



1,267 SF AVAILABLE



**1905 South Topaz
Way Meridian, Idaho
83642**

SUITE 110

1,267 RSF AVAILABLE

PROPERTY HIGHLIGHTS

Lease Rate	\$24.00/PSF
Est. NNN	\$5.60/SF
T.I. Allowance	Negotiable, Contact Agents
Space Status	Ready to Start Construction
Lot Size	0.631 Acres
Zoning	City of Meridian C-G
Parking	On-Site Parking Provided
Parcel #	R7909850150
Availability	Contact Agents for Details



JENNIFER MCENTEE

Senior Director
Office/Investment Specialist +1
208 287 9495
jennifer.mcentee@cushwake.com

BRAYDON TORRES

Associate
Office Specialist
+1 208 207 9485
braydon.torres@cushwake.com

BREE WELLS

Director
Office Specialist
+1 208 287 9492
bree.wells@cushwake.com

999 West Main Street, Ste 1300
Boise, Idaho 83702
Main +1 208 287 9500
Fax +1 208 287 9501



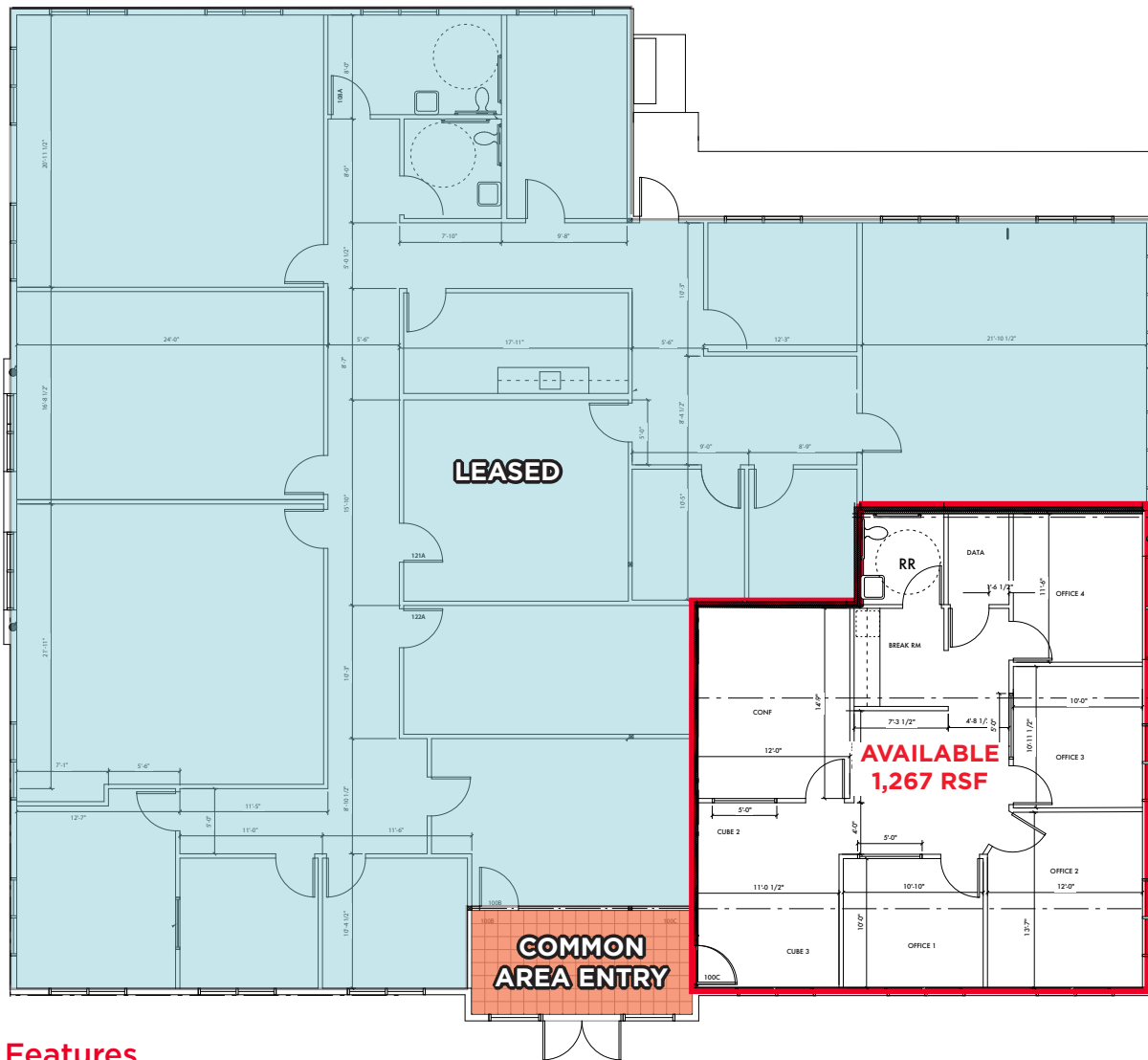
OFFICE SPACE AVAILABLE

Suite 110 | 1905 South Topaz Way, Meridian, Idaho 83642

FOR LEASE - 1,267 RSF - \$24.00/PSF



OFFICE SPACE - CUSTOM BUILD-OUT OPTIONS - 1,267 RSF - \$24.00/PSF



Listing Features

- Soon to be constructed professional office spaces
- Custom build-out options available
- Space delivered as vanilla shell, contact agents for build-out options and tenant improvement allowance
- Conveniently located in the Silverstone Business Park in Meridian
- Easy access to & from surrounding areas on Overland Road, Eagle Road & Interstate 84 on/off ramp 46
- Surrounded by various retailers, restaurants, financial institutions and other professional services
- Contact agents to discuss various uses and delivery details today - builder ready to start construction!!

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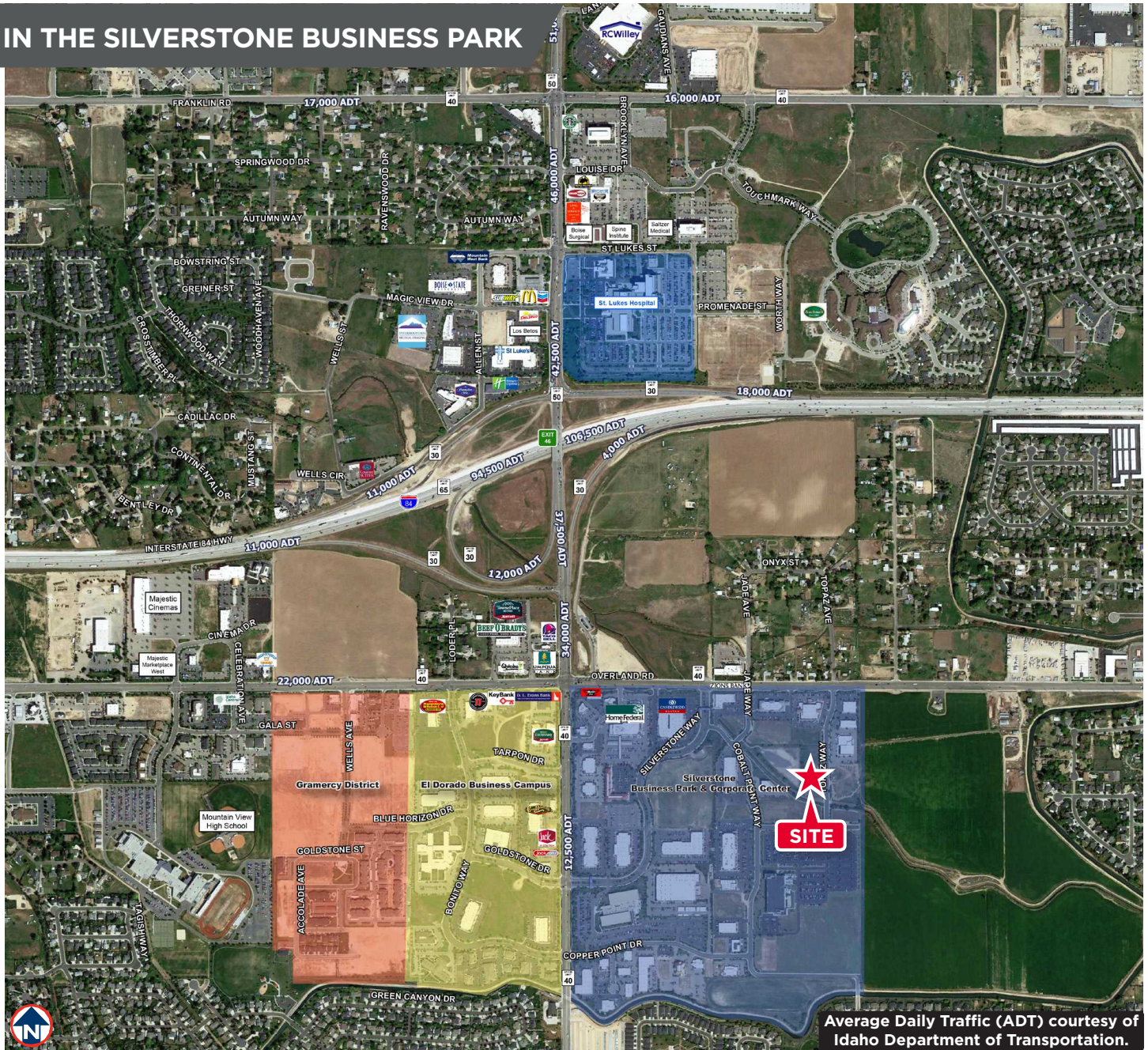
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IN THE SILVERSTONE BUSINESS PARK



Average Daily Traffic (ADT) courtesy of Idaho Department of Transportation.

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- LOCATED IN A GROWING AREA IN MERIDIAN -

In the identified area, the current year population is 209,377. In 2010, the Census count in the area was 178,080. The rate of change since 2010 was 1.98% annually. The five-year projection for the population in the area is 229,610 representing a change of 1.86% annually from 2018 to 2023.



	1 mile	3 miles	5 miles
Population			
2000 Population	2,105	37,839	132,251
2010 Population	5,071	56,949	178,080
2018 Population	6,828	71,350	209,377
2023 Population	7,754	79,526	229,610
2000-2010 Annual Rate	9.19%	4.17%	3.02%
2010-2018 Annual Rate	3.67%	2.77%	1.98%
2018-2023 Annual Rate	2.58%	2.19%	1.86%
2018 Male Population	49.5%	49.2%	49.3%
2018 Female Population	50.5%	50.8%	50.7%
2018 Median Age	36.5	36.3	35.3
Households			
2000 Households	681	12,896	46,726
2010 Households	1,686	19,961	64,263
2018 Total Households	2,253	24,988	75,226
2023 Total Households	2,564	27,868	82,426
2000-2010 Annual Rate	9.49%	4.47%	3.24%
2010-2018 Annual Rate	3.58%	2.76%	1.93%
2018-2023 Annual Rate	2.62%	2.21%	1.84%
2018 Average Household Size	3.02	2.84	2.76
Average Household Income			
2018 Average Household Income	\$106,910	\$89,785	\$79,614
2023 Average Household Income	\$123,909	\$104,349	\$92,608
2018-2023 Annual Rate	3.00%	3.05%	3.07%
Data for all businesses in area			
	1 mile	3 miles	5 miles
Total Businesses:	349	3,139	6,926
Total Employees:	4,747	42,088	99,713

- THE BOISE METRO AREA IS THE FASTEST-GROWING AREA IN THE U.S. -

By all metrics, Boise is booming, according to a new Forbes list of the fastest-growing cities in the country. Idaho's capital swept the competition, exceeding 2017 expansion projections "by nearly every metric that matters," the business magazine wrote. And according to Moody's Analytics, the firm that provides data for Forbes' annual list, Boise's growth spurt is likely to continue. Boise ranked 11th on last year's list. "(Boise has) the pieces in place. It's got the location, it's got low cost, a healthy tech presence," Moody's senior economist Adam Kamins told Forbes. Boise's population grew 3.08 percent in 2017 — the highest percentage growth for any major metro area, Forbes said.

Read more here: <https://www.forbes.com/sites/samanthasharf/2018/02/28/americas-fastest-growing-cities-2018/#2c5f8ed745dc>