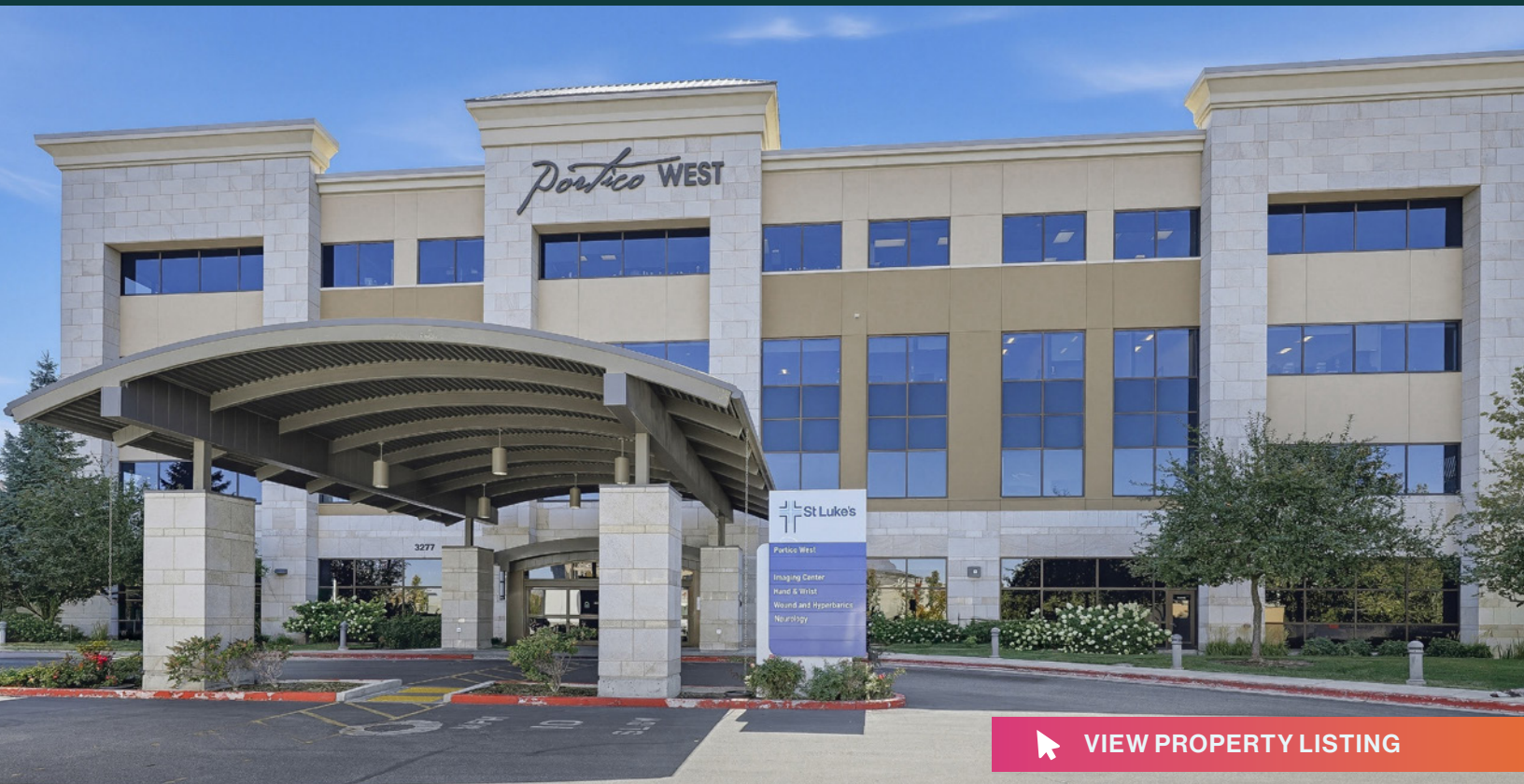


Portico West

3277 E Louise Drive, Meridian, ID 83642



[VIEW PROPERTY LISTING](#)

- Four-story Class A medical office building
- Steps away from St. Luke's Meridian Medical Center
- Ample parking options, including preferred gated and covered parking
- Adjacent to Eagle Road/I-84 interchange, one of the busiest corridors in the Boise metro
- Building and monument signage opportunities available
- Competitive lease rates with generous tenant improvement allowances

LEASING CONTACT

Jason Knorpp

208.283.8121

jason@commercialidaho.com



On-campus building at St. Luke's Meridian, connected to one of Idaho's largest health systems.

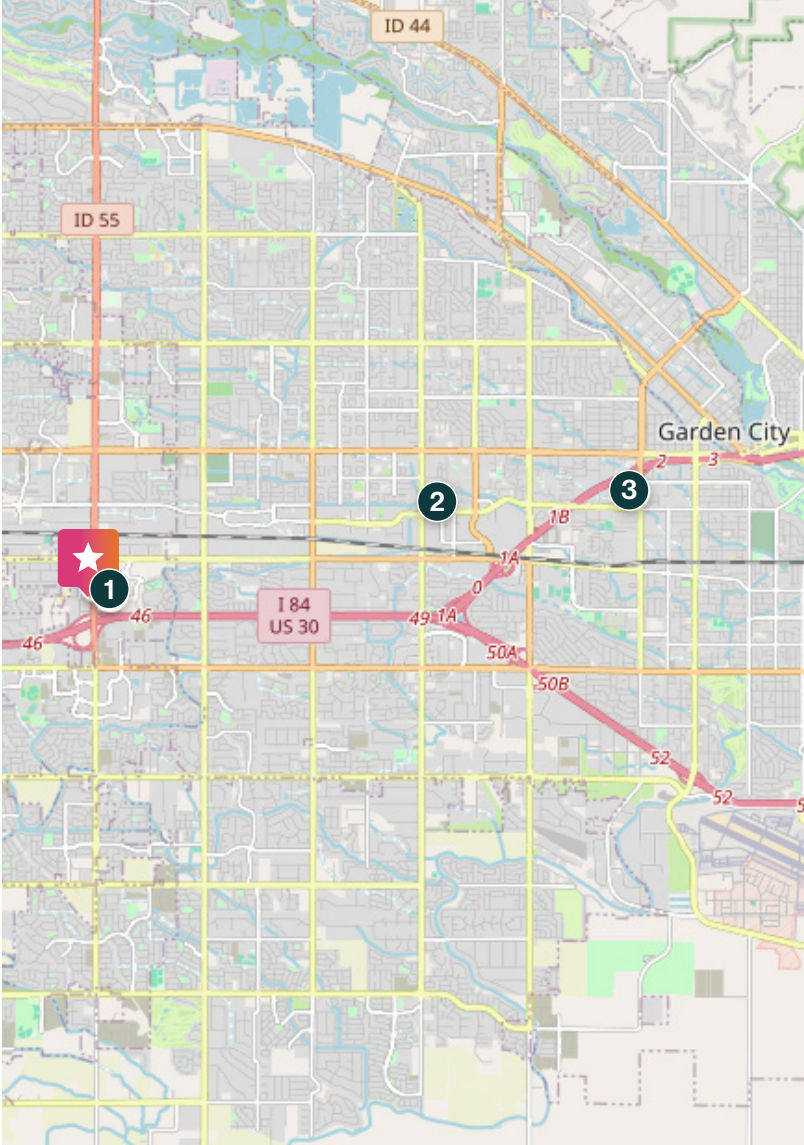
POPULATION
256,116

MEDIAN HOUSEHOLD INCOME
\$97,236

PERCENT OF POPULATION INSURED
93.3%

SOURCE: ESRI, 2026 (5 MILE RADIUS)

3277 E LOUISE DRIVE, MERIDIAN, ID 83642



NEARBY HOSPITALS

DISTANCE DRIVE TIME

1. St. Luke's Meridian Medical Center	0.2 mi	2 min
2. Treasure Valley Hospital	3.9 mi	11 min
3. Saint Alphonsus Regional Medical Center	7.1 mi	11 min

SURROUNDING POINTS OF INTEREST

- Touchmark at Meadow Lake Village
- Veranda Senior Living at Paramount
- The Village at Meridian
- Boise State University
- Boise Airport
- St. Luke's Clinic – Rehabilitation Services

STARTING LEASE TERMS

LEASE LENGTH

7+ years

OPERATING EXPENSES

\$12 / SF

LEASE RATE

\$25 / SF, NNN

TENANT IMPROVEMENTS

Negotiable

Available Suites

SUITE	FLOOR	AREA
300	Third Floor	3,779 RSF
301	Third Floor	1,400 RSF
305	Third Floor	730 RSF

THIRD FLOOR PLAN



AVAILABLE



LEASED

