

OFFICE SPACE FOR LEASE

THE VILLAGE AT MERIDIAN

3597 E MONARCH SKY LANE | MERIDIAN, IDAHO 83646

TOK
COMMERCIAL



THE VILLAGE
AT MERIDIAN

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OFFICE LEASING PACKAGE

3597 E MONARCH SKY LANE, STE 225 | MERIDIAN, ID 83646



OFFICE SPACE FOR LEASE **THE VILLAGE AT MERIDIAN**

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COMMERCIAL

Located in the center of the most populous area in the Boise Valley, **The Village at Meridian** is Idaho's premier shopping, dining, entertainment, and employment destination. The project represents one of the most significant commercial projects ever developed in the Northwest, offering visitors from well beyond Treasure Valley an experience not available anywhere else in the region.

Providing more than 150,000 square feet of second and third floor office space with luxuriously designed common areas and suites, **The Village at Meridian** is perfect for companies large and small.

Generous tenant improvement allowances provide companies with the opportunity to customize their office space to meet the needs of their organization and employees.

Centrally located to many different neighborhoods in the Treasure Valley Area, **The Village at Meridian** is an easy commute for clients and customers alike.

The beautiful fountain square showcasing a theatrical water feature with synchronized music, children's play area, and food pavilions, ensure employee break times are relaxing, entertaining, family friendly, and only minutes from their desks. For those employees wanting a quick work out, Axiom fitness is located on site with group exercise rooms and swimming pool.

Promoting healthy living and community unity, the City of Meridian, opened the J.M. Kliener Memorial Park. Immediately adjacent to **The Village at Meridian**, this 65 acre park, sports two fishing ponds, running and bike paths, sand volleyball court, half-court basketball, bocce ball courts, children's playground and summer splash pad, outdoor band shell amphitheater, a senior center, and 100-500 capacity picnic canopies.

The possibilities are endless at **The Village at Meridian**.

CONTACT

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PROPERTY INFORMATION

Submarket: North Meridian

Bldg Type: Office - Class A

Bldg Size: 150,000 SF

Lease Term: 5-10 years

Lease Type: FLSV

TI Allowance: Contact Agent

Lease Rate: Contact Agent

AVAILABLE SPACE

BUILDING	SPACE	SIZE	AVAILABLE
Building F	Suite F-340	6,181 RSF	January 2022
Building J	Suite J-280	1,751 RSF	30-60 days
	Suite J-290	1,530 RSF	Q1 2022

Please contact agent for showing.

Suites J-280-290 can be combined for 3,281 RSF.



UPDATED 10/19/2021

This information was obtained from sources believed reliable but cannot be guaranteed. Any opinions or estimates are used for example only.



PROPERTY HIGHLIGHTS

Class A Office Space

Suites are ready for tenant improvements.

VIP Concierge Service

A highly trained and friendly concierge team to work with corporate office tenants and their clientele.

Easy Commute

Centrally located to many neighborhoods in the Treasure Valley Area.

Beautiful Break Time

Park and fountain area to eat away from your desk in a beautiful open area.

After-Work Entertainment

Restaurants, shopping, and entertainment to keep you busy after work or a fun place for your family to join after work.

Outdoor Accessibility

Enjoy Kleiner Park (public area) with outdoor entertainment year round.

Healthy Lifestyle

Axiom Fitness, a 35,000 square foot gym with pool, group exercise rooms, AxFlix theater, and a variety of great exercise equipment. CycleBar® offers indoor cycling for your fitness journey.

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COMMERCIAL

SHOPPING

UPSCALE BRANDS & DINING

THE VILLAGE AT MERIDIAN SOUTH



THE VILLAGE AT MERIDIAN NORTH



THE VILLAGE AT MERIDIAN

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CONCIERGE ELEVATED VISITOR EXPERIENCE

The VIP Concierge staff elevates the service experience by providing a highly trained and friendly concierge team to work with The Village at Meridian corporate office tenants and their clientele. The program can be tailored to serve the unique needs of your business. As a complementary benefit for the office tenants, the trained hospitality professionals provide a one-stop resource, offering the ultimate in convenience and a high level of attention assisting with a variety of services.

The VIP Concierge staff also works with The Village at Meridian's marketing department to assist the corporate office tenants with the opportunity to participate in promotions, special events, community activities and direct sponsorship opportunities to The Village at Meridian shoppers and guests.



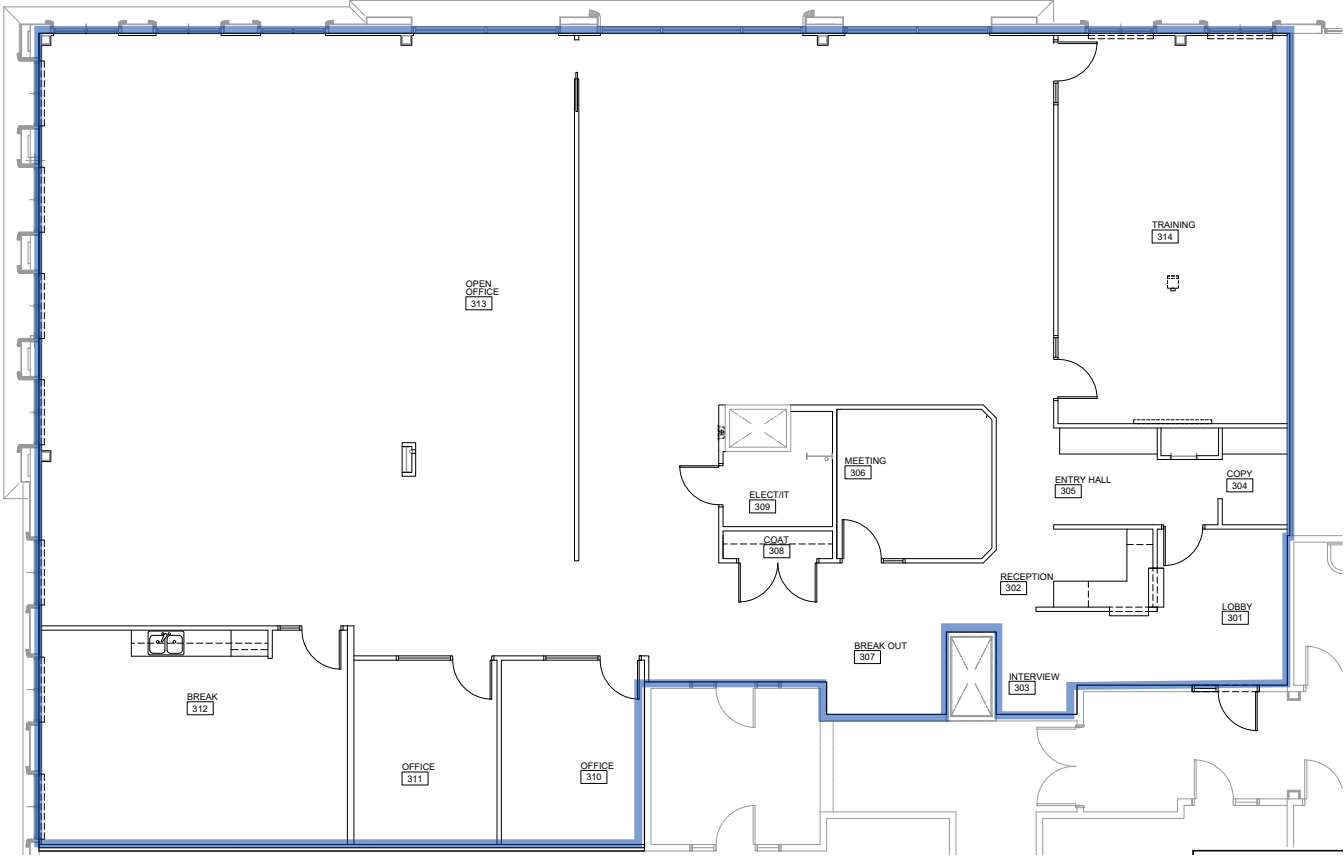
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THIRD FLOOR BUILDING F		
Space	Size	Available
Ste F-340	6,181 RSF	January 2022

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THE VILLAGE AT MERIDIAN

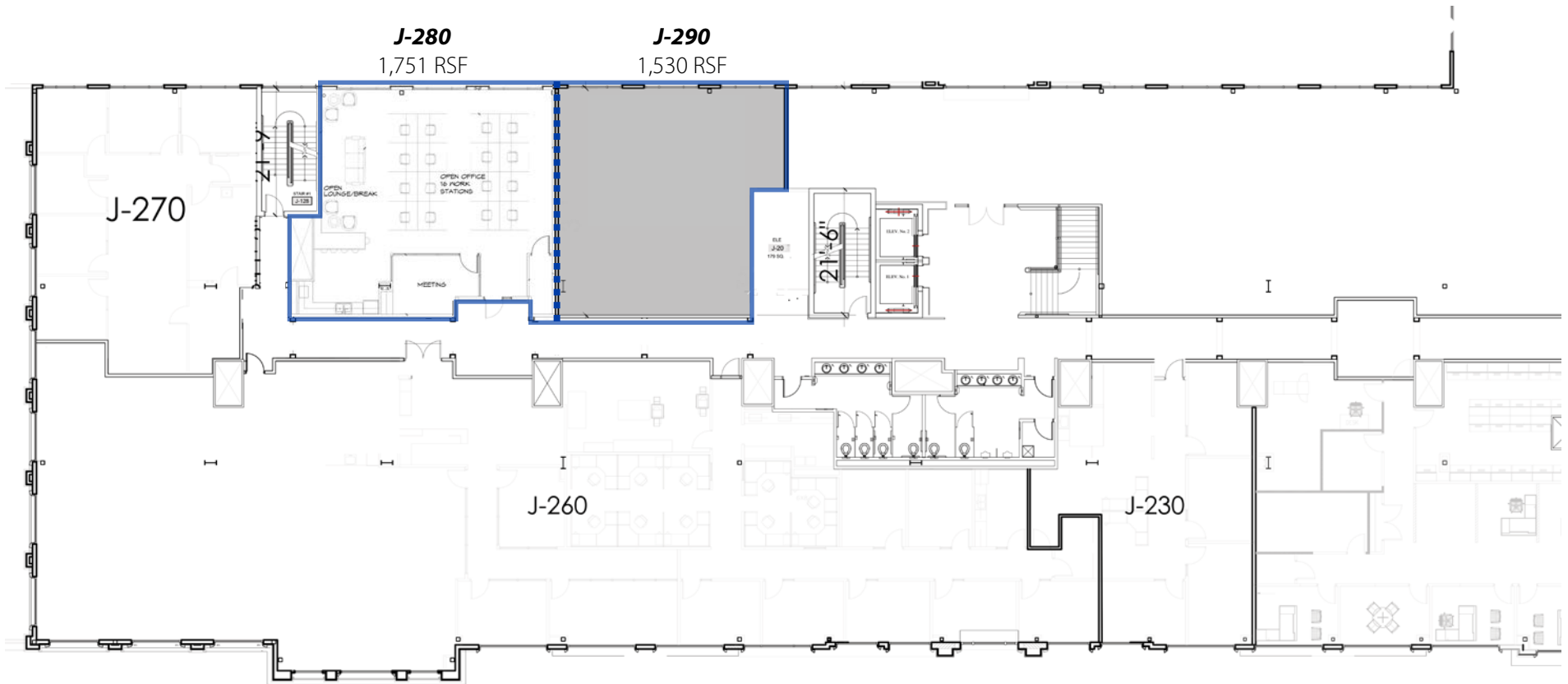
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THIRD FLOOR | BUILDING F

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YEAR ROUND ENTERTAINMENT

SHOW FOUNTAIN

Bellagio-style world-class fountain choreographed to lights, music and color. Water shows through all seasons every hour. This is the most technologically advanced fountain in the world today!

SUMMER CONCERT SERIES & OTHER TRAFFIC GENERATED EVENTS

Free and diverse concert series which runs all summer showcasing rock shows, jazz, a cappella and more.

5,000-8,000 attendees on average.

LOCAL CHEF-DRIVEN CONCEPTS

Families can enjoy their meals outdoors open all seasons.

ICE SKATING

Ice skating available all winter to customers and kids of all ages. Skate rentals available on-site. Professional ice skating shows.

OUTDOOR SEATING AREA

Relaxation and dining outdoors by the fountain. Benches, soft seating and a full grass turf area by the play structure.

CHILDREN'S PLAY AREA

State-of-the-art play structure for all ages next to the food pavilions and fountain.

