



COMMERCIAL

TALUS PROFESSIONAL PLAZA

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



BEAUTIFUL CLASS A
MEDICAL OFFICE SPACE
FOR LEASE



CONTACT

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HIGHLIGHTS

- 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 Idaho Center for Reproductive Medicine, Treasure Valley Nasal Sinus Center, Les Bois Neurology, NS Support, West Idaho Orthopedic, Saint Alphonsus Regional Medical Center, Superior Vein Care, Idaho Weight Loss and Ageless Men's Health.

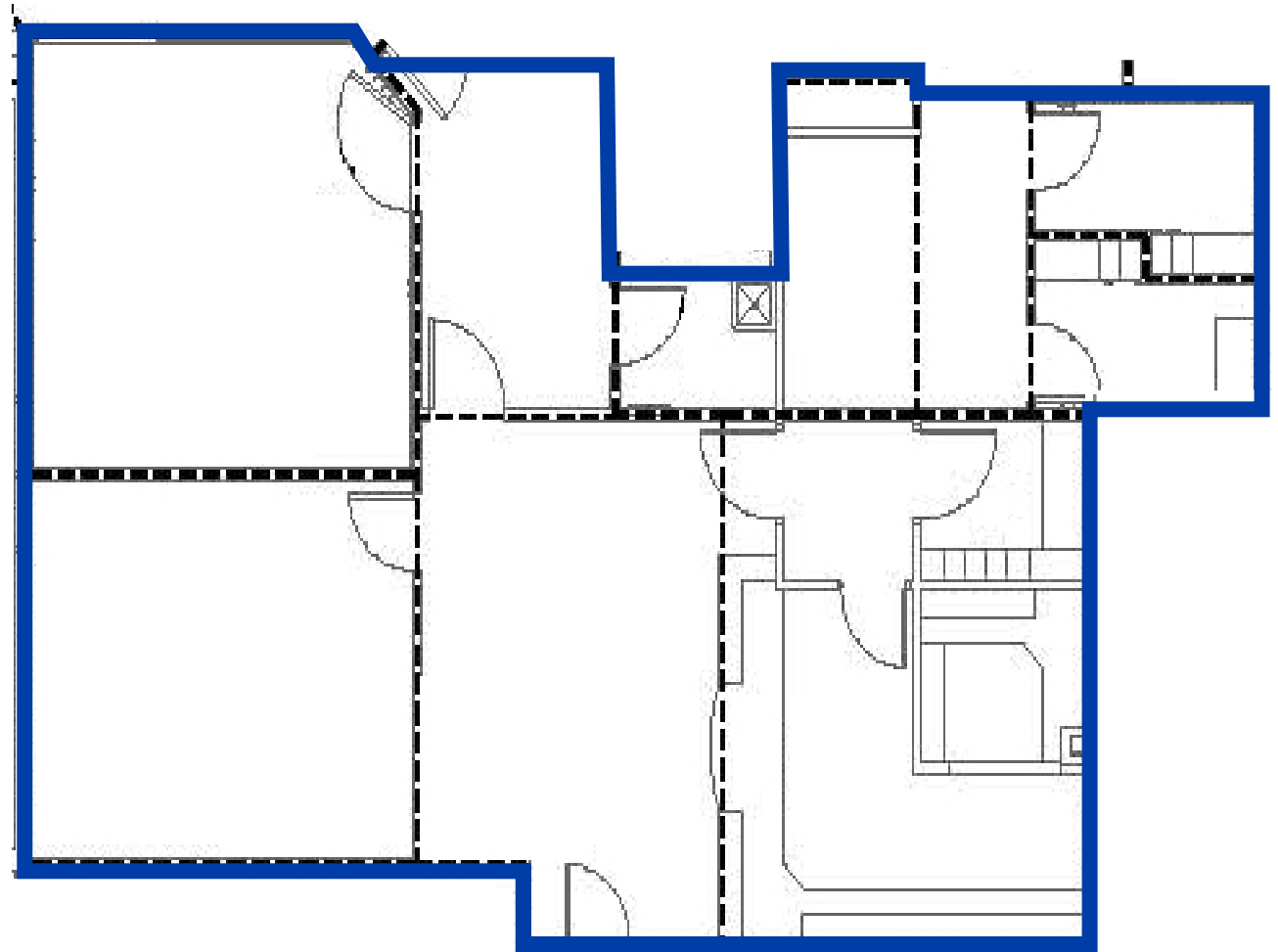
DETAILS

SPACE	SIZE	RATE
STE. 102	2,303 SF	\$22.50/SF NNN

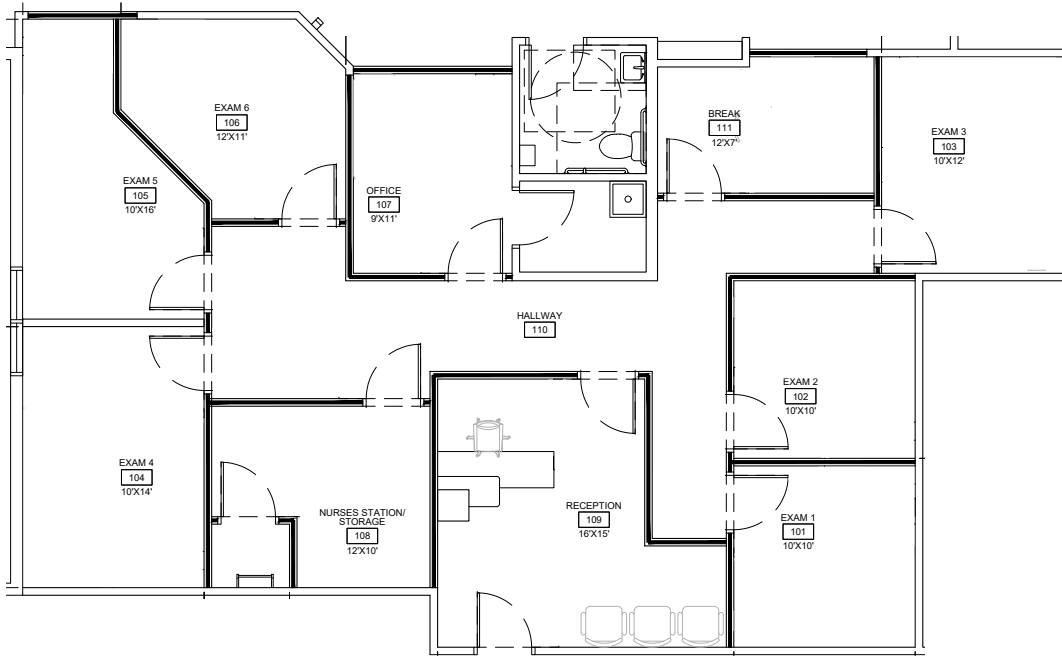
SUBMARKET:	S. Meridian	AVAILABLE:	Immediately
BLDG. SIZE:	36,675 SF	TI ALLOWANCE:	Negotiable
BLDG. TYPE:	Medical Office	LEASE TERMS:	Negotiable
# OF FLOORS:	2	LEASE TYPE:	NNN
PARKING:	Surface	EST. NNN'S:	\$7.26/SF <small>(NNN's Include all utilities)</small>

SUITE 102
2,303 SF

SUITE 101
5,865 SF



CONCEPTUAL LAYOUTS
FIRST FLOOR



OPTION 1 | CONCEPTUAL



OPTION 2 | CONCEPTUAL

Talus
PROFESSIONAL
PLAZA



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

IDAHO CENTER FOR REPRODUCTIVE MEDICINE

TREASURE VALLEY NASAL SINUS CENTER



BUSINESS CAMPUS SETTING NEAR I-84



ICOM
Idaho College of Osteopathic Medicine

GRAMERCY
DISTRICT

EL DORADO
BUSINESS CAMPUS

SILVERSTONE
CORPORATE CENTER + BUSINESS CAMPUS

EAGLE VIEW
LANDING

Blue Cross
of Idaho

St Luke's

Talus
PROFESSIONAL
PLAZA

Norco

POWERENGINEERS

UPS DISTRIBUTION
CENTER

EAGLE ROAD
48,494 VPD