

1422 S. TECH LANE

Meridian, Idaho



FOR LEASE - CLASS "A" OFFICE



Mike Erkmann, CCIM
208.229.2020 | 208.629.6003
mike@naiselect.com

Ben Kneadler
208.229.2020 | 208.353.2242
ben@naiselect.com

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



Franklin Rd

Meridian's major business centers
**TEN MILE CROSSING &
TEN MILE CREEK
BUSINESS PARKS**
(±0.5 miles)



Ten Mile Rd



Overland Rd

Meridian Rd



Aerial



DOWNTOWN
MERIDIAN
±2.0 miles

DOWNTOWN
BOISE
±11.0 miles

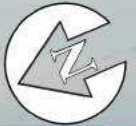


MERIDIAN ROAD

INTERSTATE 84 ±110,500 VPD



Aerial



KUNA
±9 miles

BOISE AIRPORT
±10 miles



MERIDIAN ROAD

OVERLAND ROAD

TECH LANE

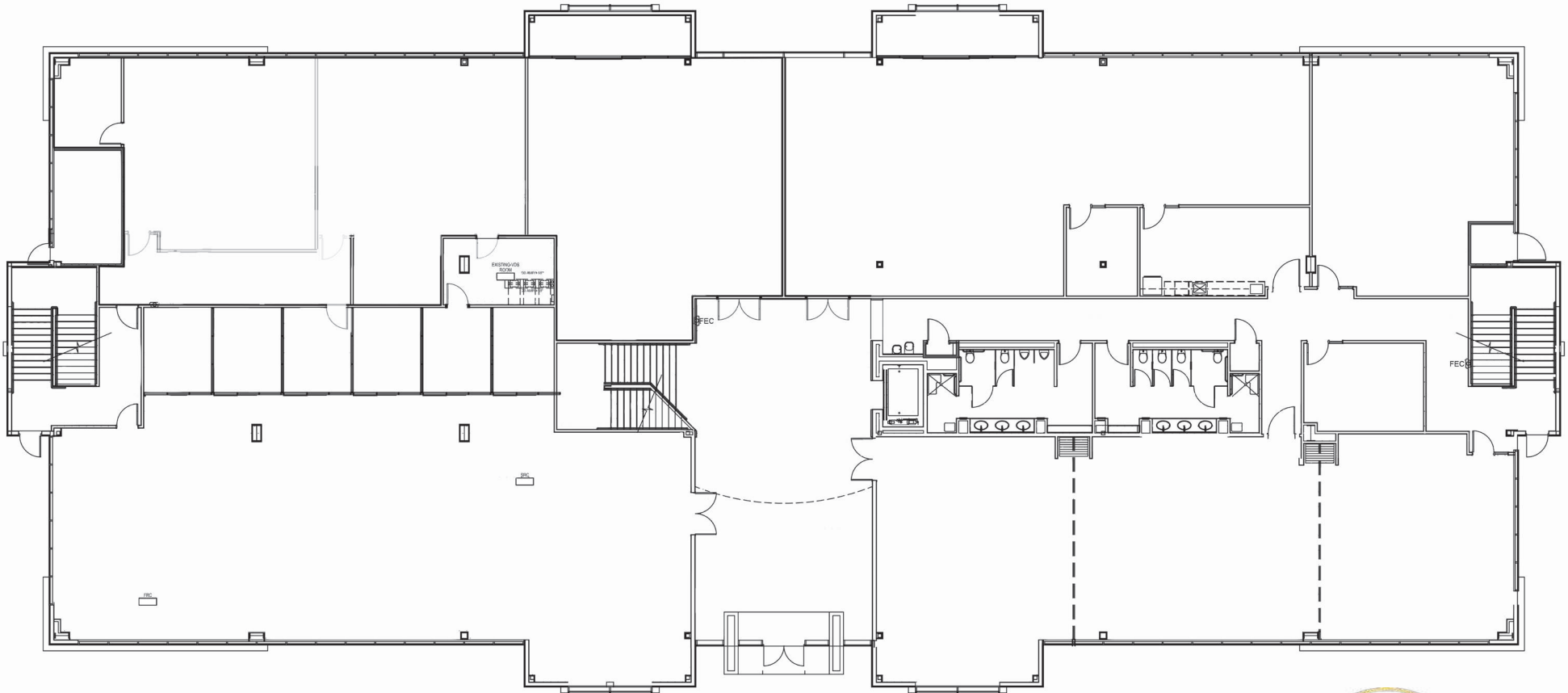


INTERSTATE 84 (±110-500 VPD)



Floor Plan

NAI Select



1st Floor - ±18,300 SF



Floor Plan

NAI Select



2nd Floor - ±18,300 SF



Area Overview



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.

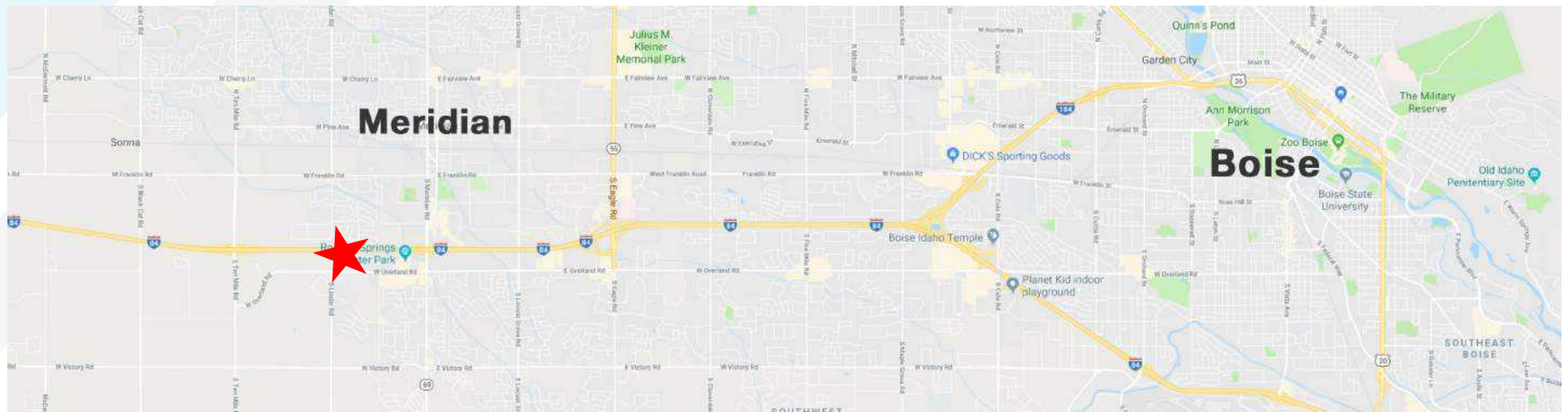
Boise MSA

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.

| 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 |

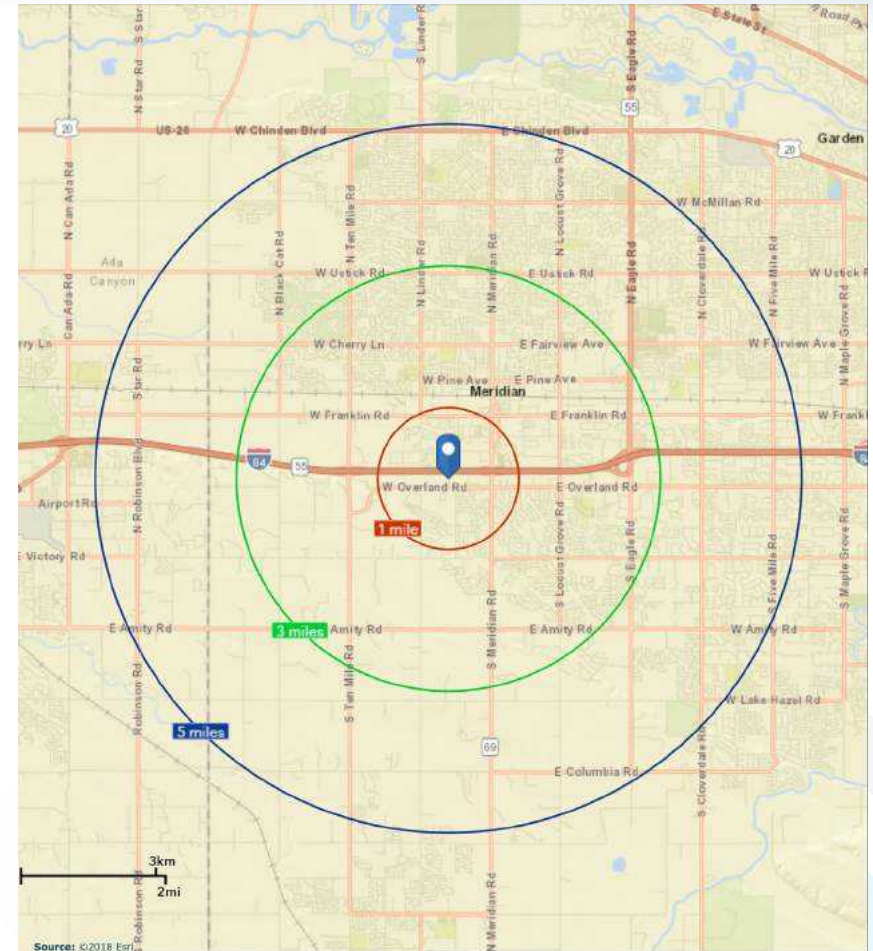


Demographic profile



| 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

Exclusive Contacts:

Mike Erkmann, CCIM
Principal
208.229.2020 | 208.229.6015
mike@naiselect.com

Ben Kneadler
Principal
208.229.2020 | 208.229.6002
ben@naiselect.com



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