

CLASS A MERIDIAN OFFICE FOR SUBLEASE

BELOW MARKET RENTS

1861 S WELLS AVE SUITE 300

MERIDIAN, ID 83642



rallensrealty.com



RALLENS REALTY
CONSULTANTS

FOR SUBLEASE



PROPERTY INFORMATION

ADDRESS	1861 S Wells Ave, Suite 300 Meridian, ID 83642
PROPERTY TYPE	Office
AVAILABLE SPACE	±11,010 SF
LEASE RATE	\$24.95/SF
LEASE TYPE	Modified Gross
LEASE EXPIRATION	1-31-2029
RENEWAL OPTION	1, 3-year option to renew

HIGHLIGHTS

- Move-in ready, Class A office with modern finishes
- Open floorplan concept includes ample private offices and conference rooms
- Uninterrupted views of the Boise foothills
- Located near the I-84 interchange at Eagle Road, the bullseye of commerce in Idaho
- FF&E available; contact agent for details

This information, while not guaranteed, is from sources we believe to be reliable. This data is subject to price change, corrections, errors, omissions, prior sale, and/or withdrawal.

BEN FULCHER

208.859.7407 | ben@rallensrealty.com

RALLENS REALTY CONSULTANTS | 401 W FRONT STREET, SUITE 307 | BOISE, ID 83702 | 208.996.1055







1861 S WELLS AVE, STE 300 MERIDIAN, ID 83642



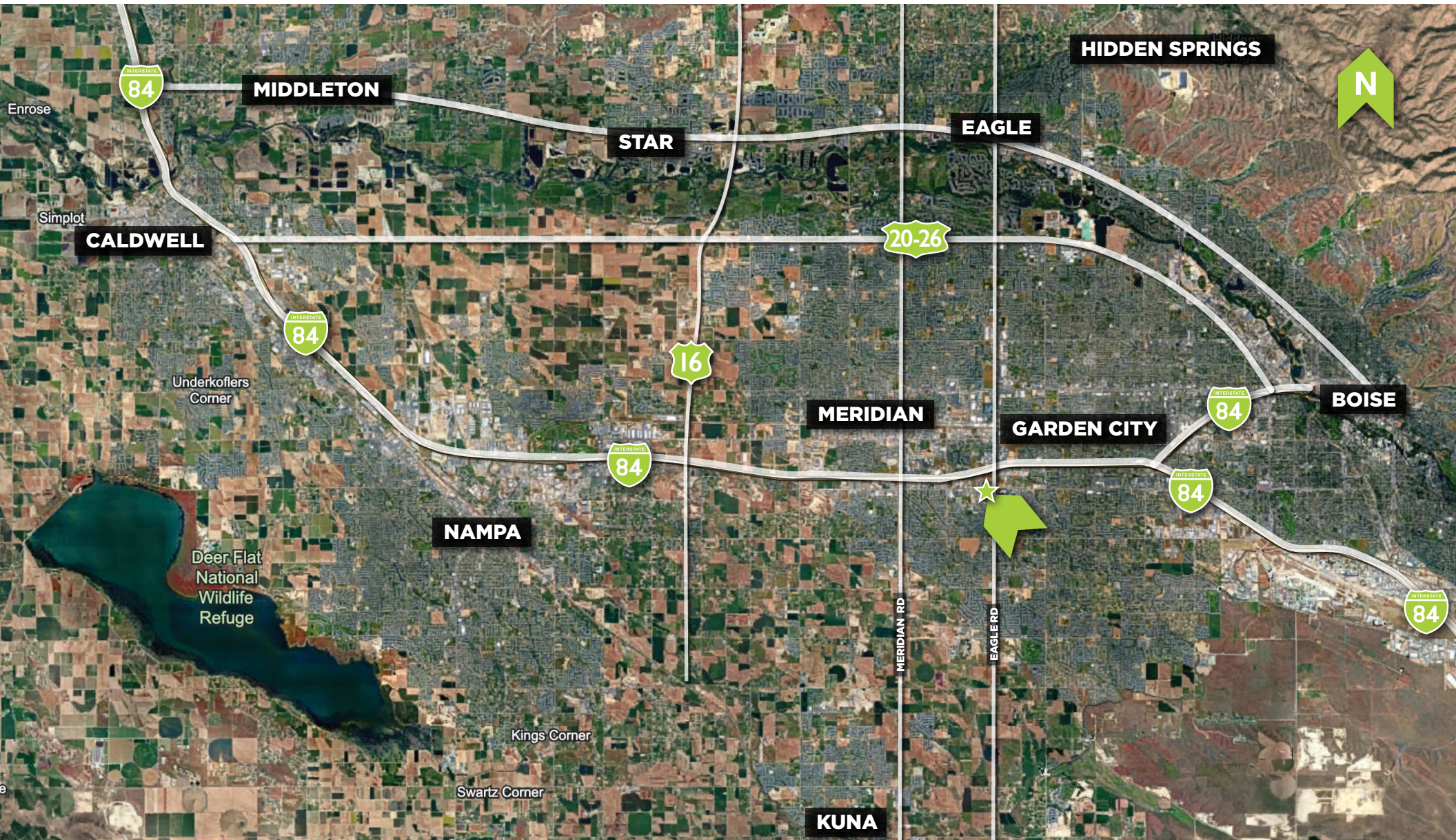
BEN FULCHER

208.859.7407 | ben@rallensrealty.com



rallensrealty.com

1861 S WELLS AVE, STE 300 MERIDIAN, ID 83642



BEN FULCHER

208.859.7407 | ben@rallensrealty.com



rallensrealty.com