



COMMERCIAL

TALUS PROFESSIONAL PLAZA

MEDICAL OFFICE FOR LEASE / 3875 E OVERLAND ROAD / MERIDIAN, ID 83642



BEAUTIFUL CLASS A
MEDICAL OFFICE SPACE
FOR LEASE



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Shared conference room.

Monument signage available.

Covered patient drop-off area.

Excellent exposure on Overland Road.

Convenient access to I-84 interchange.

Located in Silverstone Business Campus.

Professional medical tenants such as Les Bois Neurology, NS Support, West Idaho Orthopedic, Saint Alphonsus Regional Medical Center, Superior Vein Care, Idaho Weight Loss and Ageless Men's Health.

HIGHLIGHTS



SPACE	SIZE	RATE
STE. 101	5,865 SF	\$22.50/SF NNN
STE. 104*	4,267 SF	\$22.50/SF NNN

*Available 11/1/22

SUBMARKET:	S. Meridian	AVAILABLE:	Immediately
BLDG. SIZE:	36,675 SF	TI ALLOWANCE:	Negotiable
BLDG. TYPE:	Medical Office	LEASE TERMS:	Negotiable
# OF FLOORS:	2	LEASE TYPE:	NNN
PARKING:	Surface	EST. NNN'S:	\$7.26/SF

(NNN's Include all utilities)

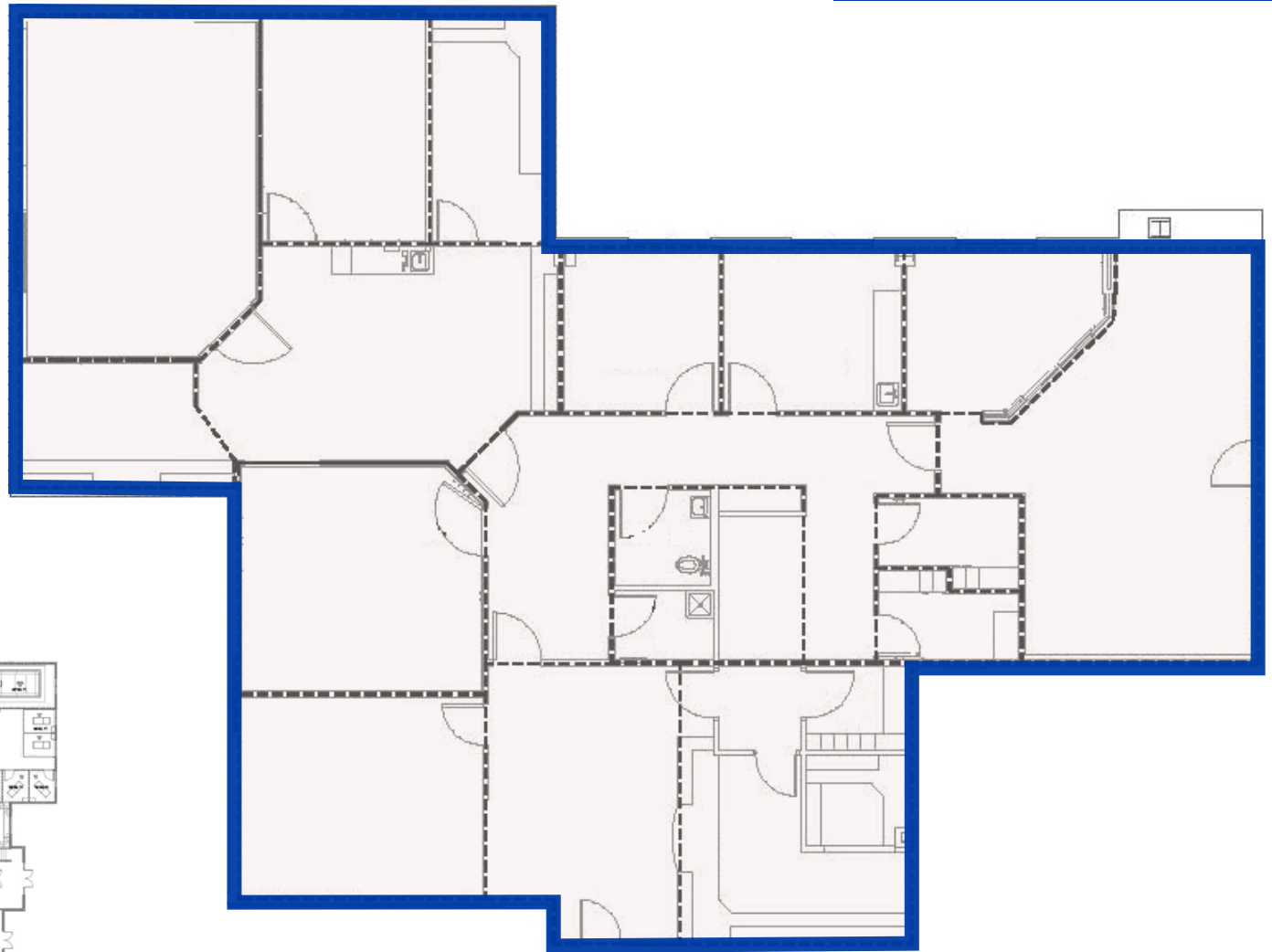
DETAILS

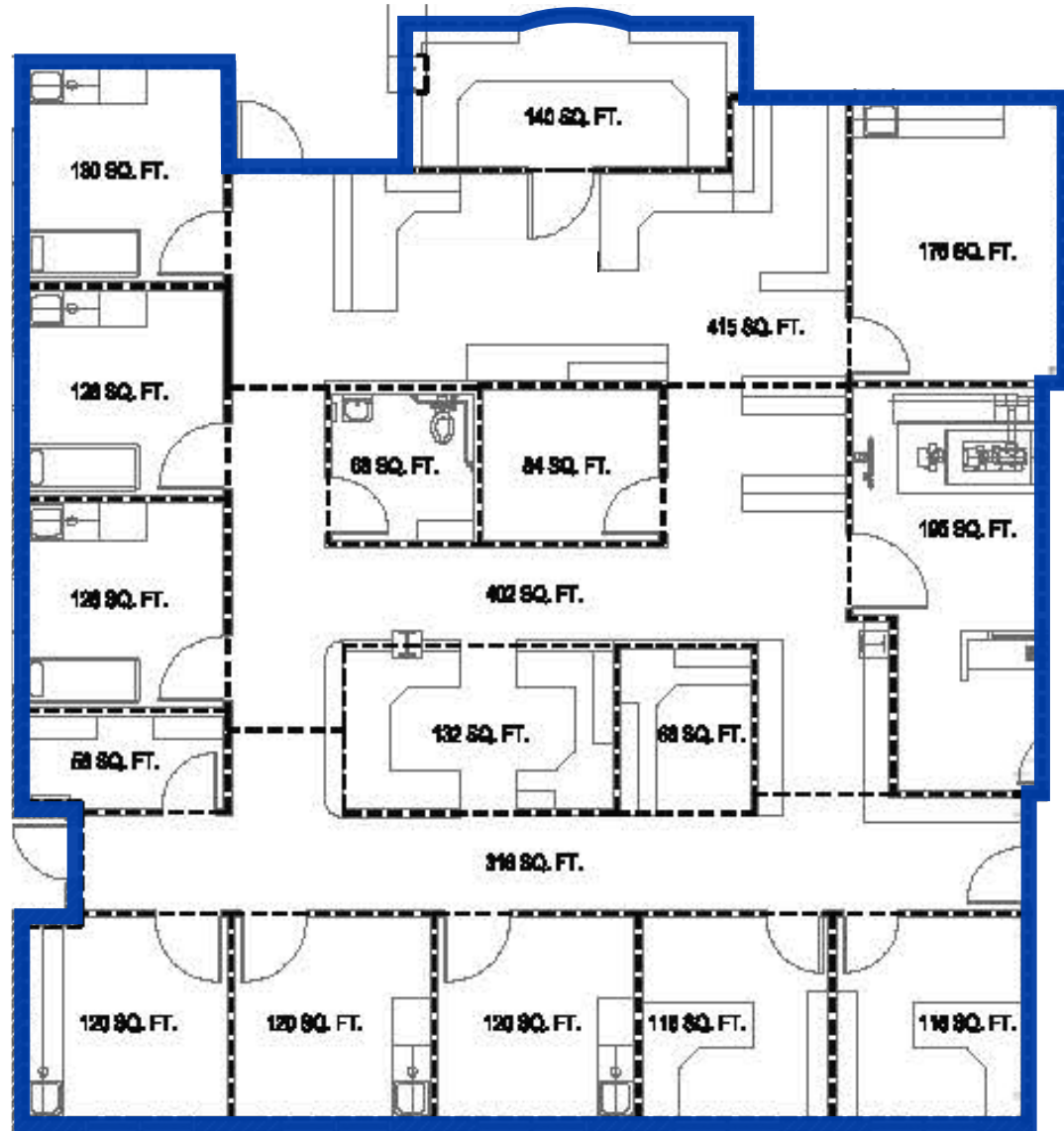


CONTACT



SUITE 101
5,865 SF





SUITE 104
4,267 SF



PROFESSIONAL MEDICAL TENANTS

LES BOIS NEUROLOGY

NS SUPPORT

WEST IDAHO ORTHOPEDIC

SAINT ALPHONSUS REGIONAL MEDICAL CENTER

SUPERIOR VEIN CARE

IDAHO WEIGHT LOSS

AGELESS MEN'S HEALTH



BUSINESS CAMPUS SETTING NEAR I-84

