

GRAMERCY PLAZA III

NEW CONSTRUCTION, CLASS A OFFICE / 1860 SOUTH WELLS AVE / MERIDIAN, ID



COMING SOON
- CONCEPTUAL IMAGE -

CONTACT



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HIGHLIGHTS



Prime location in the heart of the Treasure Valley's fastest growing region.

Close proximity to restaurants and services.

Convenient access to I-84 at Eagle Road.

High quality finishes throughout.

Fiber internet service available.

Building signage available.

Panoramic foothills views.

DETAILS



SPACE	SIZE	RATE
1 st Floor	13,691 RSF	\$25.00/SF,NNN
2 nd Floor	13,198 RSF	\$25.00/SF,NNN
3 rd Floor	13,555 RSF	\$25.00/SF,NNN
Building Total	40,444 RSF	\$25.00/SF,NNN

Floors may be demised to 2,500 RSF.

SUBMARKET:	Meridian	ZONING:	C-G
BLDG TYPE:	Office	AVAILABLE:	Late 2027
BLDG SIZE:	40,450 SF	LEASE TERM:	5+ years
FLOORS:	3	LEASE TYPE:	NNN
PARKING:	4.5/1000 201 total spaces	EST. NNN'S:	\$6.50/SF
		TI ALLOWANCE:	Negotiable

UPDATED: 1.27.2026

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FIRST FLOOR - 13,691 RSF

May be demised to 2,500 SF



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SECOND FLOOR - 13,198 RSF

May be demised to 2,500 SF



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THIRD FLOOR - 13,555 RSF

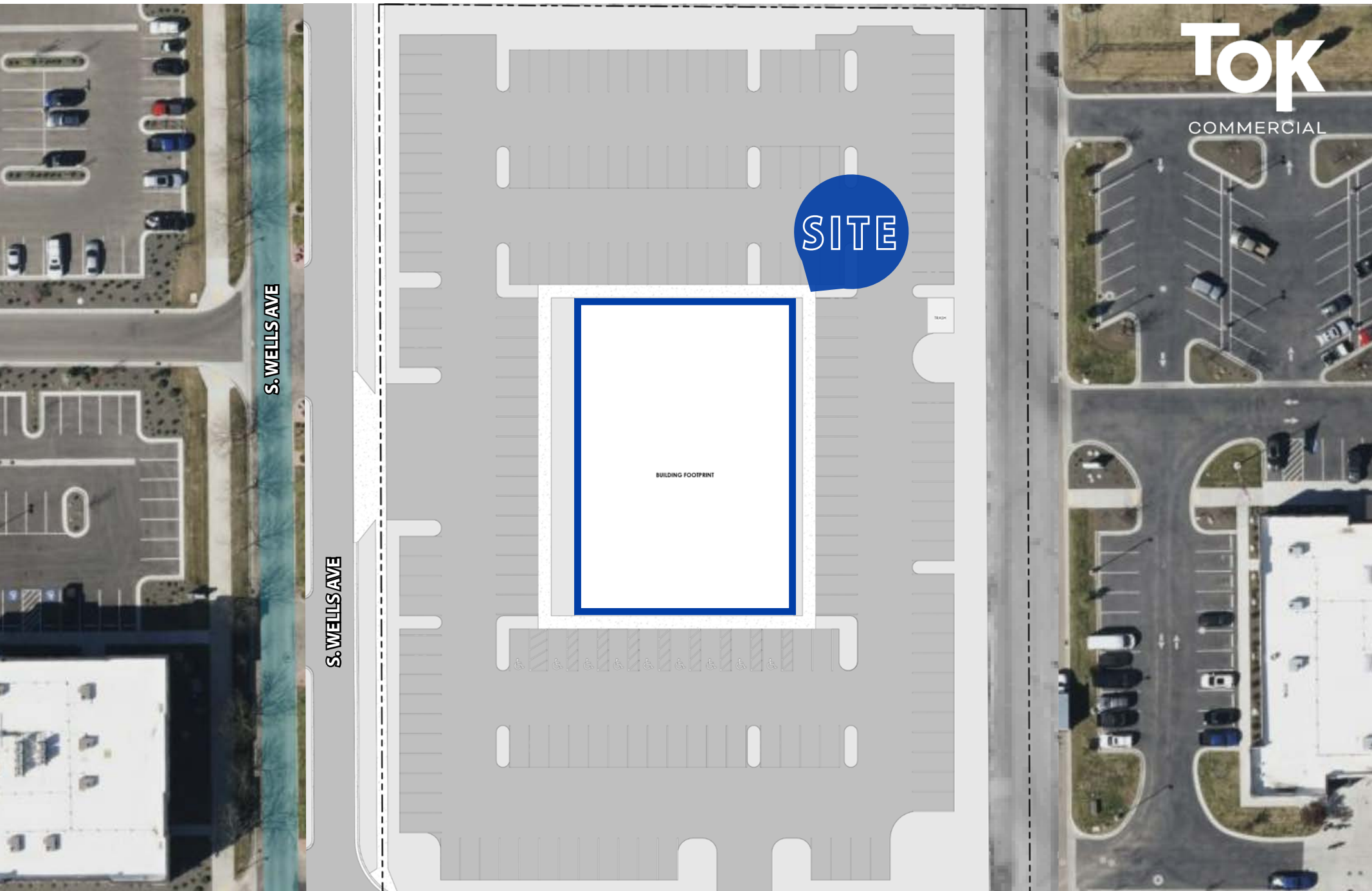
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