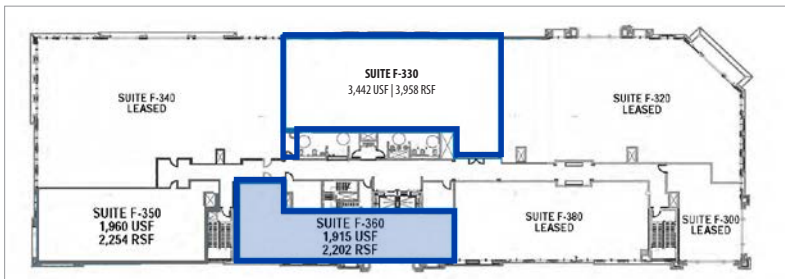
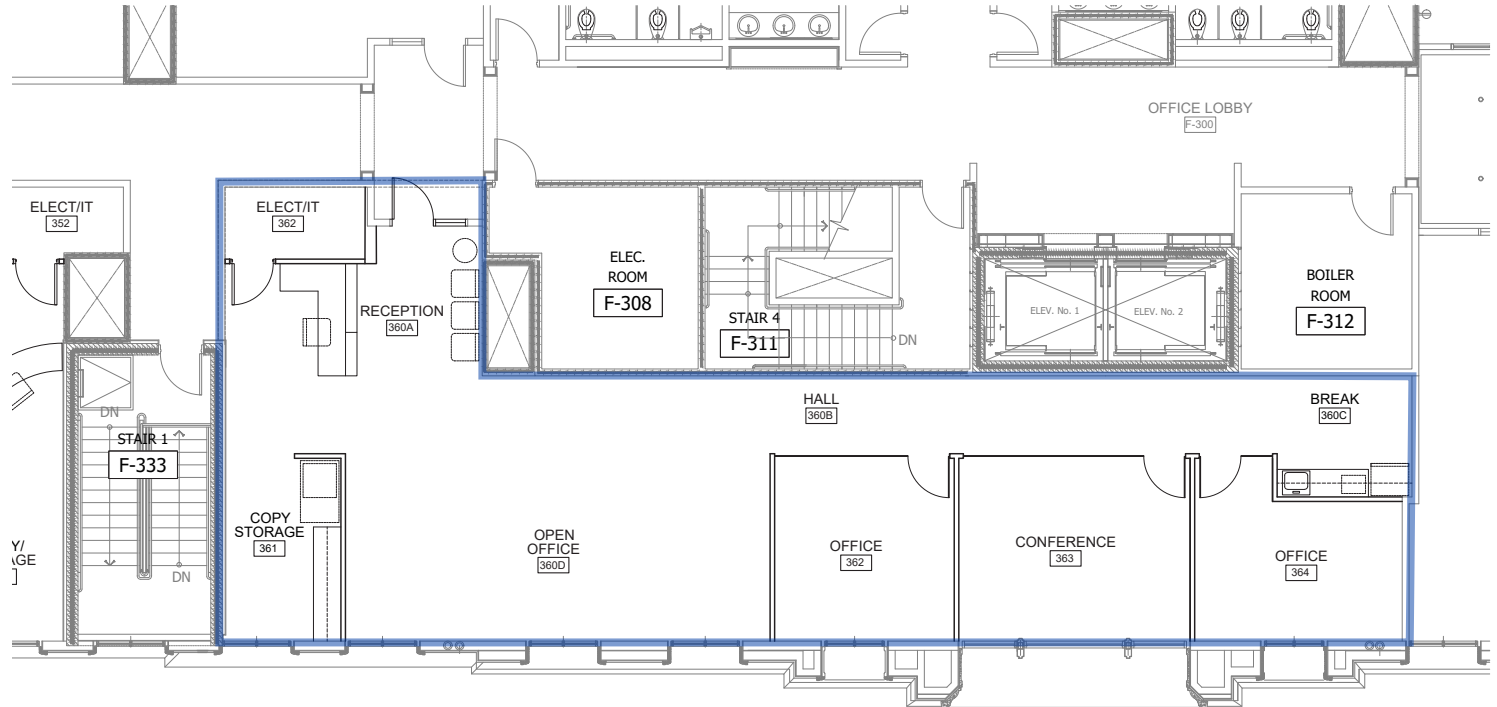
This information was obtained from sources believed reliable but cannot be guaranteed. Any opinions or estimates are used for example only.

# THE VILLAGE AT MERIDIAN

3597 E MONARCH SKY LANE | MERIDIAN, ID 83646

THIRD FLOOR   BUILDING F		
Space	Size	Condition
Ste F-360	2,202 RSF	Vanilla Shell

TEST FIT LAYOUT  
**READY FOR OCCUPANCY MAY 2021**



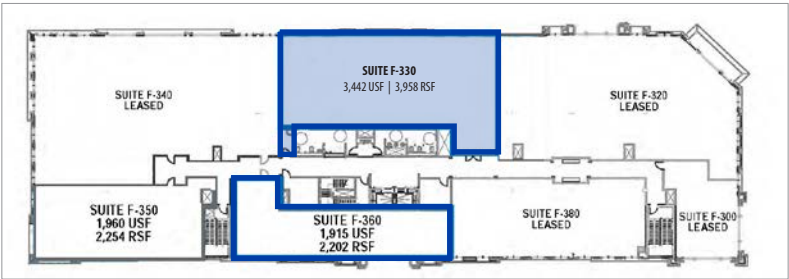
# THE VILLAGE AT MERIDIAN

3597 E MONARCH SKY LANE | MERIDIAN, ID 83646



FLOOR PLAN   BUILDING D 2ND FLOOR		
Space	Size	Condition
Ste F-330	3,958 RSF	2nd Generation

CONCEPTUAL LAYOUT



This information was obtained from sources believed reliable but cannot be guaranteed. Any opinions or estimates are used for example only.

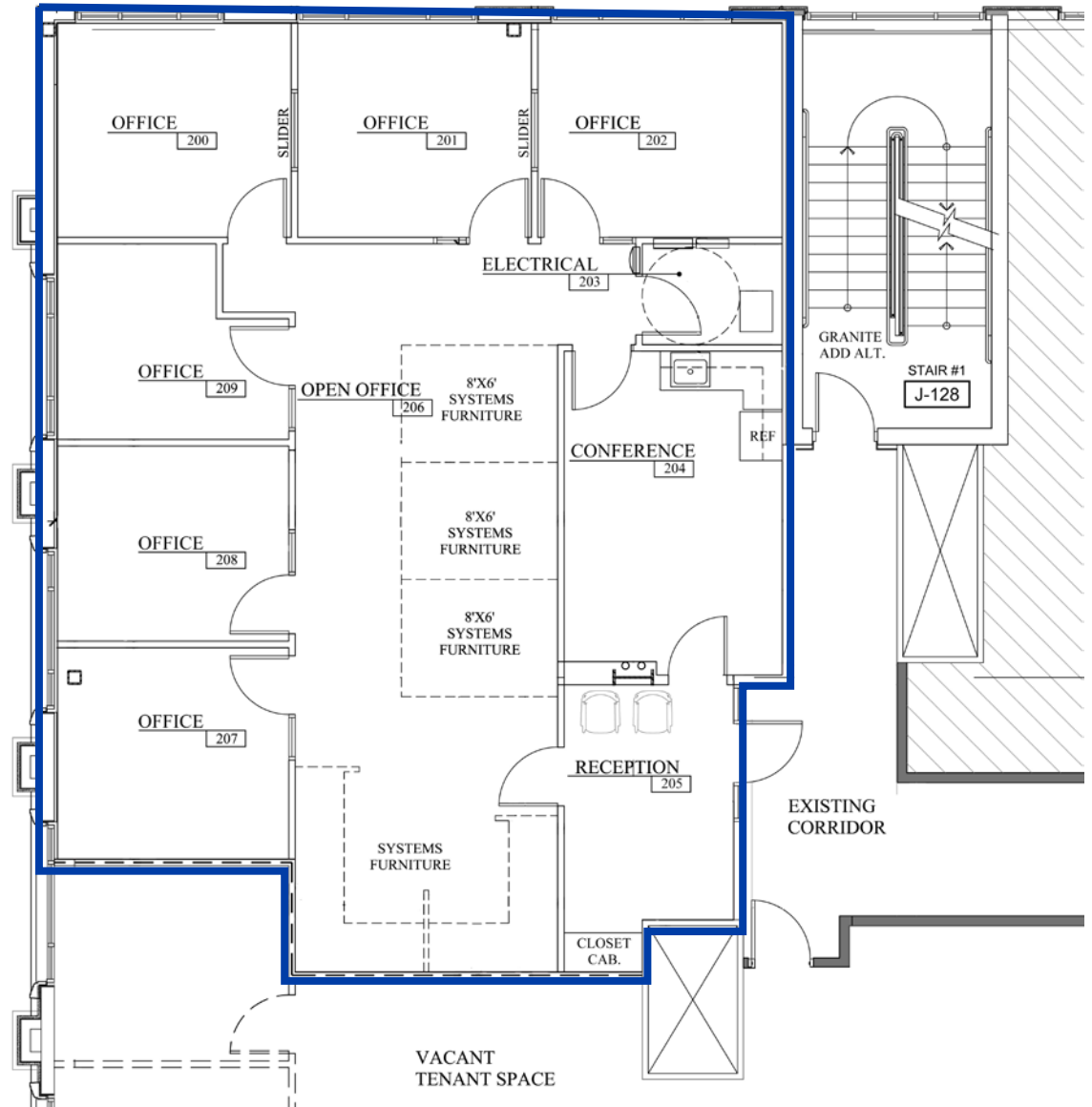
# THE VILLAGE AT MERIDIAN

3597 E MONARCH SKY LANE | MERIDIAN, ID 83646

## FLOOR PLAN | BUILDING J 2ND FLOOR

Space	Size	Condition
Ste J-270 (Ste 215)	1,933 RSF	2nd Generation

AVAILABLE APRIL 1, 2021



# THE VILLAGE AT MERIDIAN

3597 E MONARCH SKY LANE | MERIDIAN, ID 83646

## SUMMER ENTERTAINMENT

### SHOW FOUNTAIN

Bellagio-style world-class fountain choreographed to lights, music and color. Water shows through all seasons every hour. This is the most technologically advanced fountain in the world today!

### SUMMER CONCERT SERIES & OTHER TRAFFIC GENERATED EVENTS

Free and diverse concert series which runs all summer showcasing rock shows, jazz, a cappella and more.

5,000-8,000 attendees on average.

### LOCAL CHEF-DRIVEN CONCEPTS

Families can enjoy their meals outdoors open all seasons.

### OUTDOOR SEATING AREA

Relaxation and dining outdoors by the fountain. Benches, soft seating and a full grass turf area by the play structure.

### CHILDREN'S PLAY AREA

State-of-the-art play structure for all ages next to the food pavilions and fountain.



# THE VILLAGE AT MERIDIAN

3597 E MONARCH SKY LANE | MERIDIAN, ID 83646

## WINTER FESTIVITIES

### SHOW FOUNTAIN

Bellagio-style world class fountain choreographed to lights, music and color.

Water shows through all seasons every hour. This is the most technologically advanced fountain in the world today!

### TRAFFIC GENERATING EVENTS

Halloween activities and games. Fall harvest art festivals, Black Friday, and holiday events that are heated in the winter to keep the shows going.

### ALL WEATHER FOOD PAVILIONS

Families can enjoy their meals outdoors open all seasons. Pavilions stay open all winter. People can enjoy a meal pre or post event.

### ICE SKATING

Ice skating available all winter to customers and kids of all ages. Skate rentals available on-site. Professional ice skating shows.

### SANTA'S HOUSE

Kids can meet Santa and visit Santa's House, located in the middle of the park through the holidays.



# THE VILLAGE AT MERIDIAN

3597 E MONARCH SKY LANE | MERIDIAN, ID 83646



[VIEW 360°  
PROPERTY TOUR](#) 

