



# 205 E WATERTOWER ST

## *Meridian Idaho*

### Property Description

Presenting a remarkable opportunity to lease a substantial single-level commercial space with an impressive 12,312 square feet, this versatile property is perfect for a variety of business uses, from retail to office or service-oriented operations. The space comes equipped with essential amenities providing a comfortable setting for both employees and customers. This commercial space is strategically located in a rapidly growing area of Meridian, making it an ideal choice for businesses looking to expand or establish themselves in a thriving market.

### Property Highlights

- Corporate HQ – Ample parking and flexible layout suit a cohesive team environment.
- Multi-Tenant Leasing – Building can be split into two mid-size office/trade units.

### Offering Summary

<b>Lease Rate:</b>	<b>\$13.00 SF/yr (NNN)</b>
<b>NNN Expenses</b>	<b>\$7.60 SF/yr</b>
<b>Number of Units:</b>	<b>1</b>
<b>Lot Size: Building</b>	<b>1.43 Acres</b>
<b>Size:</b>	<b>2,312 SF</b>

<b>Demographics</b>	<b>1 Mile</b>	<b>3 Miles</b>	<b>5 Miles</b>
<b>Total Households</b>	<b>2,193</b>	<b>17,203</b>	<b>41,215</b>
<b>Total Population</b>	<b>5,879</b>	<b>47,955</b>	<b>117,384</b>
<b>Average HH Income</b>	<b>\$58,297</b>	<b>\$71,821</b>	<b>\$79,391</b>



Each Office Independently  
Owned and Operated  
KW Commercial

**Tricia Callies**  
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1065 S. Allante Place, Boise, ID 83709

# 205 E. Watertower Meridian, ID 83642

## Lease Information

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	6,156 - 12,312 SF	Lease Rate:	\$13.00 SF/yr

## Available Spaces

Suite	Tenant	Size (SF)	Lease Type	Lease Rate	Description
■ Entire Building	Available	12,312 SF	NNN	\$13.00 SF/yr	-
■ Side A	Available	6,156 SF	NNN	\$13.00 SF/yr	-
■ Side B	Available	6,156 SF	NNN	\$13.00 SF/yr	-



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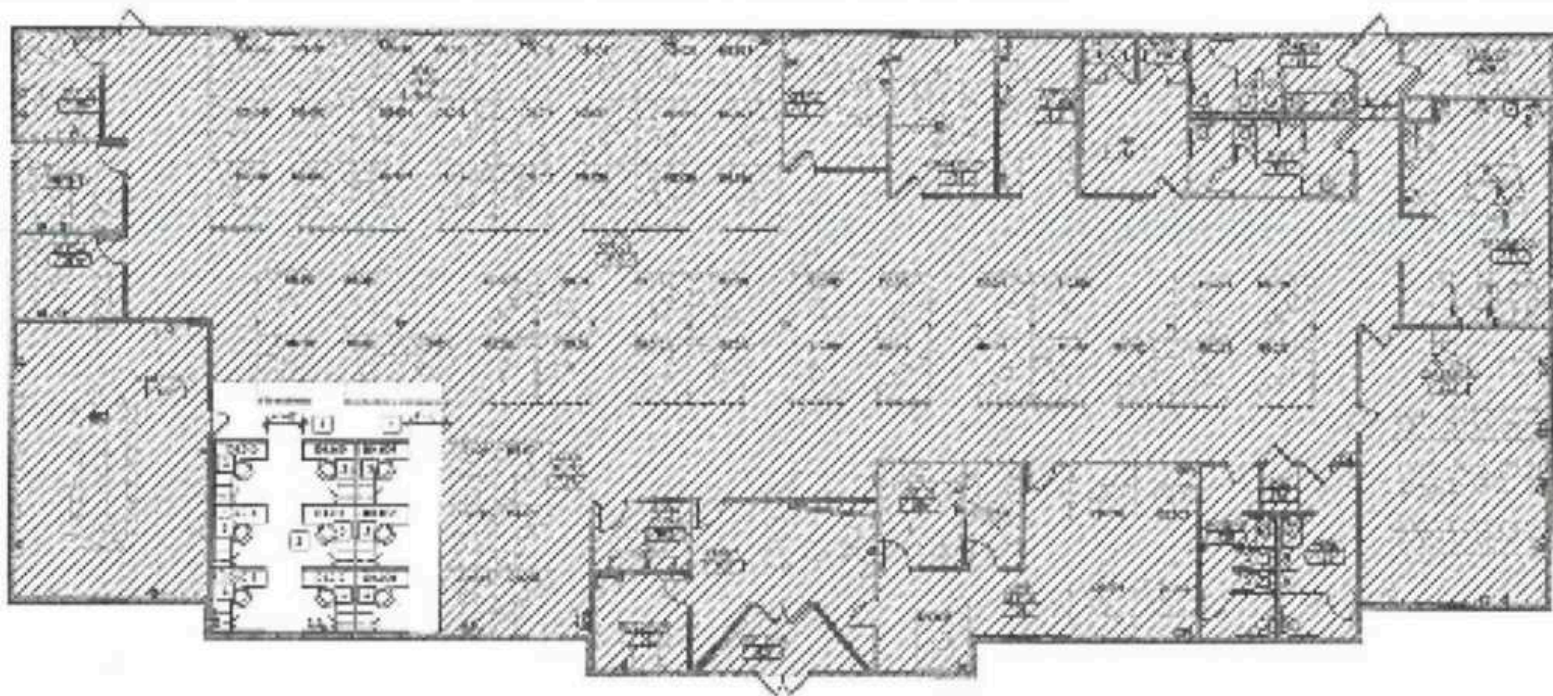
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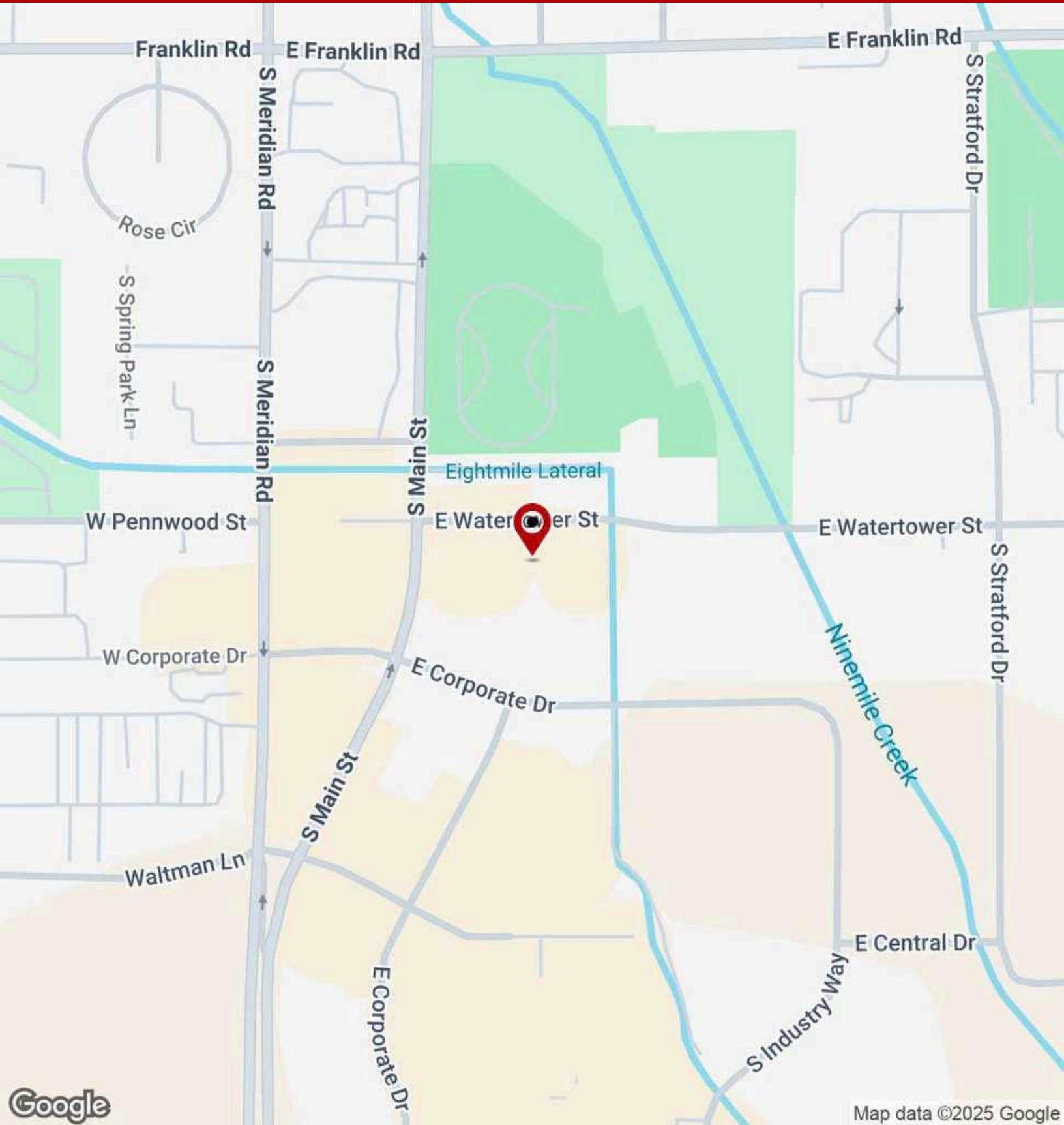
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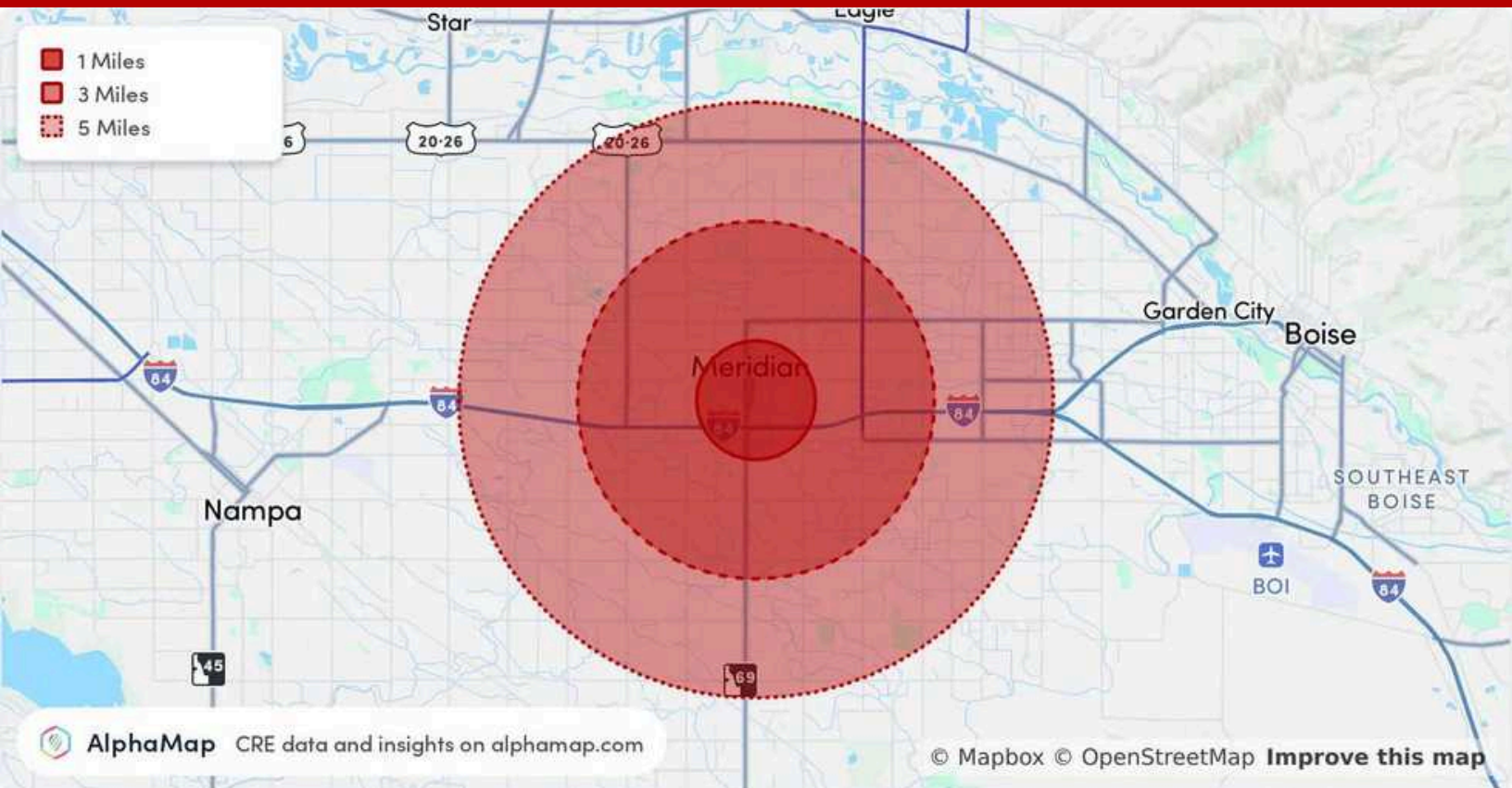


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Population	1 Mile	3 Miles	5 Miles
Total Population	6,880	85,278	205,613
Average Age Average	38	38	39
Age (Male) Average	37	37	38
Age (Female)	39	39	40
Household & Income	1 Mile	3 Miles	5 Miles
TotalHouseholds	2,668	31,392	73,452
Persons per HH	2.6	2.7	2.8
Average HH Income	\$95,081	\$116,105	\$123,917
Average House Value	\$515,725	\$541,646	\$568,994
Per Capita Income	\$36,569	\$43,001	\$44,256

Map and demographics data derived from AlphaMap



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