



NEW CONSTRUCTION OFFICE FOR LEASE | COMING OCTOBER 2026!

Orchard Park Office

1041 W CHINDEN BLVD | MERIDIAN, ID 83646

TOK
COMMERCIAL



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HIGHLIGHTS

Tenants can be open for business in October 2026!

Prime opportunity to join Meridian's newest mixed-use development.

Join tenants Chipotle, Idaho Central Credit Union, Jacksons, Mo' Bettahs, Olive Garden, Tide Cleaners, Wendy's, Winco, Brookers Ice Cream, Floyds Barber, Sweet Escape and many more!

New Meridian Library at Orchard Park now open.

High visibility location with Chinden frontage!

T.I. allowance negotiable based on tenant and term.

DETAILS

SPACE	SIZE	RATE
Second Floor	2,660 SF	\$30.00 SF/Yr
PROP TYPE:		Office
DELIVERY:		October 2026
LEASE TYPE:		NNN
TI ALLOWANCE:		Negotiable
SUBMARKET:		North Meridian
EST. NNN:		\$7.50/SF
TERM:		5+ years
CLASS:		Class A-New Construction

UPDATED: 5.13.2026

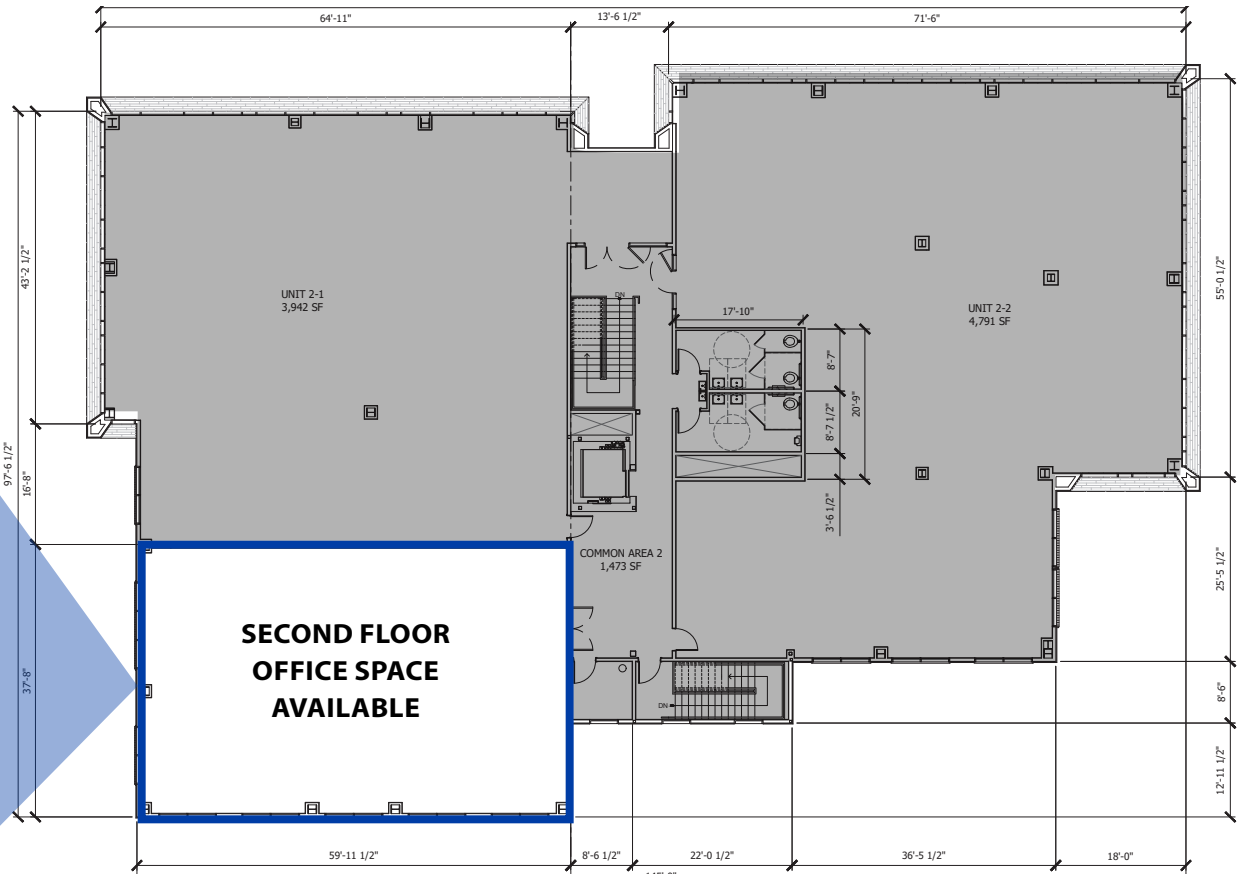
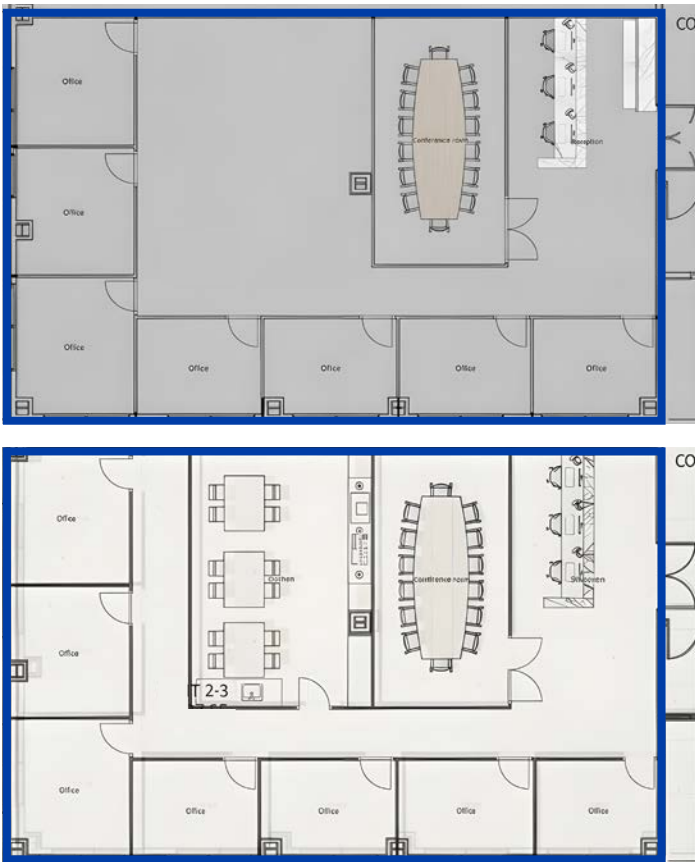
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SECOND FLOOR OFFICE PLAN

SPACE	SIZE	RATE
Second Floor	2,660 SF	\$30.00 SF/Yr

OFFICE PLANNING CONCEPTS



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SAGARRA TOWNHOMES
[147 UNITS]

THE LIBRARY PLAZA

THE WEST MARKET

COMING SOON
WYLDER

WinCo
FOODS

LINDER ROAD

46,326 VPD

THE COLLECTION

THE BARN [FUTURE]

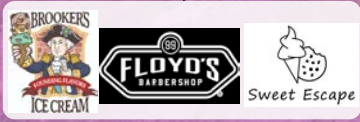
Jacksons

CHINDEN BOULEVARD



ORCHARD PARK LOT 11

PLANNED MIXED-USE
[2025]



CLICK TO VIEW 360°
PANORAMIC AERIAL TOUR

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ORCHARD PARK CO-TENANTS

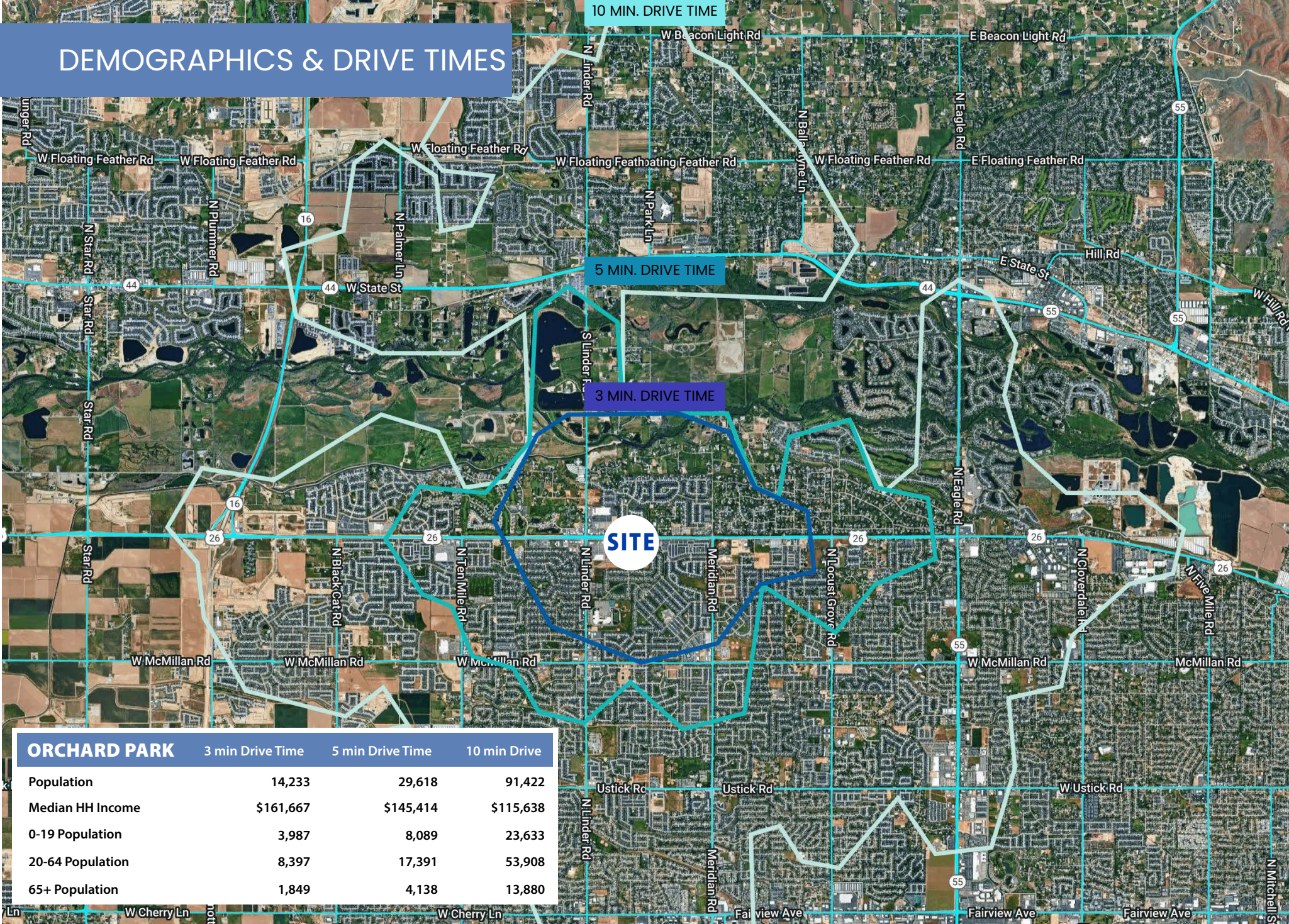


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DEMOGRAPHICS & DRIVE TIMES



ORCHARD PARK

	3 min Drive Time	5 min Drive Time	10 min Drive
Population	14,233	29,618	91,422
Median HH Income	\$161,667	\$145,414	\$115,638
0-19 Population	3,987	8,089	23,633
20-64 Population	8,397	17,391	53,908
65+ Population	1,849	4,138	13,880

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