

# TOUCHMARK OFFICE CONDOS

3512 & 3526 E LOUISE DR | MERIDIAN, ID | 83642



914 SF - 1,207 SF AVAILABLE!

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CONTACT



HIGHLIGHTS



Located off major corridor among St. Luke's, Blue Cross of Idaho, Meridian Crossroads, The Village at Meridian and Eagle Landing.

Newly constructed office condos in prime location, just off of Eagle and Franklin Roads with quick access to I-84.

Each unit includes reception area, kitchenette, private offices.

4.5 shared parking spots per unit + additional street parking.

HOA fees estimated at \$170/month.

2026 construction.

UPDATED: 7.27.2026

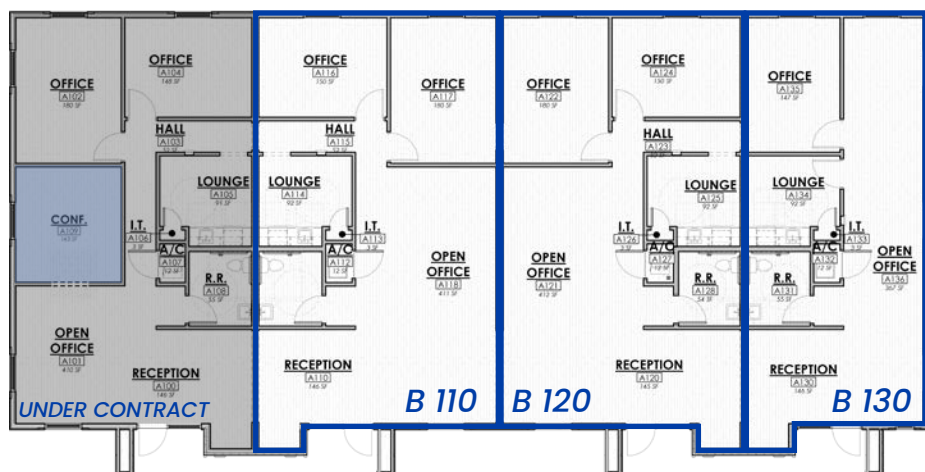
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## BUILDING B

3512 E LOUISE DR  
MERIDIAN, ID 83642

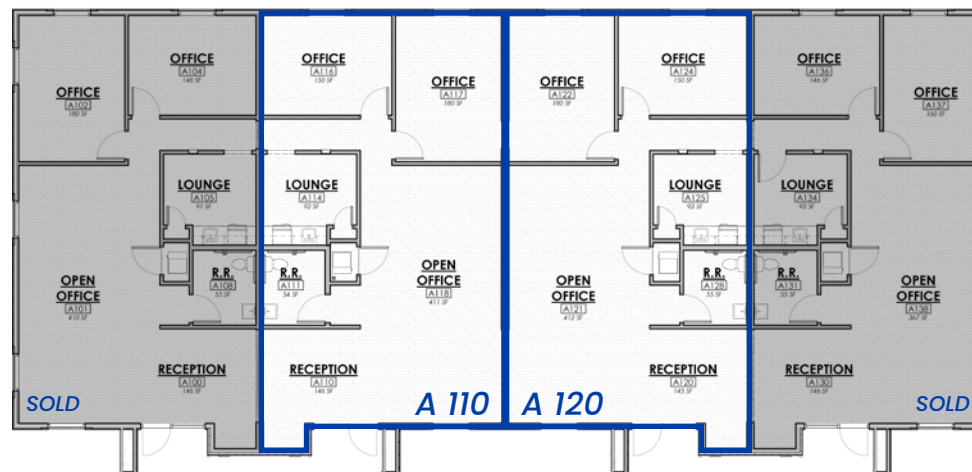


## BUILDING B

| SUITE | SIZE     | PRICE/SF       | PRICE          |
|-------|----------|----------------|----------------|
| B 100 | 1,207 SF | UNDER CONTRACT | UNDER CONTRACT |
| B 110 | 1,206 SF | \$415/SF       | \$500,000      |
| B 120 | 1,207 SF | \$414/SF       | \$500,000      |
| B 130 | 914 SF   | \$420/SF       | \$384,000      |

## BUILDING A

3526 E LOUISE DR  
MERIDIAN, ID 83642



## BUILDING A

| SUITE | SIZE     | PRICE/SF | PRICE     |
|-------|----------|----------|-----------|
| A 100 | 1,207 SF | SOLD     | SOLD      |
| A 110 | 1,207 SF | \$414/SF | \$500,000 |
| A 120 | 1,207 SF | \$414/SF | \$500,000 |
| A 130 | 1,139 SF | SOLD     | SOLD      |

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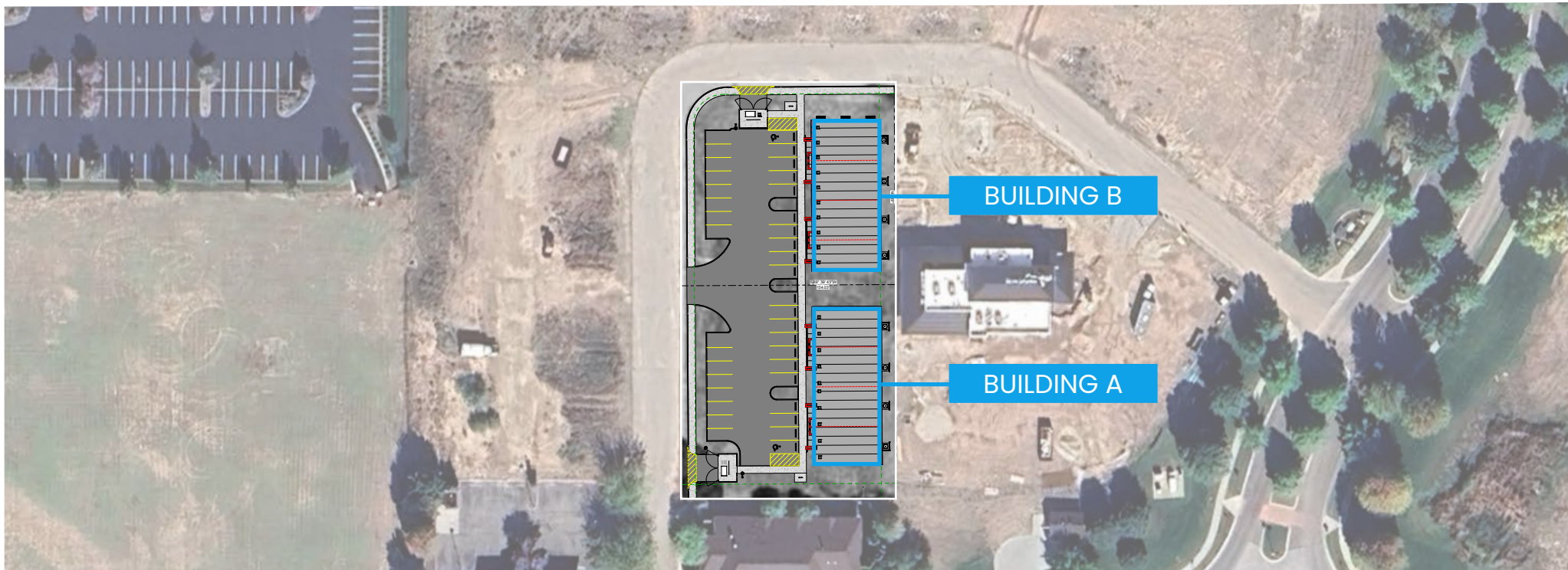
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## 2026 CONSTRUCTION

**RESTRICTED USES:** Inpatient Acute Care Service, Commercial Lab or Imaging, Surgery, Endoscopic Procedures, Arthroscopic Procedures, Radiation Therapy, Cardiac Imaging or Catheterization and Obstetrical Services.



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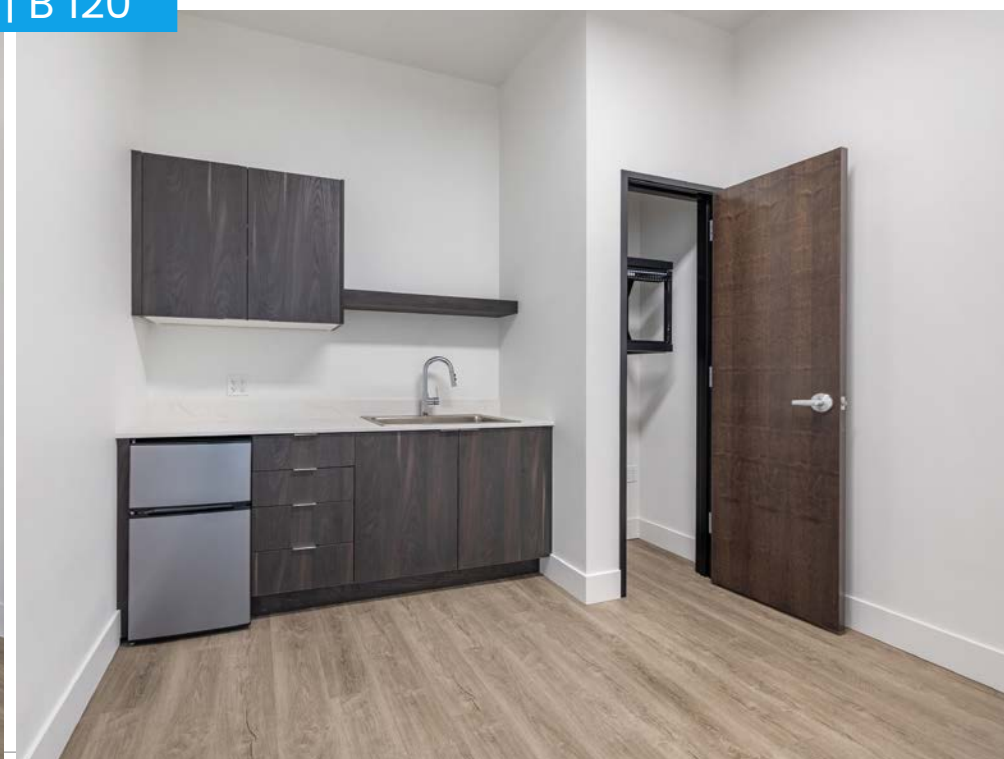
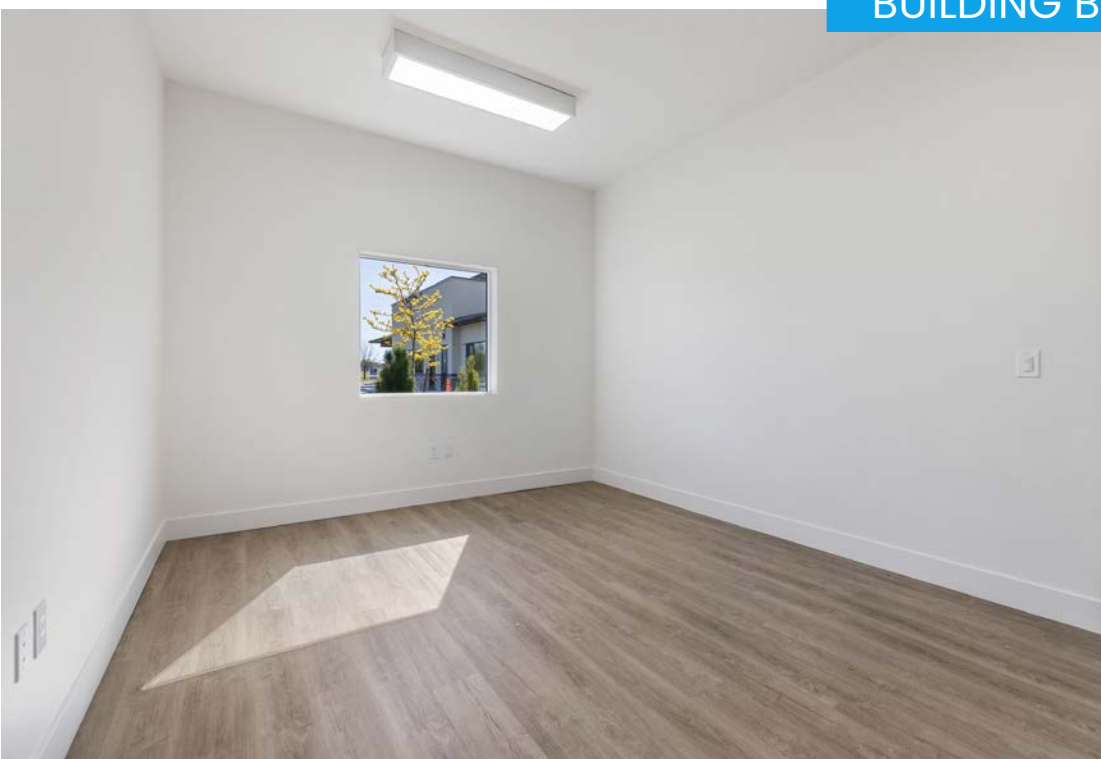
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BUILDING B | B 120



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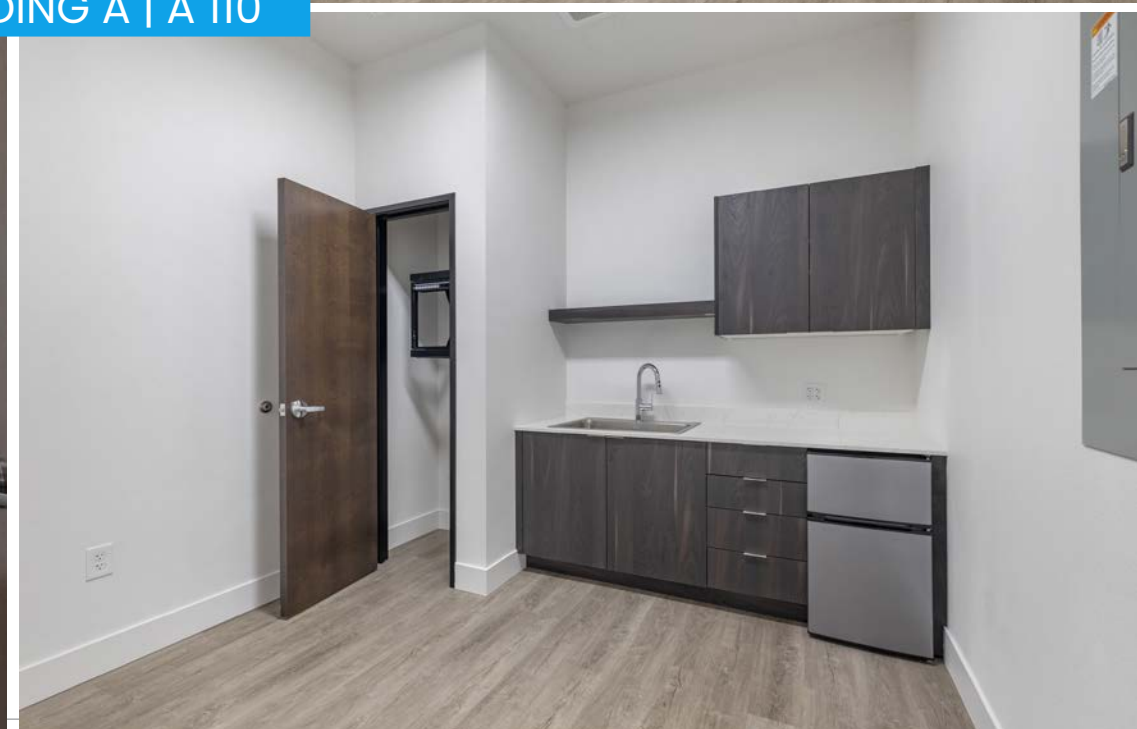
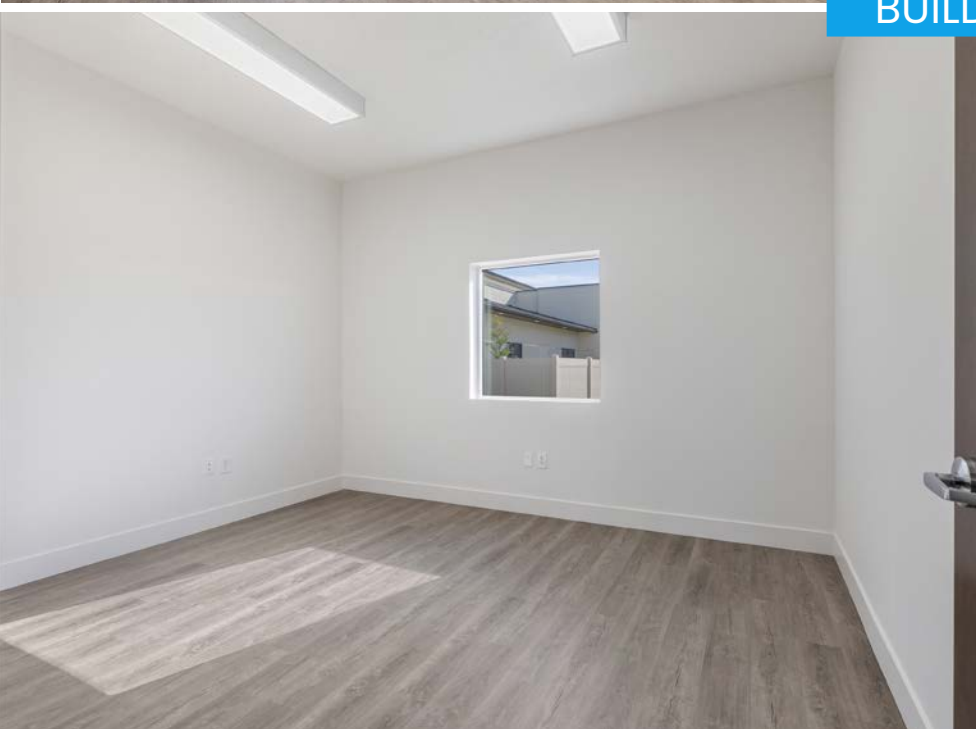
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BUILDING A | A 110



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## EAGLE VIEW LANDING



## EAGLE VIEW PLAZA



## PORTICO AT MERIDIAN CENTER



StLuke's

SITE

AUTUMN WAY

EAGLE ROAD

TOUCHMARK WAY

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THE VILLAGE AT MERIDIAN



SCENTSY



FRANKLIN ROAD

PORTICO AT MERIDIAN CENTER



EAGLE VIEW PLAZA



StLuke's

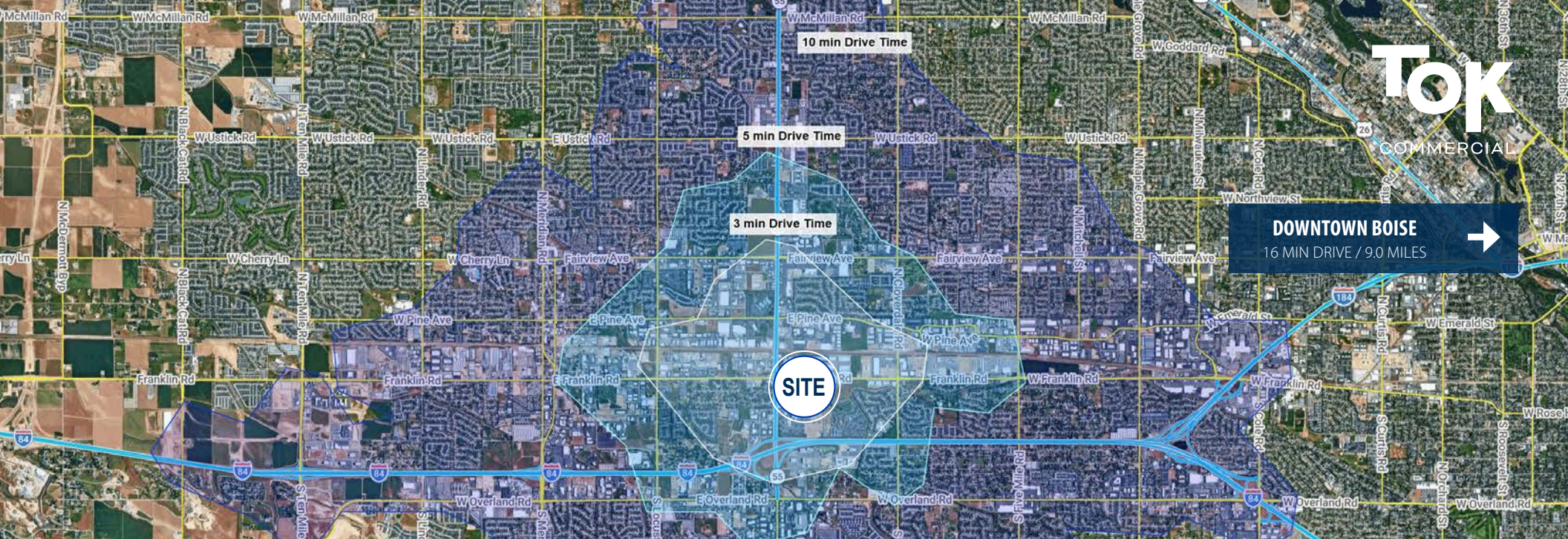
EAGLE ROAD



EAGLE VIEW LANDING



On Meridian's main arterial, Eagle Road offers prime access to top retail and amenities.



## DEMOGRAPHICS | 3-5-10 MIN. DRIVE TIMES

| POPULATION                | 3 MIN | 5 MIN  | 10 MIN  |
|---------------------------|-------|--------|---------|
| 2025 Est. Population      | 3,647 | 15,892 | 107,929 |
| 2030 Projected Population | 4,018 | 17,736 | 113,657 |
| Historic 10 Year Growth   | 3.0%  | 4.6%   | 2.4%    |

| INCOME                         | 3 MIN     | 5 MIN     | 10 MIN    |
|--------------------------------|-----------|-----------|-----------|
| 2025 Average HH Income         | \$155,782 | \$128,226 | \$124,831 |
| 2030 Per Capita Income         | \$66,278  | \$54,431  | \$49,223  |
| Historic Annual Change (25 Yr) | 4.7%      | 4.2%      | 4.4%      |

| HOUSEHOLDS                | 3 MIN | 5 MIN | 10 MIN |
|---------------------------|-------|-------|--------|
| 2025 Est. Households      | 1,541 | 6,728 | 42,468 |
| 2030 Projected Households | 1,735 | 7,728 | 46,039 |
| Historic 15 Year Growth   | 3.1%  | 6.7%  | 2.9%   |

| WORK FORCE              | 3 MIN | 5 MIN  | 10 MIN |
|-------------------------|-------|--------|--------|
| 2025 Total Businesses   | 564   | 1,667  | 6,043  |
| 2025 Total Employees    | 7,312 | 18,041 | 54,270 |
| 2025 Labor Pool Age 16+ | 3,074 | 12,977 | 87,271 |

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