

3531 E. OVERLAND RD.

MERIDIAN, IDAHO 83642

±4,584 SF
FOR SUBLEASE
OFFICE

MELANIE NIELSEN
+1 208 678 6290
melanie.nielsen@cbre.com

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

CBRE

PROPERTY INFORMATION

Building Type: Office
Available SF: ±4,584 SF
Lease Rate: Contact Agent
Available: August 1, 2026
Lease Type: Full Service Excluding Janitorial
Lease End Date: 02/28/2030
Showing Instructions: Contact Agent



PROPERTY HIGHLIGHTS

- ▶ CENTRALLY LOCATED
- ▶ JUST OFF EAGLE RD & I-84
- ▶ EXCELLENT VISIBILITY ON OVERLAND
- ▶ LARGE WINDOWS WITH PLENTY OF NATURAL LIGHT
- ▶ MONUMENT SIGNAGE AVAILABLE
- ▶ INTERIOR IMPROVEMENTS COMPLETED IN 2025 - FORMER MERIDIAN LIBRARY
- ▶ AMPLE ONSITE PARKING

GALLERY

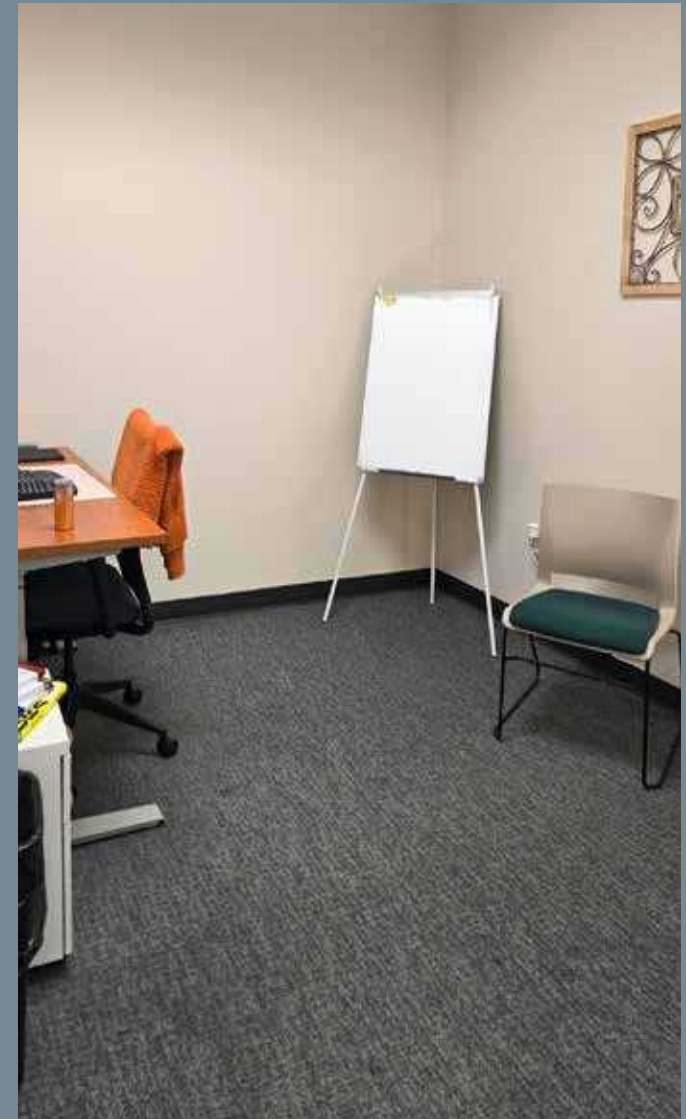
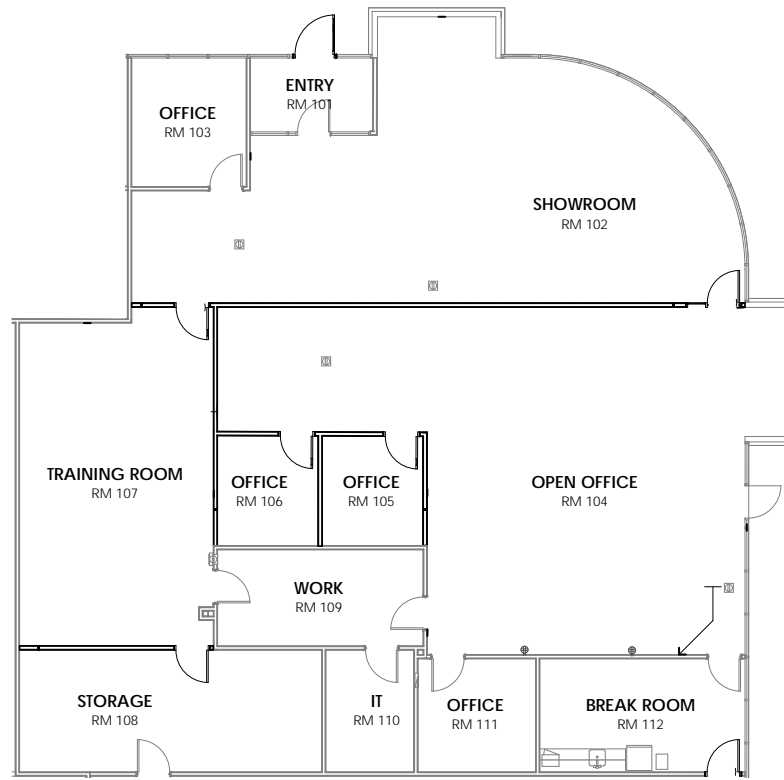


FLOOR PLAN

CORNER UNIT

4,584 SF AVAILABLE

- FRONT SHOWROOM/RECEPTION AREA
- FOUR PRIVATE OFFICES
- CONFERENCE ROOM
- OPEN WORK SPACE
- COMMON AREA RESTROOMS
- BREAK ROOM, STORAGE ROOM, IT



BOISE IS NOW A TECH HUB

WITH MAJOR COMPANIES LIKE
EQUIFAX, ERICSSON, AND WATERLOO
PURCHASING LOCAL BUSINESSES
KOUNT, CRADLEPOINT, AND METAGEEK.

- ▶ Clearwater Analytics, a Boise-based company, has achieved a \$4B market cap and gone public.
- ▶ The city is attracting significant investment, with companies like Intuit, Ericsson, and Equifax establishing a presence in Boise.
- ▶ Local startups like VisitPay and TSheets have been acquired by larger companies, with TSheets nearly doubling in size after its acquisition by QuickBooks.
- ▶ Boise-based companies like Black Sage Technologies and Cradlepoint have been acquired by private equity firms and international companies, solidifying the city's reputation as a tech hub.

MICRON TECHNOLOGY EXPANSION

\$15 Billion Investment: Micron is constructing a new semiconductor fabrication plant in Boise, the first new memory manufacturing fab in the U.S. in 20 years.

Job Creation

The expansion is expected to create over 17,000 new jobs, including 2,000 direct Micron jobs and 15,000 indirect jobs.

Chips Act Support

The project is supported by federal grants and state incentives, enhancing U.S. economic and national security.



MAJOR EMPLOYERS



WHY BOISE

#2

IN THE U.S. FOR
ECONOMIC OUTLOOK

U.S. News & World Report

#1

IN THE NATION FOR
ECONOMIC MOMENTUM

State Policy Reports

#1

IN THE COUNTRY
FOR QUALITY OF LIFE
(IDAHO)

U.S. News & World Report

#1

WITH AAA CREDIT
RATING FROM FITCH -
2ND YEAR IN A ROW

U.S. News & World Report

TOP 10

OF THE TAX
FOUNDATION'S BUSINESS
TAX CLIMATE INDEX

Tax Foundation's Business
Tax Climate Index

7

UNIVERSITIES & LIBERAL
ARTS COLLEGES

in the Boise MSA

61%

GROWTH OF THE
NUMBER OF HIGH-TECH
COMPANIES IN IDAHO
OVER THE PAST DECADE

East Idaho News

5.9%

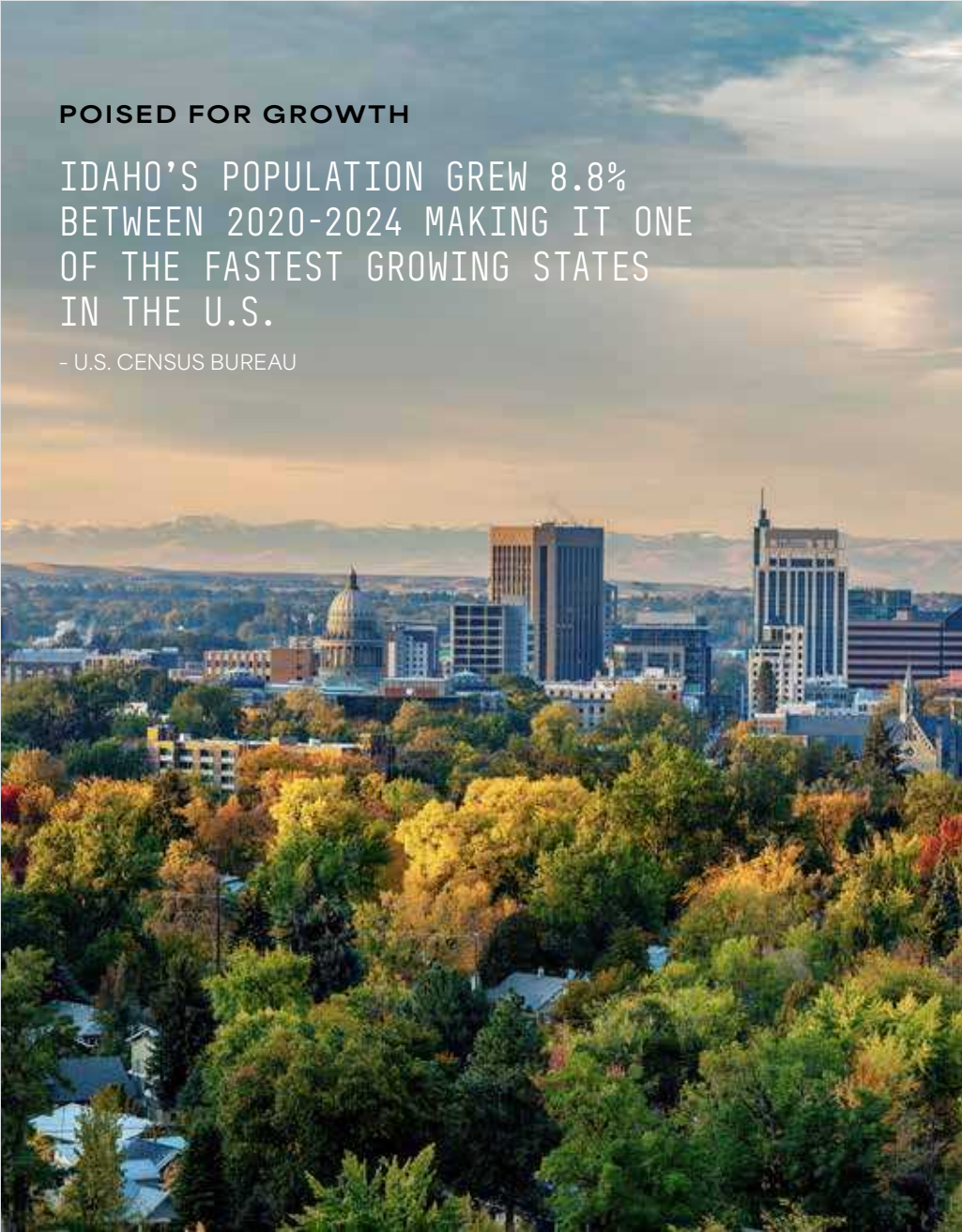
REAL GDP GROWTH IN
IDAHO DURING 2Q

Highest Among All U.S. States

POISED FOR GROWTH

IDAHO'S POPULATION GREW 8.8%
BETWEEN 2020-2024 MAKING IT ONE
OF THE FASTEST GROWING STATES
IN THE U.S.

- U.S. CENSUS BUREAU



ECONOMIC DEVELOPMENT

BOISE MSA



857,303 (2025)
POPULATION



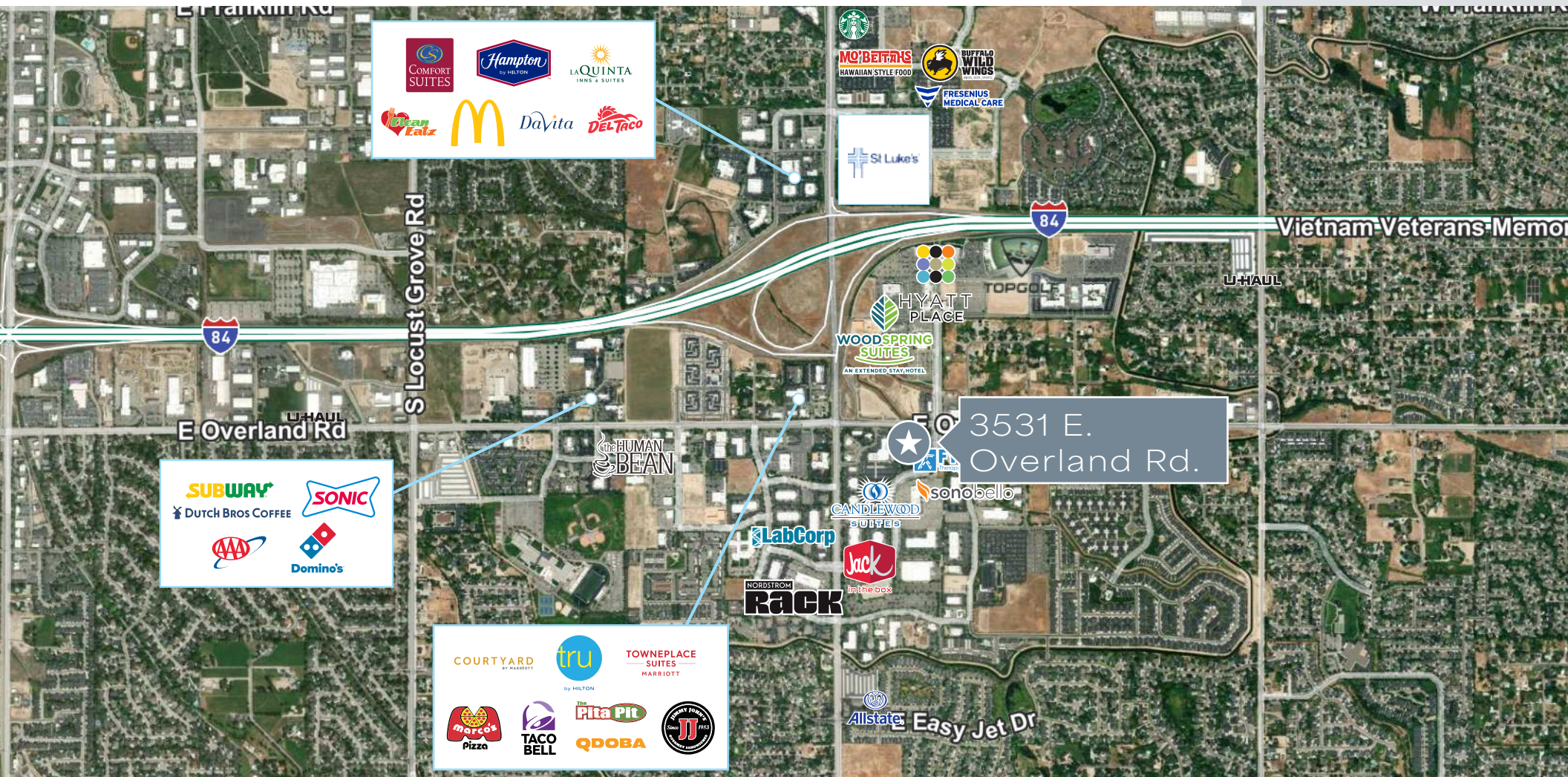
456,867
LABOR FORCE



±81,134
POPULATION CHANGE (2020-2024)



3.5%
UNEMPLOYMENT RATE



COMFORT SUITES
Hampton by HILTON
LA QUINTA INNS & SUITES
Korean Eatery
McDonald's
Davita
DEL TACO

STARBUCKS
MO'BETTERS HAWAIIAN STYLE FOOD
BUFFALO WILD WINGS
FRESENIUS MEDICAL CARE
St Luke's

SUBWAY
DUTCH BROS COFFEE
SONIC
AAA
Domino's

COURTYARD by HILTON
tru
TOWNEPLACE SUITES MARRIOTT
marco's Pizza
TACO BELL
The Pita Pit
QDOBA
JJ

HYATT PLACE
WOODSPRING SUITES AN EXTENDED STAY HOTEL

LabCorp
RACK
Jack in the Box
sonobello
CANDLEWOD SUITES
NORDSTROM

3531 E. Overland Rd.



3531 E. OVERLAND RD.

MERIDIAN, IDAHO 83642

±4,584 SQFT
FOR SUBLEASE

OFFICE

CONTACT AGENT FOR
SHOWING INSTRUCTIONS

MELANIE NIELSEN

+1 208 678 6290

melanie.nielsen@cbre.com

KYLE UHLENKOTT

+1 208 488 3161

kyle.uhlenkott@cbre.com

CBRE

© 2026 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable but has not been verified for accuracy or completeness. CBRE, Inc. makes no guarantee, representation or warranty and accepts no responsibility or liability as to the accuracy, completeness, or reliability of the information contained herein. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.