

OFFICE SPACE FOR LEASE AND SUBLEASE

THE VILLAGE AT MERIDIAN

3597 E MONARCH SKY LANE | MERIDIAN, IDAHO 83646

TOK
COMMERCIAL



THE VILLAGE
AT MERIDIAN



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OFFICE LEASING PACKAGE

3597 E MONARCH SKY LANE, STE 225 | MERIDIAN, ID 83646



OFFICE SPACE FOR LEASE AND SUBLEASE **THE VILLAGE AT MERIDIAN**

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COMMERCIAL

Located in the center of the most populous area in the Boise Valley, **The Village at Meridian** is Idaho's premier shopping, dining, entertainment, and employment destination. The project represents one of the most significant commercial projects ever developed in the Northwest, offering visitors from well beyond Treasure Valley an experience not available anywhere else in the region.

Providing more than 150,000 square feet of second and third floor office space with luxuriously designed common areas and suites, **The Village at Meridian** is perfect for companies large and small.

Generous tenant improvement allowances provide companies with the opportunity to customize their office space to meet the needs of their organization and employees.

Centrally located to many different neighborhoods in the Treasure Valley Area, **The Village at Meridian** is an easy commute for clients and customers alike.

The beautiful fountain square showcasing a theatrical water feature with synchronized music, children's play area, and food pavilions, ensure employee break times are relaxing, entertaining, family friendly, and only minutes from their desks. For those employees wanting a quick work out, Villa Sport fitness and RIDETRIBE Indoor Cycling is located on site with group exercise rooms and more.

Promoting healthy living and community unity, the City of Meridian, opened the J.M. Kliener Memorial Park. Immediately adjacent to **The Village at Meridian**, this 65 acre park, sports two fishing ponds, running and bike paths, sand volleyball court, half-court basketball, bocce ball courts, children's playground and summer splash pad, outdoor band shell amphitheater, a senior center, and 100-500 capacity picnic canopies.

The possibilities are endless at **The Village at Meridian**.



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PROPERTY INFORMATION

Submarket: North Meridian

Bldg Type: Office - Class A

Bldg Size: 150,000 SF

Lease Term: 5-10 years

Lease Type: FLSV

TI Allowance: Contact Agent

Lease Rate: Contact Agent



AVAILABLE SPACE

BUILDING	SPACE	SIZE	AVAILABLE
Building J	Suite J-205	2,069 SF	Ready for Buildout
	Suite J-230*	1,630 SF	Immediately
	Suite J-310	12,553 SF	Ready for Buildout
	Suite J-315	5,053 SF	Ready for Buildout
	Suite J-320	3,333 SF	Ready for Buildout
	Suite J-325	4,167 SF	Ready for Buildout
	Suite J-330	6,036 SF	Ready for Buildout

Please contact agent for showing.

**Sublease thru 7/31/2027*



UPDATED: 8.25.2026

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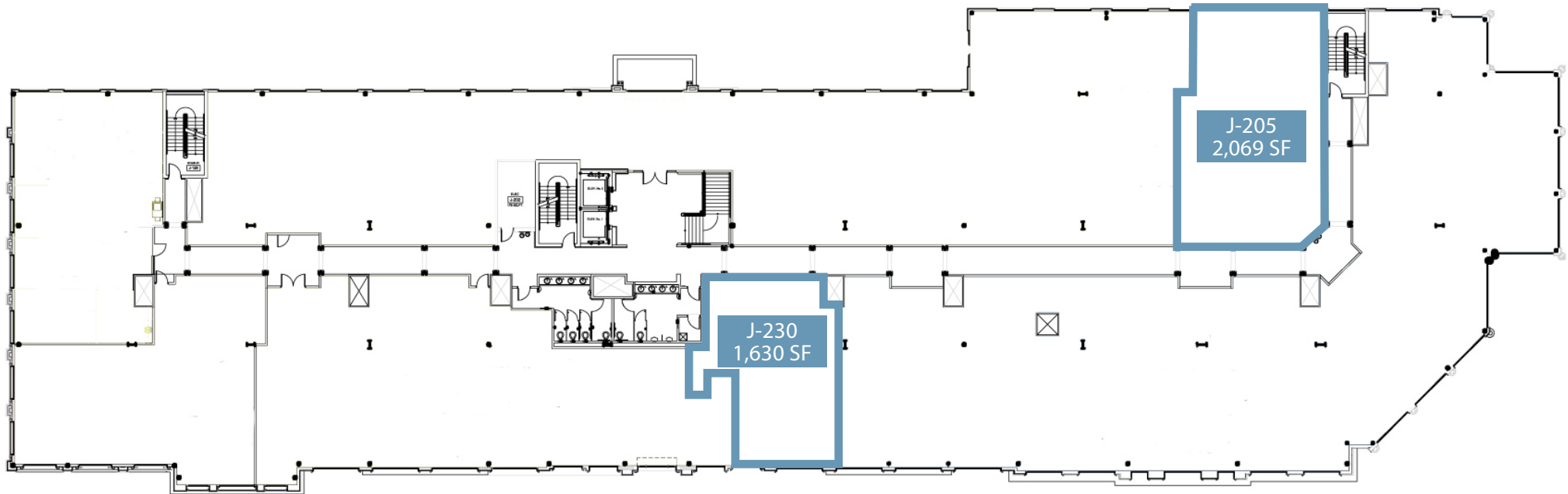
THE VILLAGE AT MERIDIAN

3540 E LONGWING LANE | MERIDIAN, ID 83646

SECOND FLOOR | BUILDING J

Space	Size	Available
Ste J-205	2,069 RSF	Ready for Buildout
Ste J-230*	1,630 RSF	Immediately
*Sublease thru 7/31/2027		

Please contact agent for showing.



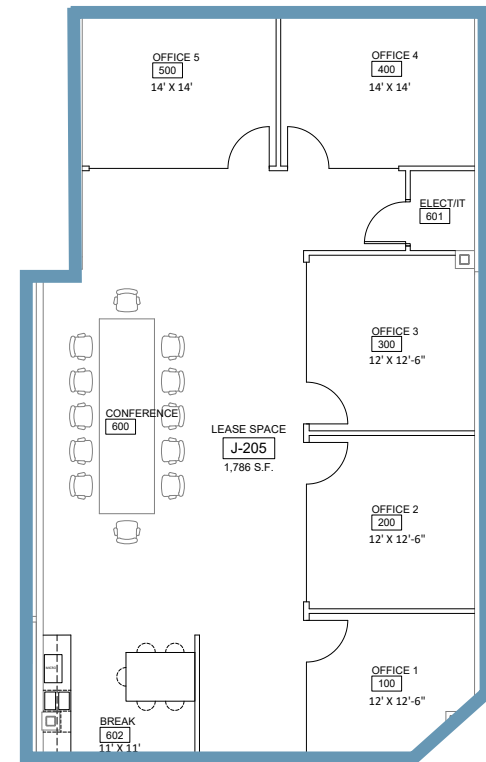
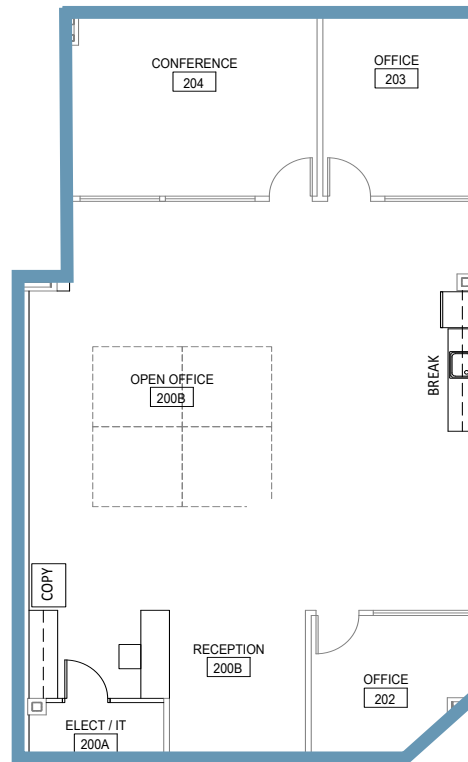
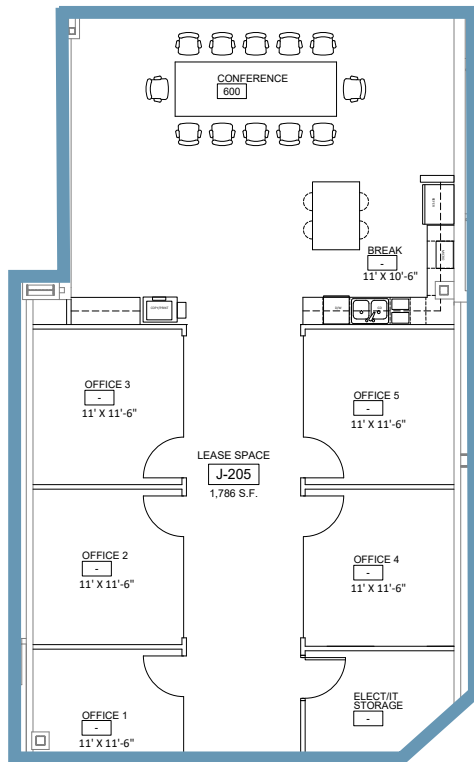
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BUILDING J | 2ND FLOOR SUITE LAYOUTS

J-205
2,069 SF

CONCEPTUAL LAYOUTS / SUBJECT TO FINAL SPACE PLAN:



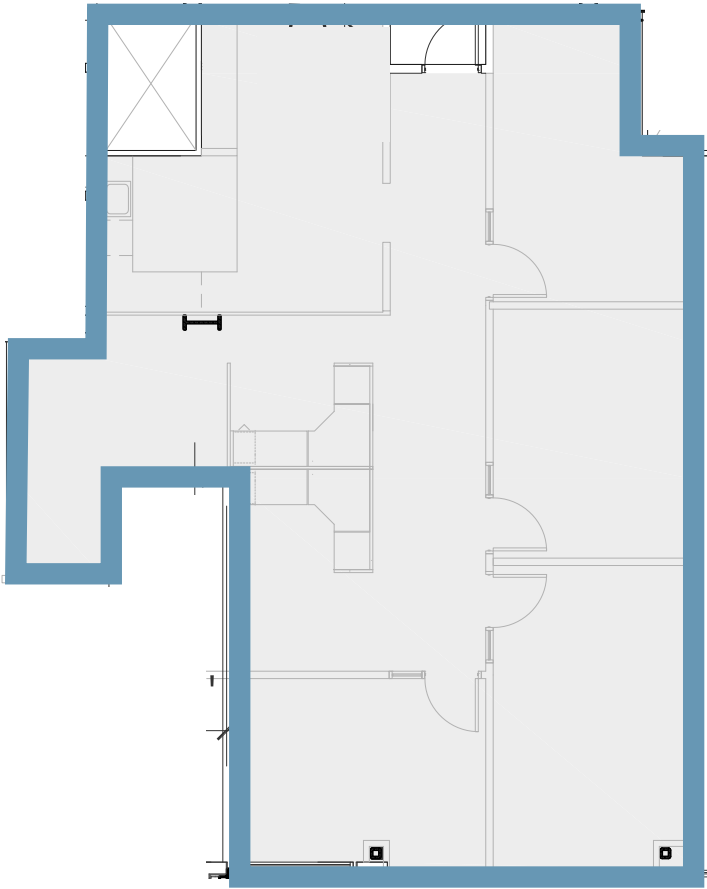
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BUILDING J | CURRENT SPACE PLAN

J-230
1,630 SF

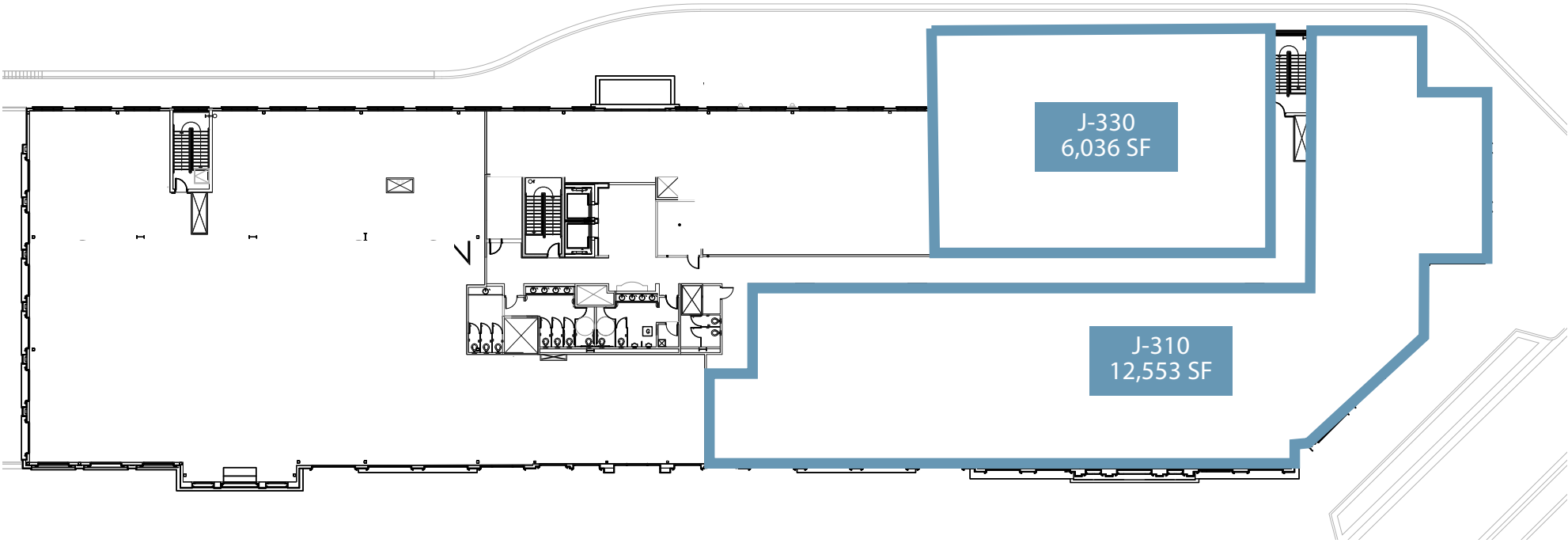


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THIRD FLOOR BUILDING J		
Space	Size	Available
Ste J-310	12,553 RSF	Ready for Buildout
Ste J-330	6,036 RSF	Ready for Buildout

Please contact agent for showing.

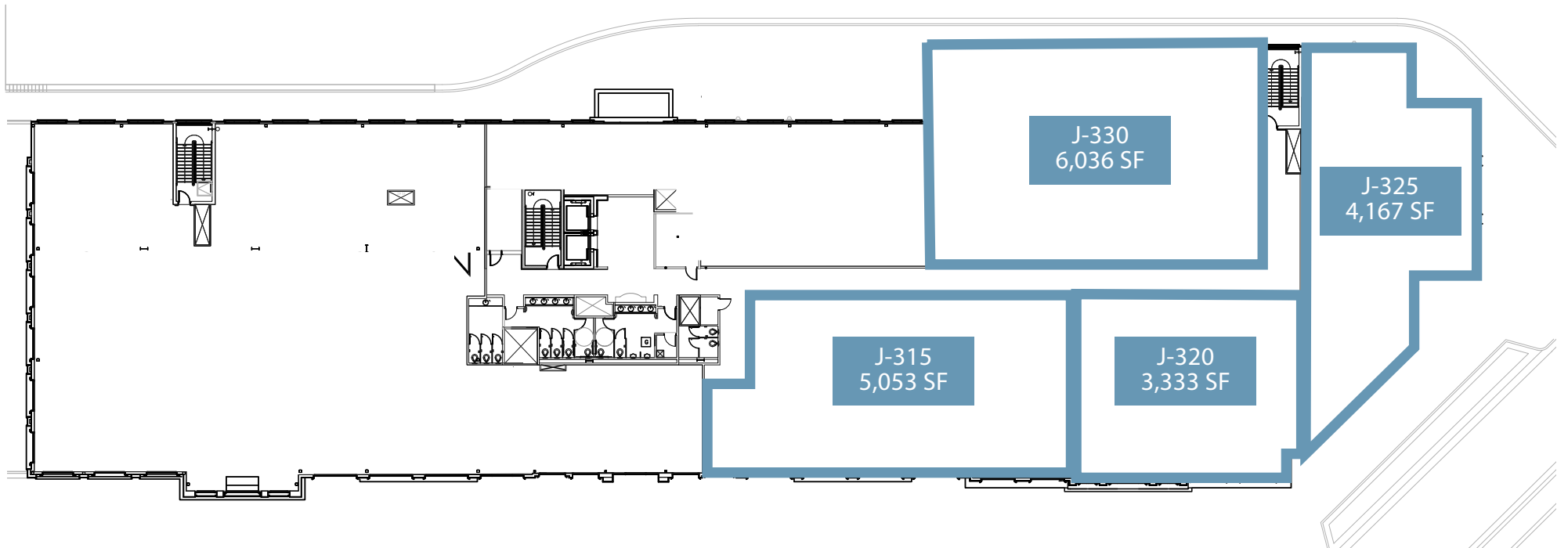


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THIRD FLOOR BUILDING J		
Space	Size	Available
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E. River Valley St.

THE VILLAGE AT MERIDIAN - POWER CENTER

Kleiner Park

Eagle Rd

THE VILLAGE AT MERIDIAN - THE VILLAGE

Fairview Ave

TAKE THE VIRTUAL TOUR

[Click here](#)

HIGHLIGHTS

**CLASS A OFFICE SPACE**

Suites are ready for tenant improvements.

EASY COMMUTE

Centrally located to many neighborhoods in the Treasure Valley Area.

BEAUTIFUL BREAK TIME

Park and fountain area to eat away from your desk in a beautiful open area.

AFTER-WORK ENTERTAINMENT

Restaurants, shopping, and entertainment to keep you busy after work or a fun place for your family to join after work.

OUTDOOR ACCESSIBILITY

Enjoy Kleiner Park (public area) with outdoor entertainment year round.

HEALTHY LIFESTYLE

Villa Sport, a 35,000 square foot gym with group exercise rooms, and a variety of great exercise equipment. RIDETRIBE® offers indoor cycling for your fitness journey.

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COMMERCIAL



SHOPPING

UPSCALE BRANDS & DINING

THE VILLAGE AT MERIDIAN | THE VILLAGE

MAC



urban outfitters

BASILIOS
TACOS



LOFT



Brighton.

VICTORIA'S
SECRET

ANTHROPOLOGIE

WHITE
HOUSE | BLACK
MARKET

Columbia
Sportswear Company®

RIDE TRIBE



chico's



Buckle &

Soma
INTIMATES



ATHLETA

EVEREVE



francesca's®

NORTH
ITALIA

Madewell



THE VILLAGE AT MERIDIAN | POWER CENTER



Pier 1 imports



BARNES & NOBLE



zao
asian cafe



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YEAR ROUND ENTERTAINMENT

SHOW FOUNTAIN

Bellagio-style world-class fountain choreographed to lights, music and color. Water shows through all seasons every hour. This is the most technologically advanced fountain in the world today!

YEAR-ROUND EVENTS

A year-round event schedule infuses the shopping center with energy and excitement, drawing in diverse crowds and creating memorable experiences that encourage repeat visits. By showcasing local talent, seasonal celebrations, and interactive activities, we foster a lively atmosphere that keeps the community engaged.

CULINARY DELIGHTS AWAIT

Savor a world of flavor at The Village at Meridian, where dining is more than a meal — it's an experience. From gourmet cuisine and global street food to cozy cafes and sweet indulgences, our diverse eateries cater to every craving.

ICE SKATING

Ice skating available all winter to customers and kids of all ages. Skate rentals available on-site. Professional ice skating shows.

OUTDOOR SEATING AREA

Relaxation and dining outdoors by the fountain. Benches, soft seating and a full grass turf area by the play structure.

CHILDREN'S PLAY AREA

Interactive play structure for all ages next to the food pavilions and fountain.



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