

**FOR SALE
OR LEASE**

2540 E FRANKLIN ROAD
MERIDIAN, ID 83642



PROPERTY INFORMATION

Property Type:	Office
Building Size:	4,122 SF
Land Size:	0.55 Acres
Parking:	Abundant — Dedicated lot
Lease Rate:	\$14.00 PSF Modified Gross
Price:	\$399,000 — \$96.80 PSF

HIGHLIGHTS

- » Ideal owner-user opportunity
- » Priced well below replacement cost
- » Great location in one of the fastest growing cities in Idaho
- » Stellar building identity on Franklin Road
- » Excellent freeway access

Demographics	1 Mile	3 Miles	5 Miles
Population	2,727	86,688	204,021
Households	992	30,948	73,449
Income	\$75,449	\$78,801	\$80,306

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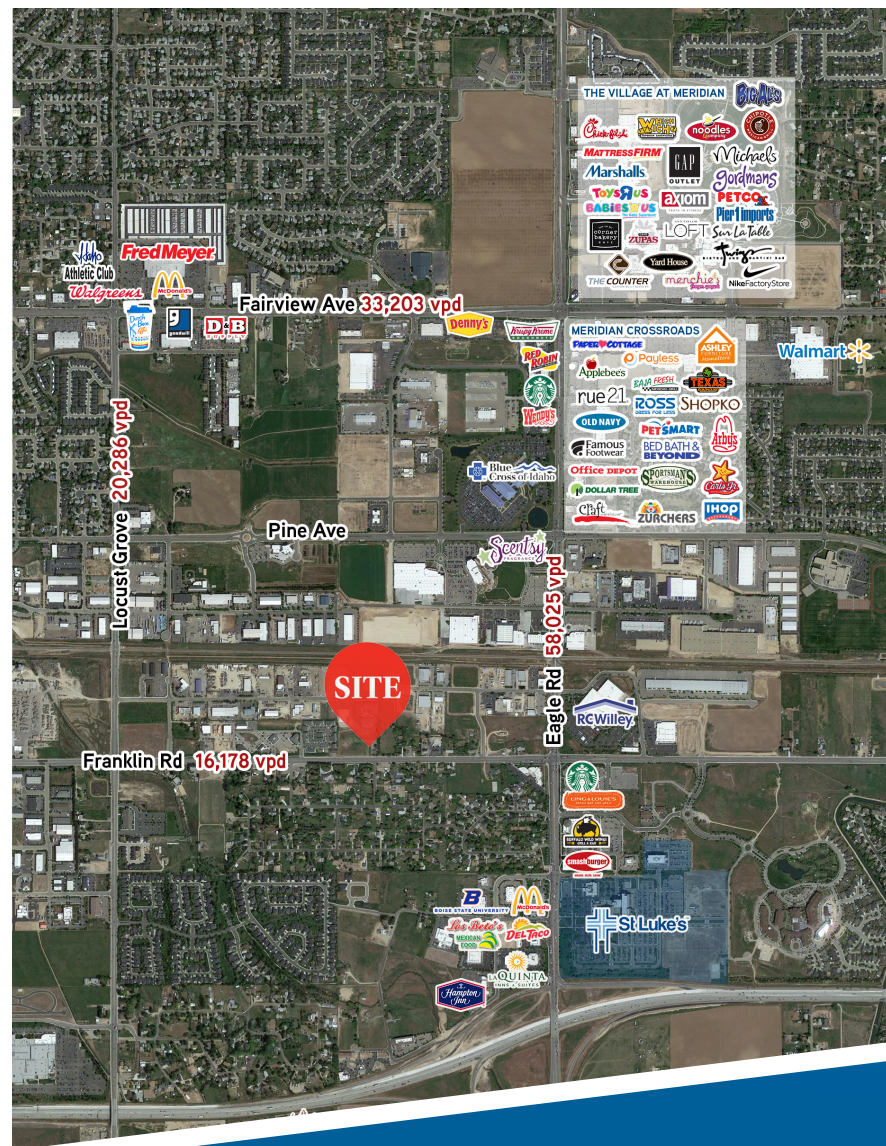
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