

**FOR
LEASE**

EAGLE VIEW PLAZA

3085-3143 E MAGIC VIEW DRIVE | MERIDIAN, ID

*Medical
Space
Available*



PROPERTY INFORMATION

Property Type:	Retail - Office
Land Size:	2.63 Acres
Parking:	6:1,000
Zoning:	C-G
NNN's:	\$6.41 PSF

SPACE AVAILABLE

Suite	Sizes	Rate
130	1,250 SF - 2,500 SF	\$15.50 PSF NNN
140	5,969 SF *	\$25.00 PSF NNN

HIGHLIGHTS

- » Directly on Eagle Road near I-84, 64,384 vpd
- » Perfect for retail, restaurant, or medical
- » Prominent pylon and monument signage available
- » Directly across from St. Luke's Meridian Hospital
- » Six hotels in 2 mile radius (600 rooms averaging 80% occupancy)
- » *Suite 140 currently a surgery center
- » Suite 130 could be converted to medical
- » Contact agent for details

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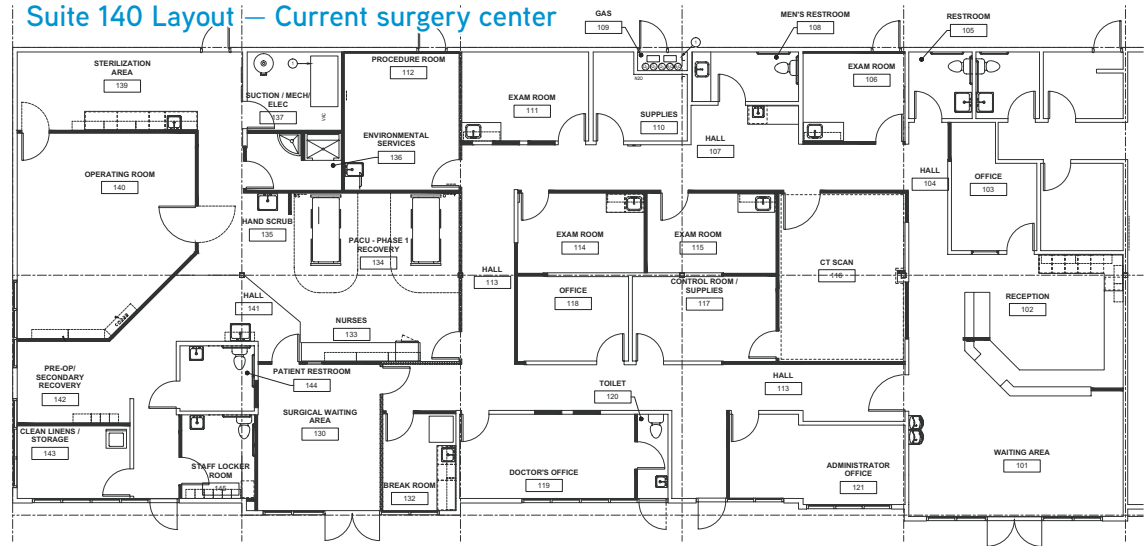
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Suite 140 Layout – Current surgery center



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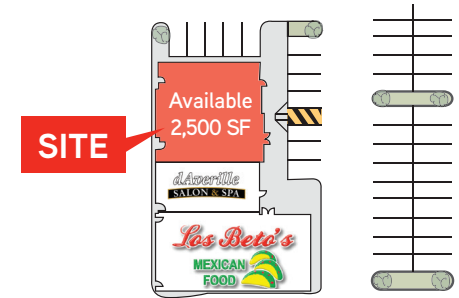
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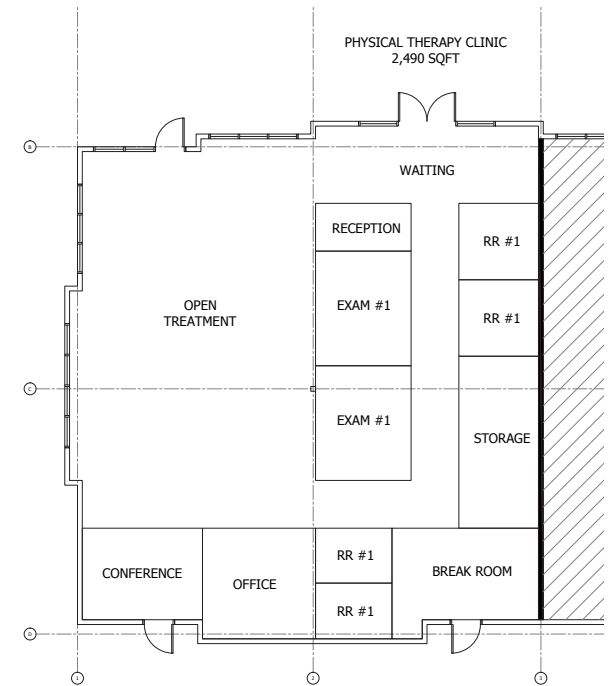
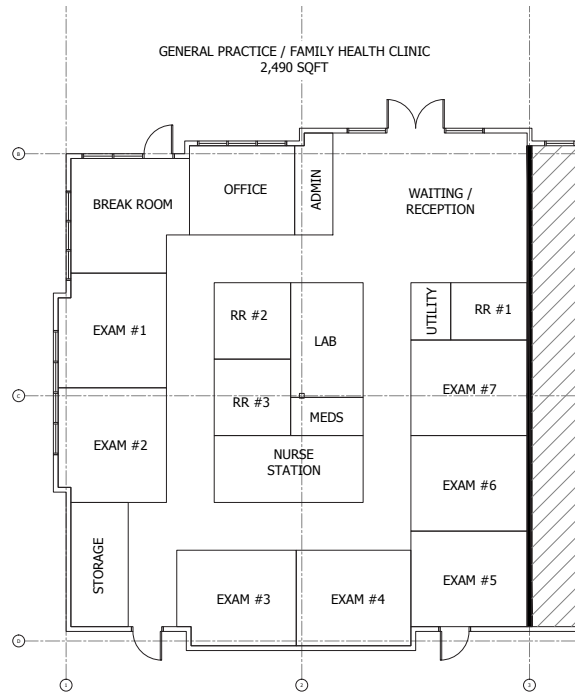
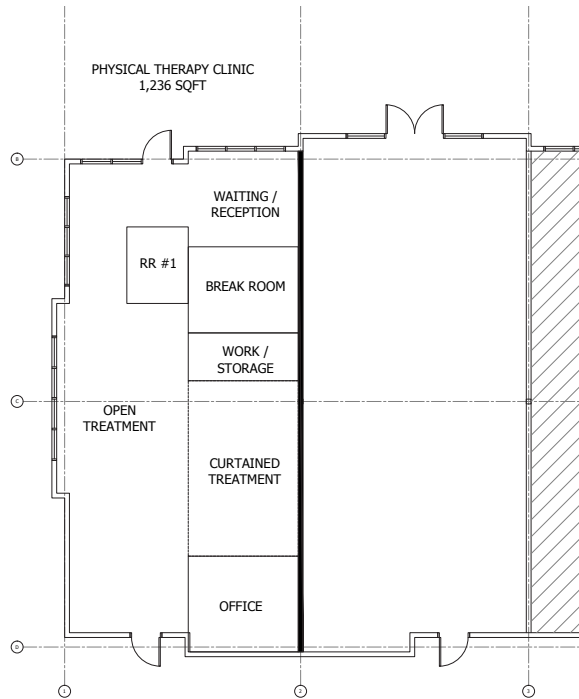
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Suite 130 Conceptual Layouts — Converted to Medical



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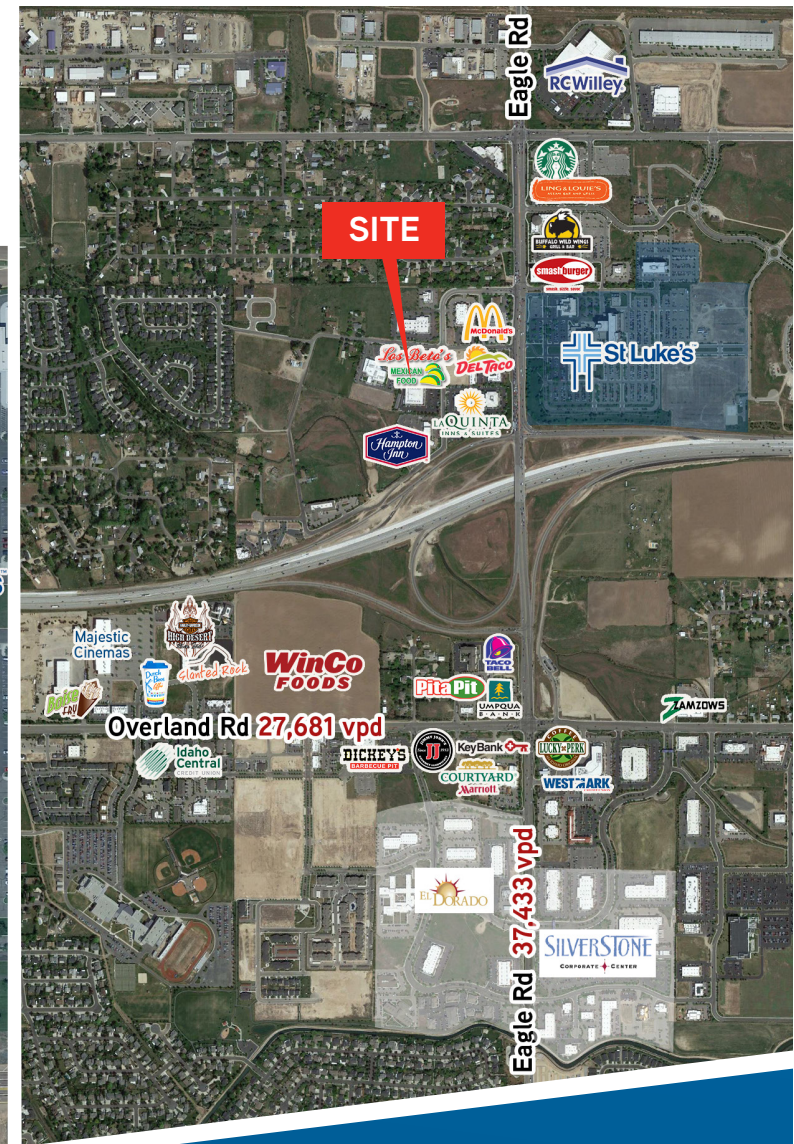
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