FOR **SALE** OR **LEASE**

2145 E Pine Ave, Meridian, ID 83642



LEE & ASSOCIATES

COMMERCIAL REAL ESTATE SERVICES
LEE & ASSOCIATES IDAHO, LLC

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KEY DETAILS



2145 E PINE AVE, MERIDIAN, ID 83642

SALE PRICE	$8,750,000
BUILDING SIZE	±38,222 SF
LEASE RATE	$18 per/SF NNN
YEAR BUILT	2011
SITE AREA	6.906 Acres

CLASS	A
POWER	Three-phase (240)
GRADE LEVEL DOORS	2
DOCK HIGH DOORS	1

R0427510100	2.774 Acres
	C-G (General Retail & Service Commercial)
R0427510200	4.132 Acres
	C-G (General Retail & Service Commercial)

PROPERTY OVERVIEW

CLASS A OFFICE

A distinctive Meridian headquarters campus designed for an owner-user seeking a polished workplace with room to grow. The property combines executive and collaborative office areas, conference and training space, kitchen and patio amenities, and adjoining land that can support future expansion or other development concepts subject to applicable approvals.



CENTRAL MERIDIAN LOCATION

EXECUTIVE OFFICES

OPEN COLLABORATIVE WORK AREAS

CONFERENCE & TRAINING ROOMS

KITCHEN, GATHERING AREAS, & OUTDOOR PATIO

ADJOINING EXPANSION LAND

PROPERTY OVERVIEW



- Approximately 38,222 SF headquarters and collaborative operations campus
- 6.906-acre, two-parcel assemblage
- Executive offices, open work areas, conference and training rooms
- Kitchen, gathering areas, and outdoor patio
- Additional land for expansion or future development
- C-G zoning in Meridian
- Offered at $8,750,000



AERIAL VIEW



PICS EXTERIOR









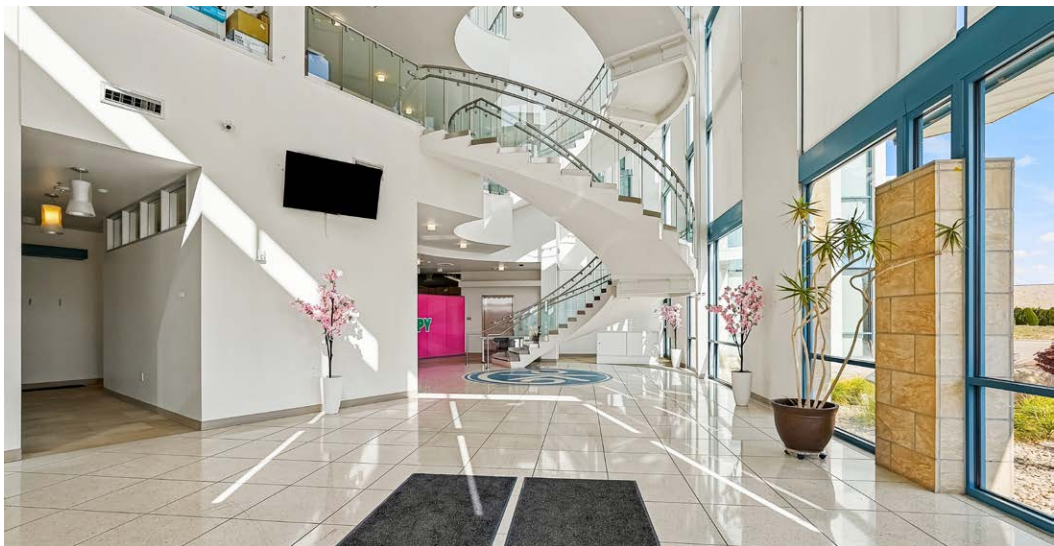
PICS INTERIOR











LEVEL 2 – ENTRY

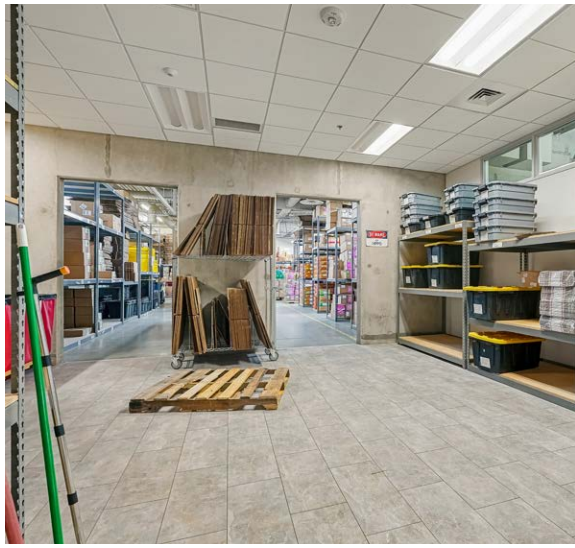














LEVEL 1 – WAREHOUSE













LEVEL 2







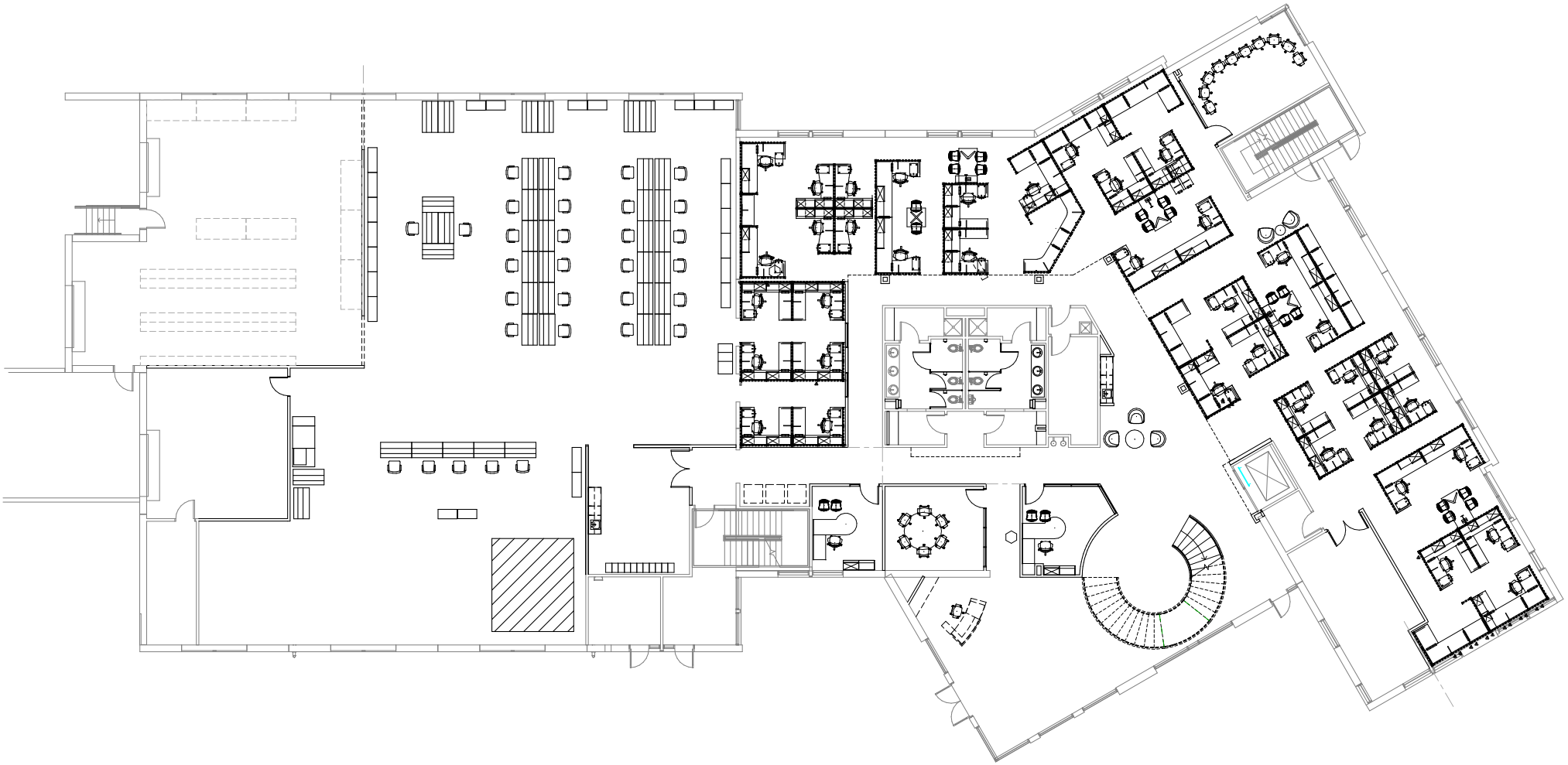




LEVEL 3



FLOOR PLAN



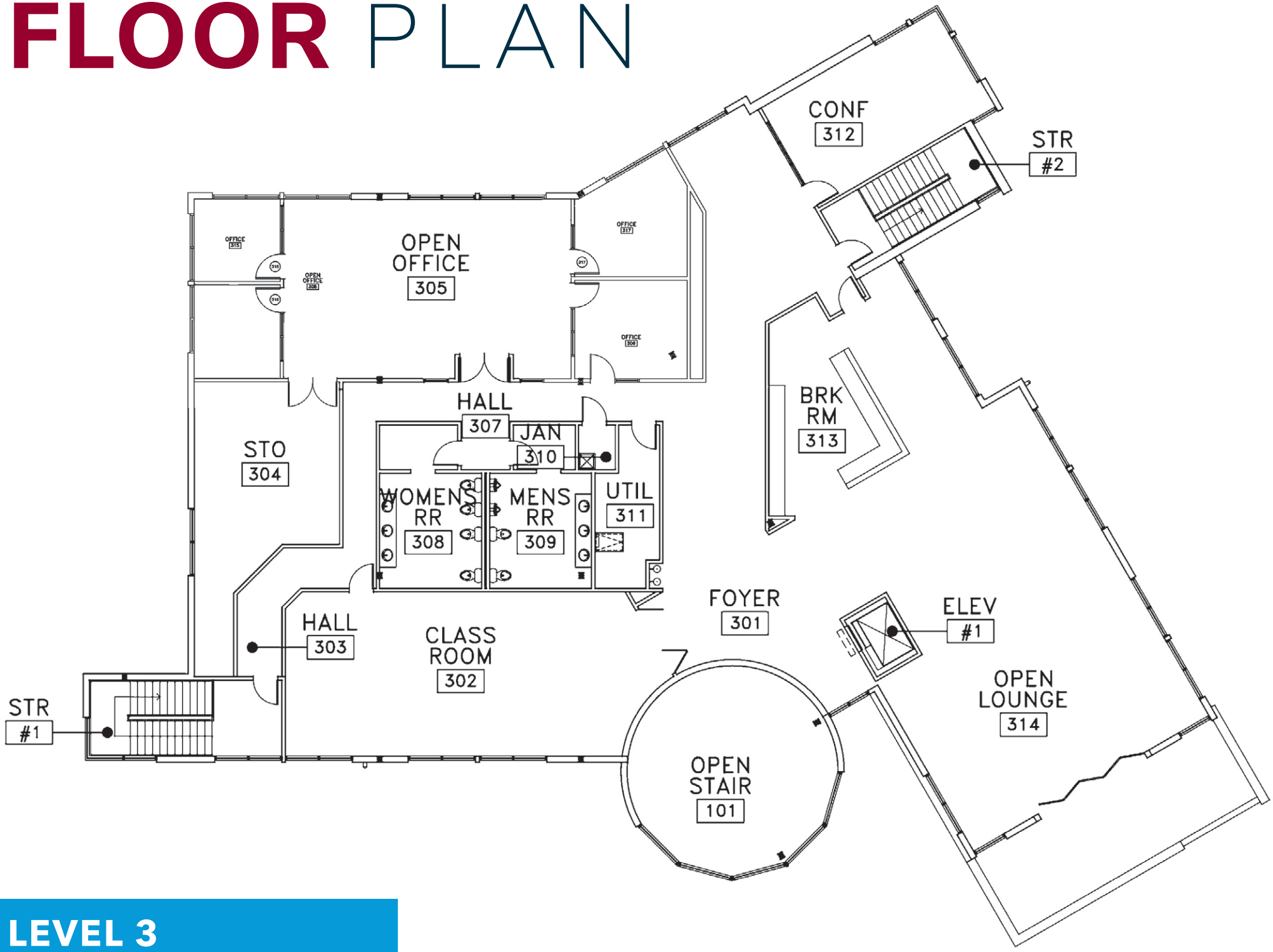
LEVEL 1

FLOOR PLAN



LEVEL 2

FLOOR PLAN



LEVEL 3

INTERSTATE MAP



I-84 INTERSTATE

1.7 Miles | 5 Minutes | via Eagle Rd
2.5 Miles | 7 Minutes | via Eagle Rd

BOISE AIRPORT

10.2 Miles | 20 Minutes

MICRON CAMPUS

13.8 Miles | 25 Minutes

DEMOGRAPHICS
MERIDIAN, ID

2026 POPULATION

1-MILE	3-MILE	5-MILE
7,416	103,766	227,742

2026 AVERAGE HOUSEHOLD INCOME

1-MILE	3-MILE	5-MILE
$119,442	$114,881	$120,251

2026 HOUSEHOLDS

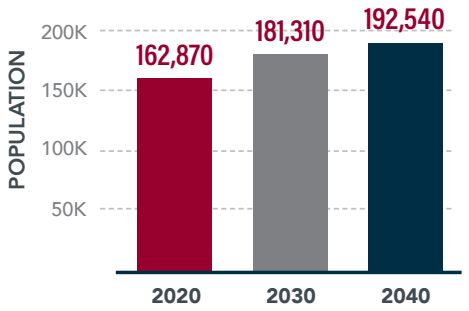
1-MILE	3-MILE	5-MILE
2,907	38,846	85,012

2026 CIVILIAN LABOR FORCE

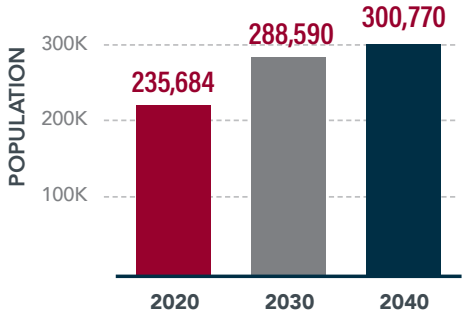
1-MILE	3-MILE	5-MILE
4,557	55,760	117,725

KEY EMPLOYERS	# OF EMPLOYEES
West Ada School District	±5,000
St. Lukes Health System	±3,000
Scentsy	±2,000
Blue Cross of Idaho	±1,000
CitiBank	±1,000

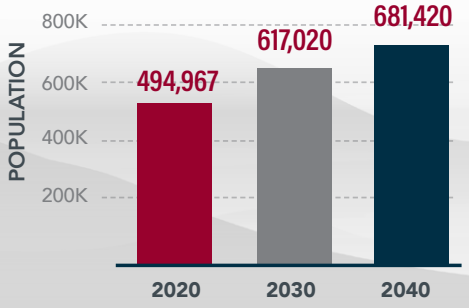
MERIDIAN
GROWTH PROJECTION



BOISE
GROWTH PROJECTION



ADA COUNTY
GROWTH PROJECTION



MERIDIAN IDAHO

Meridian has emerged as one of the fastest-growing cities in the Mountain West, combining strong residential growth with a rapidly expanding commercial and employment base. Located in the center of the Treasure Valley, Meridian continues to attract residents, employers, and investment from across the Western U.S. due to its livability, modern infrastructure, and access to regional transportation corridors. The city offers a growing downtown, top-ranked schools, diverse retail and dining, and convenient access to outdoor recreation throughout Southwest Idaho.

Supported by sustained population growth, a highly educated workforce, and a business-friendly climate, Meridian continues to gain momentum as a destination for both companies and talent. With average commute times under 20 minutes, more than 200 days of sunshine annually, and continued investment in healthcare, technology, and commercial development, Meridian offers a strong balance of economic opportunity and quality of life.

130,000+ RESIDENTS making Meridian Idaho's second-largest city and one of the fastest-growing in the state

900 ACRES OF PARKS and open space throughout the Meridian parks system

45,000+ JOBS located within Meridian, supporting one of Idaho's fastest-growing employment centers



THE VILLAGE AT MERIDIAN

Open-air shopping and entertainment destination featuring restaurants, events, and year-round community gathering spaces.



ROARING SPRINGS WATER PARK

The Northwest's largest waterpark with more than 20 attractions, slides, and family recreation experiences.



Meridian Senior Center

JULIUS M KLEINER MEMORIAL PARK

A 58-acre regional park featuring trails, ponds, playgrounds, events, and outdoor recreation in central Meridian.



MERIDIAN IN THE NEWS

DISTRICT AT TEN MILE BREAKS GROUND



Meridian's largest mixed-use project officially began construction near I-84 and Ten Mile Road. The 200+ acre development will bring major retail, restaurants, offices, hotels, and nearly 1,800 residential units, reinforcing Meridian's position as one of Idaho's fastest-growing commercial hubs.

KTVB

THE VILLAGE AT MERIDIAN EXPANDS AGAIN



The Village at Meridian announced additional retail and restaurant expansion plans, adding new national brands and dining options. Continued investment at the center highlights strong consumer demand and Meridian's growing regional draw.

Idaho Statesman

MERIDIAN CONTINUES LEADING TREASURE VALLEY GROWTH



Meridian continues to experience strong residential and commercial growth, with ongoing development activity bringing new housing, retail, restaurants, and employment opportunities across the city. City leaders and developers point to continued migration into the Treasure Valley as a major driver of Meridian's expanding economy.

BoiseDev

CONFIDENTIALITY & DISCLOSURES

CONFIDENTIALITY & DUE DILIGENCE

The Lee & Associates Idaho, LLC team, as exclusive agents for the seller, is pleased to present the outstanding opportunity to acquire this property. The information contained in this Offering Memorandum ("Offering") is confidential, furnished solely for the purpose of a review by a prospective purchaser of (the "Property"), and is not to be used for any other purpose or made available to any other person without the express written consent of Lee & Associates Idaho, LLC (the "Broker"). The material is based in part upon information supplied by the Owner, and in part upon information obtained by the Broker from sources it deems reasonably reliable. Summaries of any documents are not intended to be comprehensive or all-inclusive, but rather only outlines some of the provisions contained therein. No warranty or representation, expressed or implied, is made by the Owner, the Broker, or any affiliates, as to the accuracy or completeness of the information contained herein or any other written or oral communication transmitted to a prospective purchaser in the course of its evaluation of the Property. Prospective purchasers should make their own projections and conclusions without reliance upon the material contained herein and conduct their own independent due diligence, to determine the condition of the Property and the existence of any potentially hazardous material used in the construction or maintenance of the building or located at the site. This Offering Memorandum was prepared by the Broker and has been reviewed by the Owner. It contains selected information pertaining to the Property and does not purport to be all-inclusive or to contain all of the information that a prospective purchaser may desire. All financial projections are provided for general reference purposes only and are based on assumptions relating to the general economy, competition, and other factors beyond owner's and broker's control and, therefore, are subject to material change or variation. An opportunity to inspect the Property will be made available to qualified prospective purchasers.

DOCUMENT REVIEW & PURCHASER RESPONSIBILITY

In this Offering Memorandum, certain documents, including leases and other materials, are described in summary form. The summaries do not purport to be complete nor, necessarily, accurate descriptions of the full agreements involved, nor do they constitute a legal analysis of such documents. Interested parties are expected to independently review all documents. This Offering Memorandum is subject to prior sale, errors, omissions, changes or withdrawal without notice and does not constitute a recommendation, endorsement or advice as to the value of the property by the Broker or the Owner. Each prospective purchaser is to rely upon its own investigation, evaluation and judgment as to the advisability of purchasing the Property described herein.

RIGHTS OF OWNER & BROKER

Owner and Broker expressly reserve the right, at their sole discretion, to reject any or all expressions of interest or offers to purchase the Property unless a written agreement for the purchase of the Property has been fully executed, delivered, and approved by the Owner and any conditions to the Owner's obligations thereunder have been satisfied or waived. The Brokers are not authorized to make any representations or agreements on behalf of the Owner.

MEMORANDUM OWNERSHIP & TERMS

This Offering Memorandum is the property of the Broker and may be used only by parties approved by the Broker and the Owner. The Property is privately offered and, by accepting this Offering Memorandum, the party in possession hereof agrees (i) to return it to Lee & Associates Idaho, LLC immediately upon request of Lee & Associates or the Owner and (ii) that this Offering Memorandum and its contents are of a confidential nature and will be held and treated in the strictest confidence. No portion of this Offering Memorandum may be copied or otherwise reproduced or disclosed to anyone without the prior written authorization of Lee & Associates Idaho, LLC and the Owner. The terms and conditions set forth above apply to this Offering Memorandum in its entirety.



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