

1422 S. TECH LANE

Meridian, Idaho



FOR LEASE - CLASS "A" OFFICE



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Property Information



ADDRESS:	1422 S. Tech Lane, Meridian, ID
PROPERTY TYPE:	Class A Office
BUILDING SIZE:	±36,615 SF
LAND SIZE:	±3.49 acres
YEAR BUILT:	2009
AVAILABLE SF:	± 36,615 SF (divisible)
PARKING:	232 SPACES (6.4/1000 SF)
GREEN BUILDING RATING:	LEED Gold Certification
LEASE TYPE:	NNN (\$4.20)
LEASE RATE:	\$17.00/SF
TENANT IMPROVEMENTS:	Negotiable



HIGHLIGHTS

- Located off W. Overland Road in the Kennedy Commercial Center between Meridian Road interchange and Ten Mile Road interchange in the South Meridian submarket.
- Excellent freeway visibility to over 110,000 vehicles per day
- U.S Census ranks Meridian the 5th fastest growing city in the U.S.
- Multiple freeway access at Meridian and Ten Mile interchanges and centrally located within the Boise Valley
- Interstate electronic reader board and pylon signage available
- U.S. Green Building Council - LEED Gold Certification
- Corporate building branding opportunity



NEAREST AIRPORT

BOISE AIRPORT (BOI)
10-MILE DRIVE TO 1422 TECH LANE



TRAFFIC COUNT

WEST OVERLAND ROAD ± 13,725 VPD
INTERSTATE 84 ±110,500 VPD



ACCESS POINTS

ACCESS FROM INTERSTATE 84 AT
BOTH MERIDIAN ROAD AND TEN
MILE ROAD INTERCHANGES

Aerial



Aerial



DOWNTOWN
MERIDIAN
±2.0 miles

DOWNTOWN
BOISE
±11.0 miles



MERIDIAN ROAD

INTERSTATE 84 ±110,500 VPD



Aerial



KUNA
±9 miles

BOISE AIRPORT
±10 miles

Walgreens

LOWE'S

Walmart
Save money. Live better.

MERIDIAN ROAD

OVERLAND ROAD

TECH LANE

Wahcoz
Summer Fun Zone

Roaring Springs
Water Parks

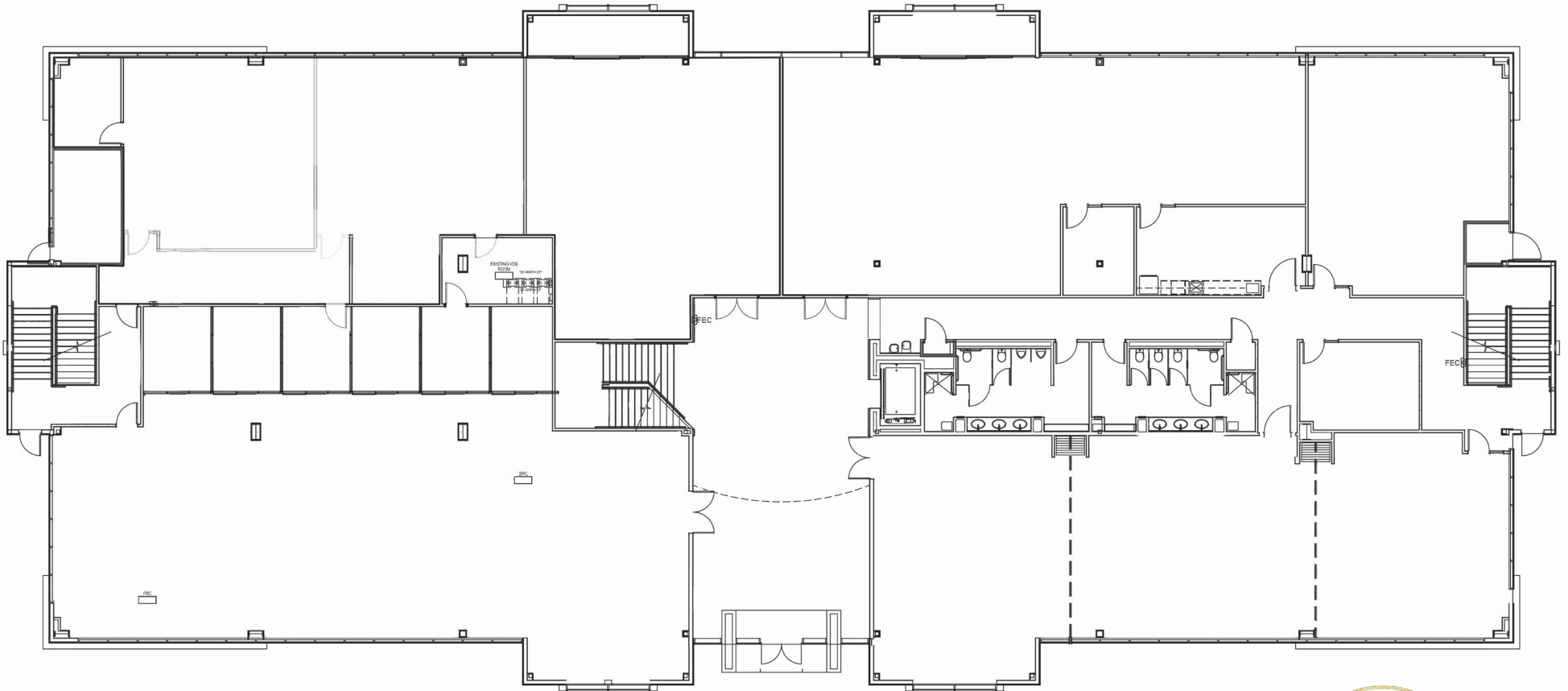
Pinz

84

INTERSTATE 84 (±110-500 VPD)

HiGHPOINT
an overland

Floor Plan



1st Floor - ±18,300 SF



Floor Plan

NAI Select



2nd Floor - ±18,300 SF



Area Overview



MAJOR EMPLOYER IN BOISE MSA	# OF EMPLOYEES
SAINT LUKE'S REGION MEDICAL CENTER	7,500
MICRON TECHNOLOGY	6,000
WEST ADA SCHOOL DISTRICT	4,100
BOISE SCHOOL DISTRICT	3,700
BOISE STATE UNIVERSITY	3,600
SAINT ALPHONSUS REGIONAL MEDICAL CENTERS	3,500
WALMART	2,900
CITY OF BOISE	2,000
HEWLETT PACKARD	1,900
J.R. SIMPLOT COMPANY	1,900

City of Meridian

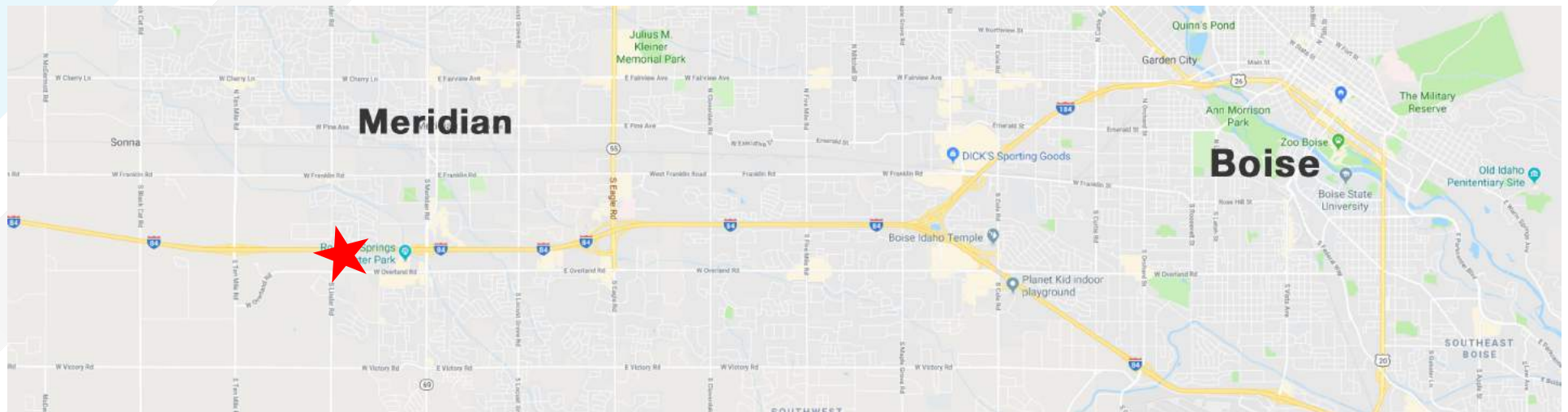
Meridian, Idaho is the most dynamic and fastest growing city in the state. With a current population of over 99,000, Meridian is home to some of the largest-master planned residential communities and has experienced 24% growth since 2010. It is part of the fastest growing area in the U.S. and is located just west of Boise, Idaho, The median age in the city is 34.4 years. The largest employers are Blue Cross, Scentsy and Idaho State Police.

Boise MSA

The area consists of five counties in southwestern Idaho, anchored by the cities of Boise and Nampa. It is the state's largest metropolitan area with a population of 725,168 and includes Idaho's three largest cities: Boise, Nampa, and Meridian. Nearly 40% of Idaho's total population lives in the Boise MSA. Boise is the third most populous metropolitan area and city in the United States' Pacific Northwest region, behind Seattle and Portland.

The Boise region is growing rapidly; on the West Coast, the Boise MSA has a higher net domestic in-migration rate than any other metro region. In the country, the Boise MSA ranked fifth for 2016 in-migration rates. As a result, Boise's population has more than doubled in the past 30 years.

Boise has a long history of being ranked near the top of the nation's best places to live, due to the region's quality of life, affordability, recreational opportunities, and great business environment.

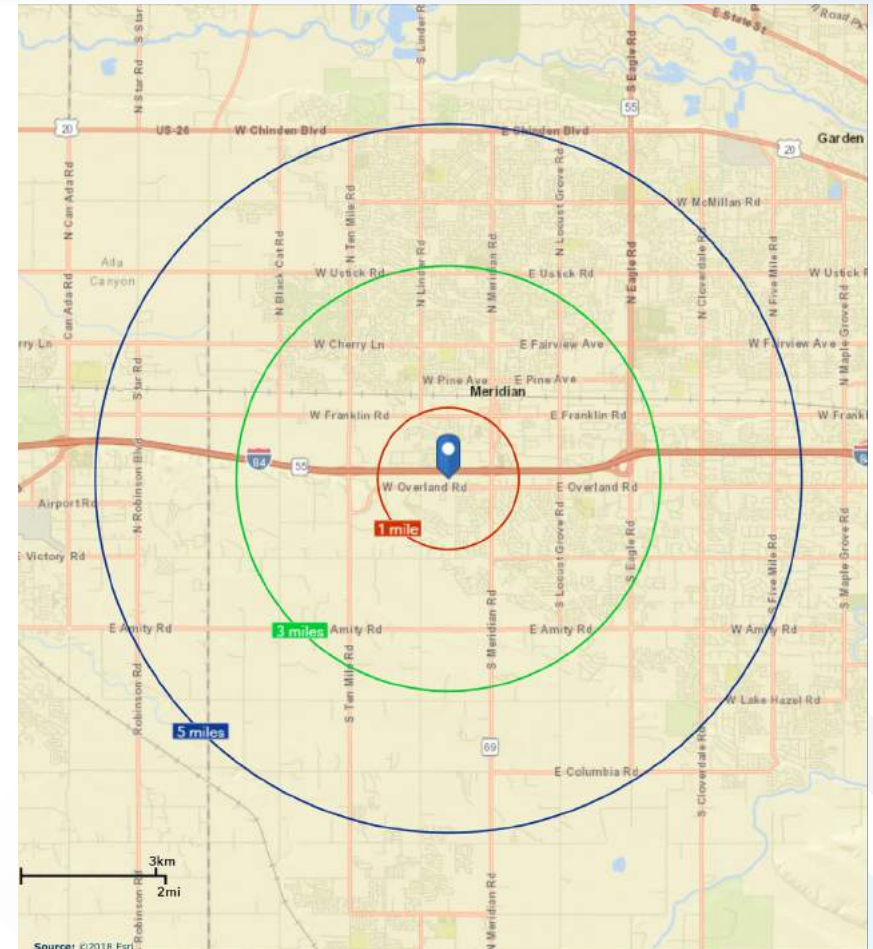


Demographic profile



2018 SUMMARY	1 Mile	3 Miles	5 Miles
Population	7,260	59,587	148,199
Households	2,567	21,199	49,782
Average Household Size	2.82	2.80	2.97
Median Age	34.4	34.9	34.8
Average Household Income	\$80,812	\$83,256	\$89,649

2023 ESTIMATE	1 Mile	3 Miles	5 Miles
Population	7,867	65,828	166,397
Households	2,781	23,399	55,785
Average Household Size	2.82	2.80	2.97
Median Age	34.3	35.2	35.2
Average Household Income	\$95,099	\$97,468	\$104,085



AVERAGE HOUSEHOLD INCOME OF \$80,812
WITHIN ONE MILE



POPULATION OF 148,199
WITHIN FIVE MILES

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