

CLASS A OFFICE ON EAGLE RD | **FOR LEASE**

TOK
COMMERCIAL



THE POINT

PHASE II

AT EAGLE VIEW LANDING

1350 S RACKHAM WAY | MERIDIAN, ID 83642



READY FOR BUILDOUT

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PROPERTY INFORMATION

SUBMARKET:	S. Meridian	T.I. ALLOWANCE:	\$50-\$55/SF
BLDG TYPE:	Office/Medical	PARKING:	4:1,000
BLDG SIZE:	16,145 SF	LEASE TYPE:	NNN
BLDG QUALITY:	Class A	EST NNN'S:	\$6.00/SF
LEASE TERM:	7-10 Years		

AVAILABLE SPACE

SPACE	RSF	RATE
Suite 110	4,740 SF	\$30.00/SF, NNN
Suite 210	3,622 SF	\$30.00/SF, NNN

PROPERTY HIGHLIGHTS

New Class A professional office space with first- and second-floor opportunities ranging from 3,622 to 4,740 SF.

Located within Eagle View Landing, a prominent mixed-use destination featuring Topgolf, Idaho Central Credit Union, Hyatt Place, The Griddle, Houston Hot Chicken and additional retail, dining and service amenities.

Established co-tenancy with TaylorMed MRI and Shoulder Clinic of Idaho, adding to the building's strong professional environment.

Strategically positioned near St. Luke's Meridian Medical Center and Treasure Valley Hospital Surgery Center, with convenient access to Eagle Road and I-84.

Flexible buildout opportunities designed to accommodate a wide range of professional office users, with suites ready for tenant improvements.

Phase I is now fully occupied, demonstrating strong demand within the development.

FIRST FLOOR

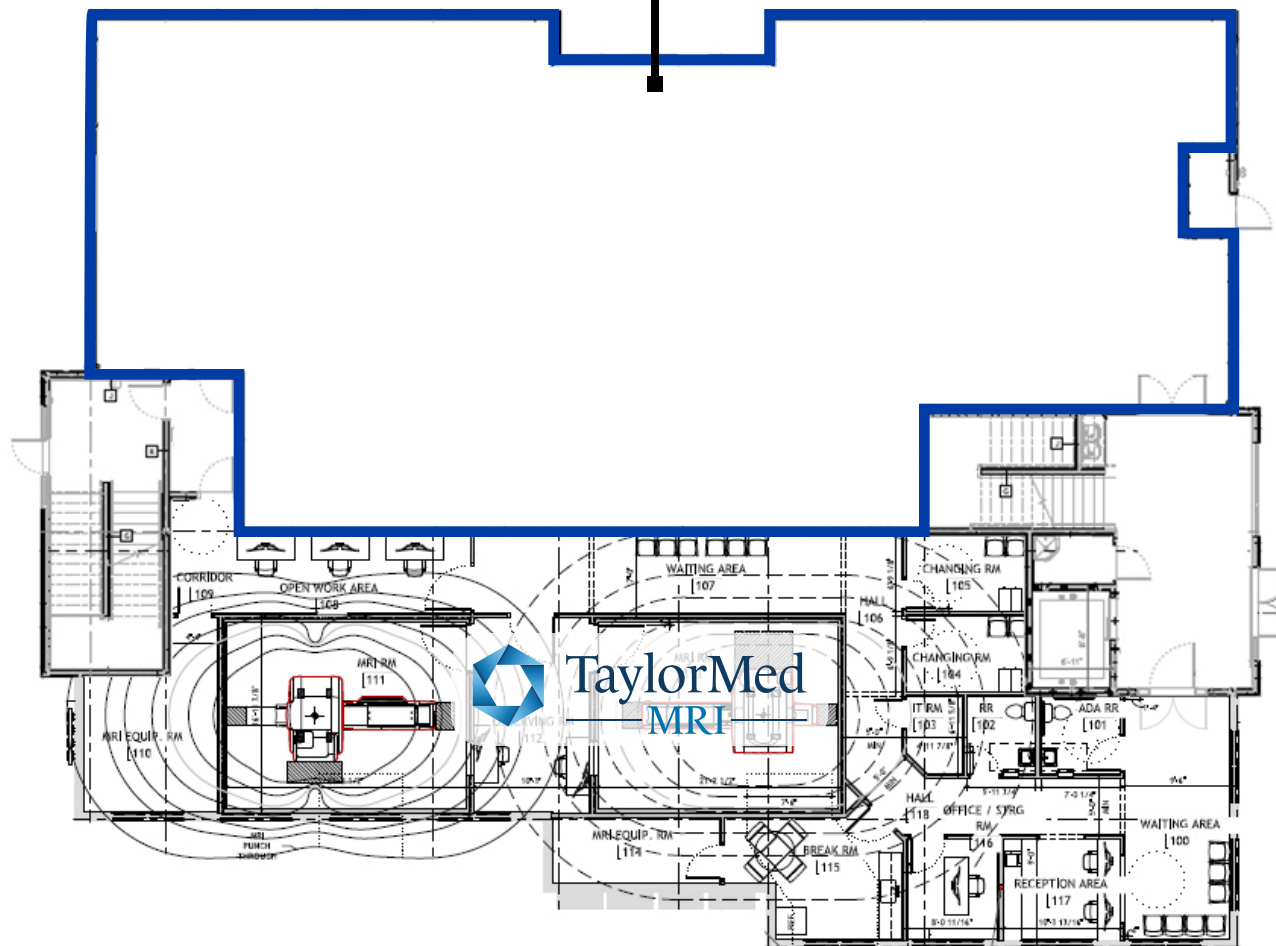
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FIRST FLOOR

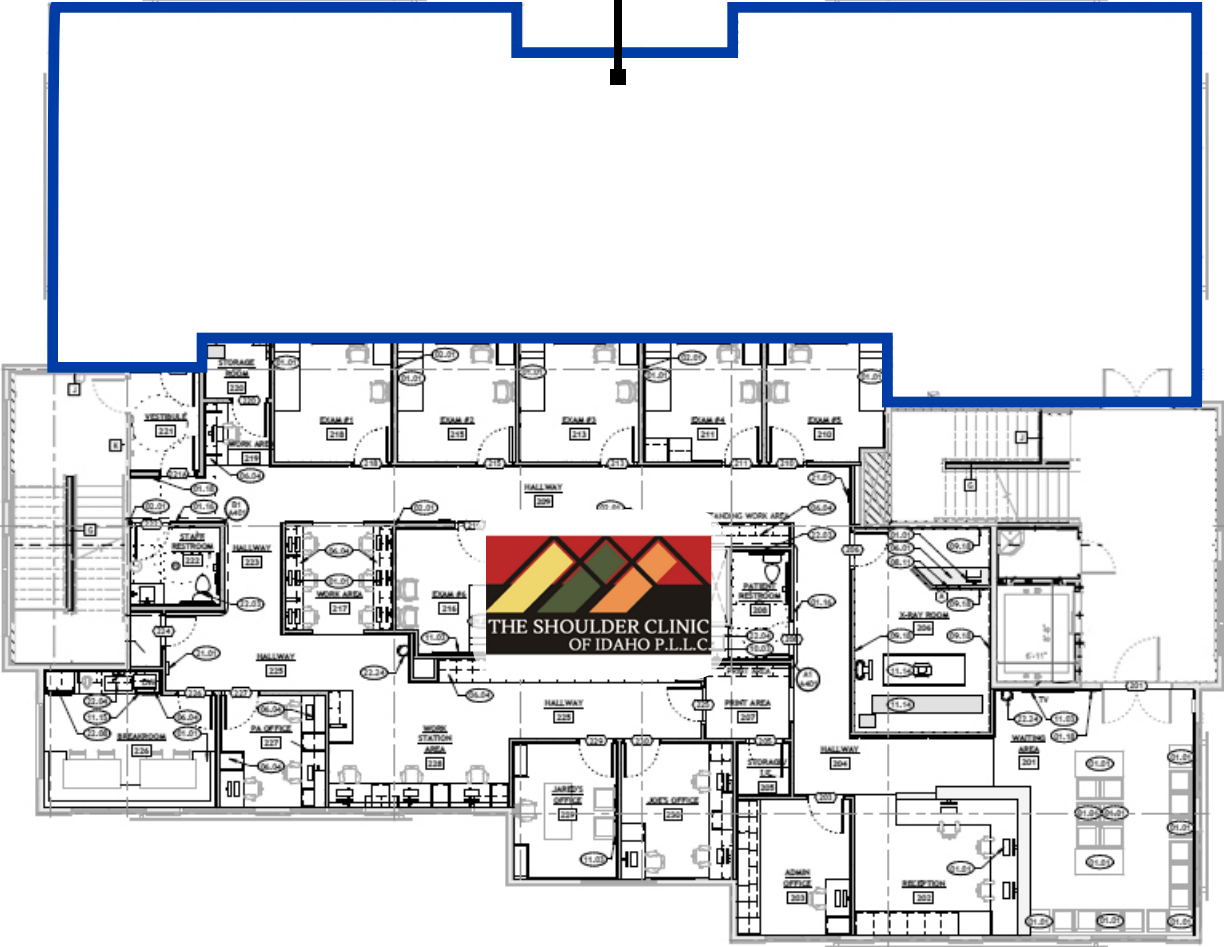
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SUITE 110
4,740 SF



SECOND FLOOR

SUITE 210
3,622 SF



SITE PLAN

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PHASE I - 100% LEASED



EAGLE VIEW
DENTAL



PHASE 1
100% LEASED

PHASE 2
AVAILABLE





SEAGLER RD



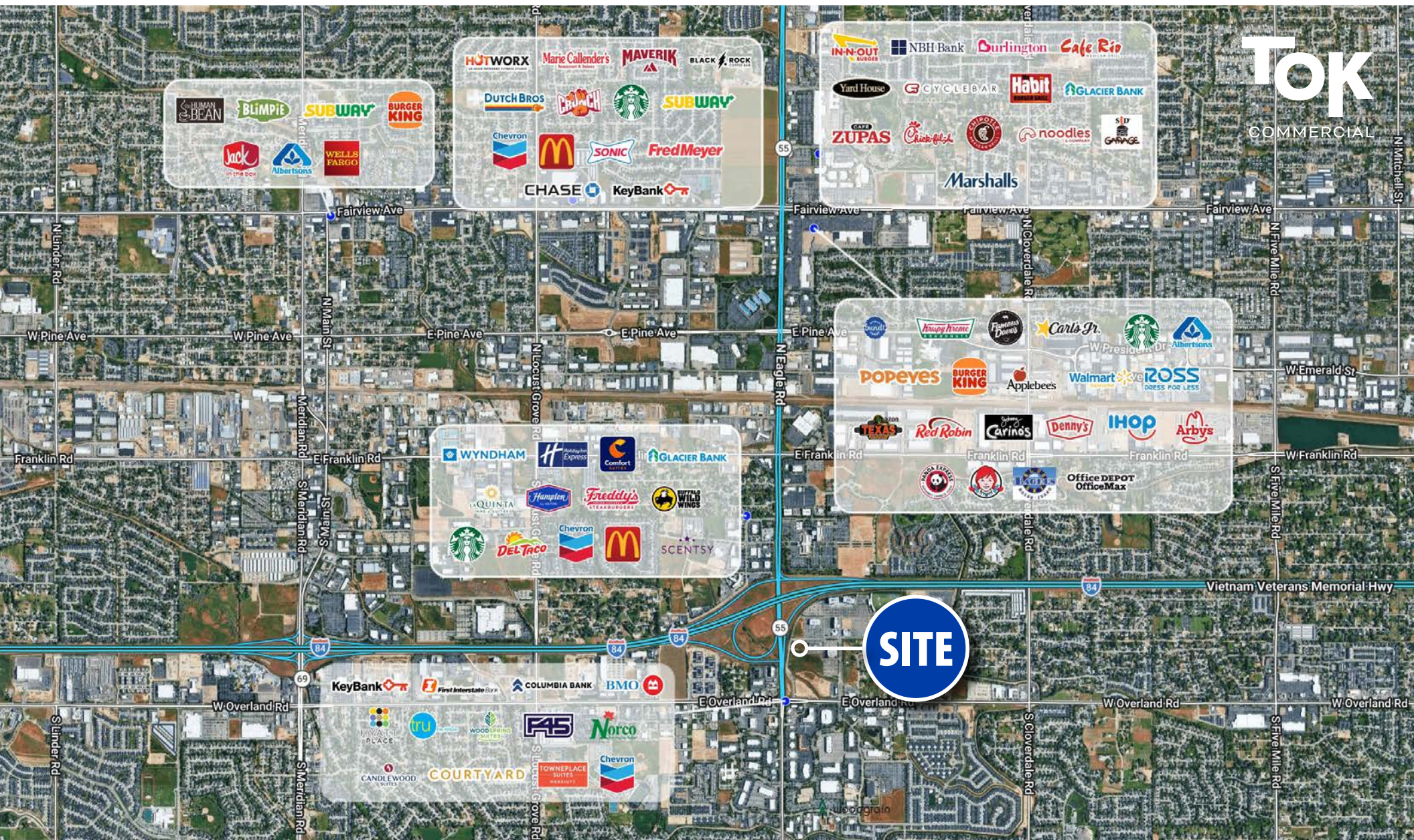
104,466 VPD

46,767 VPD



PREMIER LOCATION





1 MILE RADIUS



POPULATION
9,154



HOUSEHOLDS
3,943



AVG. HOUSEHOLD INC.
\$141,396

3 MILE RADIUS



POPULATION
90,704



HOUSEHOLDS
35,161



AVG. HOUSEHOLD INC.
\$133,980

5 MILE RADIUS



POPULATION
238,117



HOUSEHOLDS
91,493



AVG. HOUSEHOLD INC.
\$125,381

BOISE, IDAHO

AREA OVERVIEW

The Boise Valley is home to Idaho's capitol and serves as the center of commerce, politics, population, cultural events, and the blue field that personifies the Boise State Broncos. As a high desert community resting at the foot of the mountains, it is surrounded by thriving bedroom communities rich in their own histories and economies, bringing the metro area population to approximately 845,864. Experts estimate the MSA population will exceed 1,075,000 by 2050.

Although Idaho is world famous for its agriculture, it has an equally vibrant economic environment for high-tech, healthcare, education, transportation, service, tourism, and retail industries. Many nationally and globally recognized corporations have a home in the valley, including Micron Technology, Hewlett Packard, Amazon, Albertsons, J.R. Simplot Company, MotivePower, Materne, LambWeston, and many others.

Forbes consistently ranks the Boise Valley as one of the top places in the country to not only do business, but also for raising a family, entertainment, recreation and its high quality of life.



#3

BEST PERFORMING CITY
*Milken Institute



845,864

POPULATION



\$128,006

AVERAGE HOUSEHOLD
INCOME



3.6%

UNEMPLOYMENT
RATE