

SILVERSTONE PLAZA

OFFICE CONDO FOR LEASE

3405 E. OVERLAND RD, SUITE 360
MERIDIAN, IDAHO 83642



KARENA GILBERT, SIOR
Vice President
+1 208 488 3164
karena.gilbert@cbre.com

KYLE UHLENKOTT
Senior Associate
+1 208 488 3161
kyle.uhlenkott@cbre.com

SAMUEL LUNDY
Associate
+1 208 600 2684
samuel.lundy@cbre.com



PROPERTY HIGHLIGHTS

SILVERSTONE PLAZA

- + **PRIME LOCATION & ACCESSIBILITY**
Central Treasure Valley address with I-84 access and prominent Overland Rd. frontage and views, surrounded by retail and services.
- + **MODERN & UPSCALE**
Class A office condo with upgraded finishes throughout.
- + **BUSINESS AMENITIES**
Access to Silverstone Amenity Center (boardrooms, concierge, meeting spaces).
- + **CONVENIENT FEATURES**
Secured onsite parking (canopy coverage), expansive views, and a flexible floor plan (breakroom, conference room, private offices).

Address	3405 Overland Rd Suite 360 Meridian, Idaho 83642
Market/Submarket	Boise MSA
Square Footage	Total Building: ±124,000 SF Available: ±5,941 SF
For Lease	\$30/ PSF/Full Service
Parking Ratio	4/1,000 SF
Available	October 10, 2026



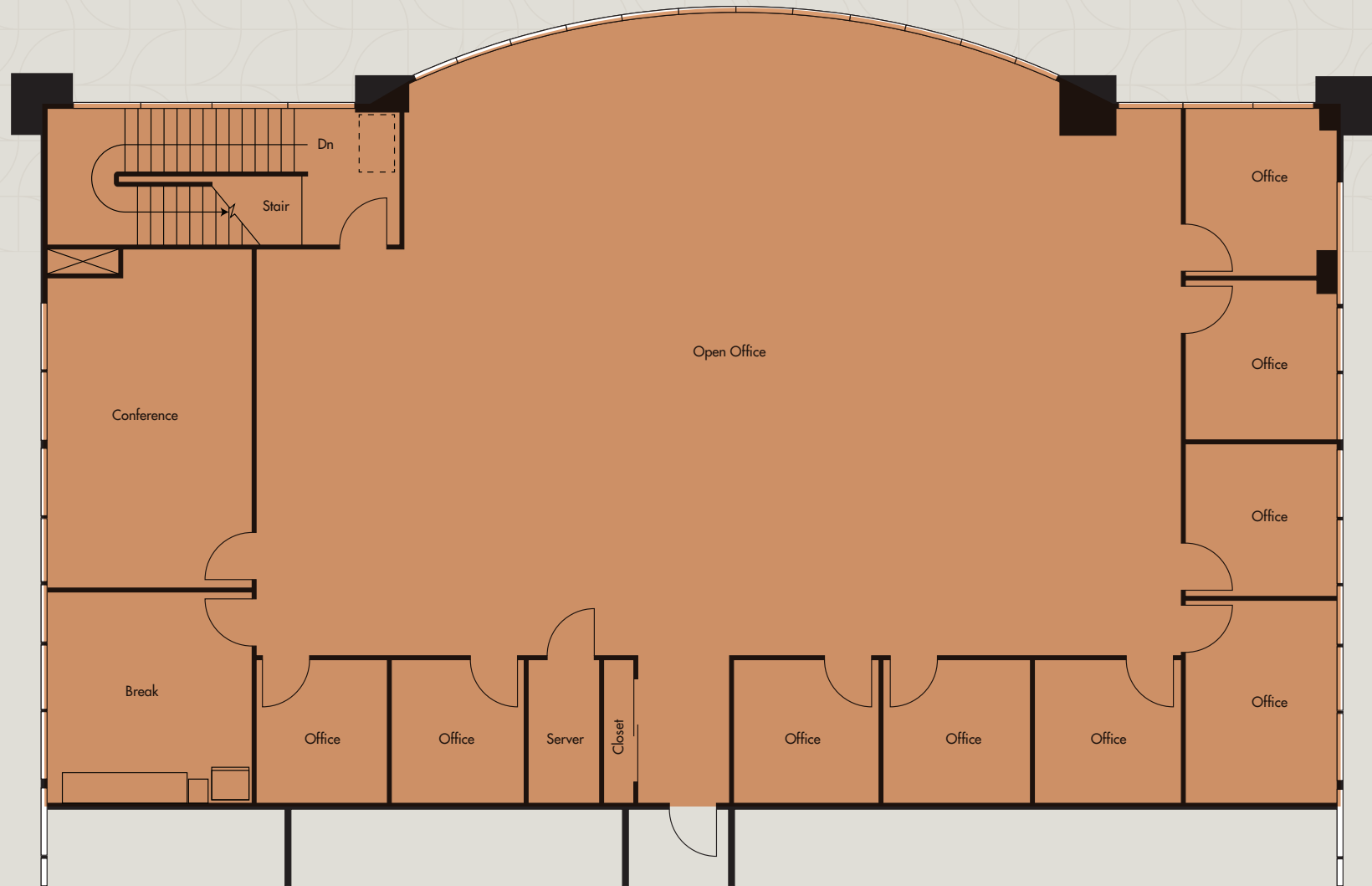
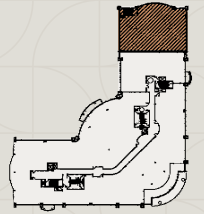
SIGNAGE OPPORTUNITY



FLOOR PLAN

SUITE 360

CONTACT AGENT FOR SHOWING. DO NOT DISTURB TENANT.



AERIAL MAP

3405 E. OVERLAND RD.

Drive times are approximate without traffic



- + CENTRAL TREASURE VALLEY LOCATION
- + EASY INTERSTATE ACCESS
- + SURROUNDED BY A VARIETY OF AMENITIES AND SERVICES

AMENITY MAP

3405 E. OVERLAND RD.



UNAI JOSH
BURRITO

Molcajete

Boise
FRY Co.

PORTY HOME
PRESERVE

Happy Teriyaki

THE Grill
WOOD COOKIN'

PUB & GRILL

Red Tort

TOWNEPLACE
SUITES

QDOBA
MEXICAN EATS

Pita Pit

PUB & GRILL

TACO BELL

HOUSTON
HOT CHICKEN

TOROS
TACOS

BROS

HOOD
A Culinary Concept

84

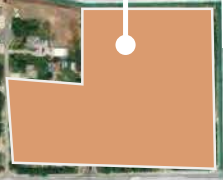
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IDAHO

TOPGOLF

WESTMARK

Sakana



SONIC

SUBWAY

CHARMAN
BEAN

PUB & GRILL

COURTYARD

Stalder
ICE CREAM

M.E. JONES

MARSCO'S
PIZZA

CANDLEWOOD
SUITES
HOTEL & RESORTS

SOUP
KETTLE GRILLE

Chevron

Jack
in the box

Wendy's

SILVERSTONE AMENITY CENTER

SUMMARY

The Silverstone Amenity Center provides free parking, tables & chairs set up, audio/visual equipment, high-speed wireless internet in all its meeting rooms. It offers over 5,600 square feet of flexible meeting space for different events. It also provides administrative services and food service arrangements. Catering services are provided by preferred caterers or you can opt for a self-catering option, however, all beverages must be provided by the center.

- + FIVE MEETING, CONFERENCE, AND BOARDROOMS
- + AUDIO/VISUAL EQUIPMENT IN EACH MEETING ROOM
- + HIGH-SPEED WIRELESS INTERNET



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