



COMMERCIAL

TALUS PROFESSIONAL PLAZA

MEDICAL OFFICE FOR LEASE / 3875 E OVERLAND ROAD / MERIDIAN, ID 83642



CENTRALLY LOCATED CLASS A
MEDICAL OFFICE SPACE
FOR LEASE

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- Shared conference room.
- Monument signage available.
- Covered patient drop-off area.
- Excellent exposure on Overland Road.
- Convenient access to I-84 interchange.
- Suite 102 in shell condition and ready for build-out.
- Located adjacent to the new Treasure Valley Hospital in Silverstone Business Campus.
- Professional medical tenants such as Idaho Center for Reproductive Medicine, Treasure Valley Nasal Sinus Center, NS Support, West Idaho Orthopedic, Saint Alphonsus Regional Medical Center, Idaho Weight Loss, Ageless Men's Health, and Gameday Men's Health.

HIGHLIGHTS



SPACE	SIZE	RATE
SUITE 102*	2,282 SF	\$22.50/SF NNN
SUITE 201**	2,222 SF	\$22.50/SF NNN

*LOCK BOX ON SUITE | AVAILABLE IMMEDIATELY
** AVAILABLE 4/1/2025

SUBMARKET:	S. Meridian	TI ALLOWANCE:	Negotiable
BLDG. SIZE:	36,675 SF	LEASE TERMS:	Negotiable
BLDG. TYPE:	Medical Office	LEASE TYPE:	NNN
# OF FLOORS:	2	EST. NNN'S:	\$8.94/SF <small>(NNN's include utilities)</small>
PARKING:	Surface		

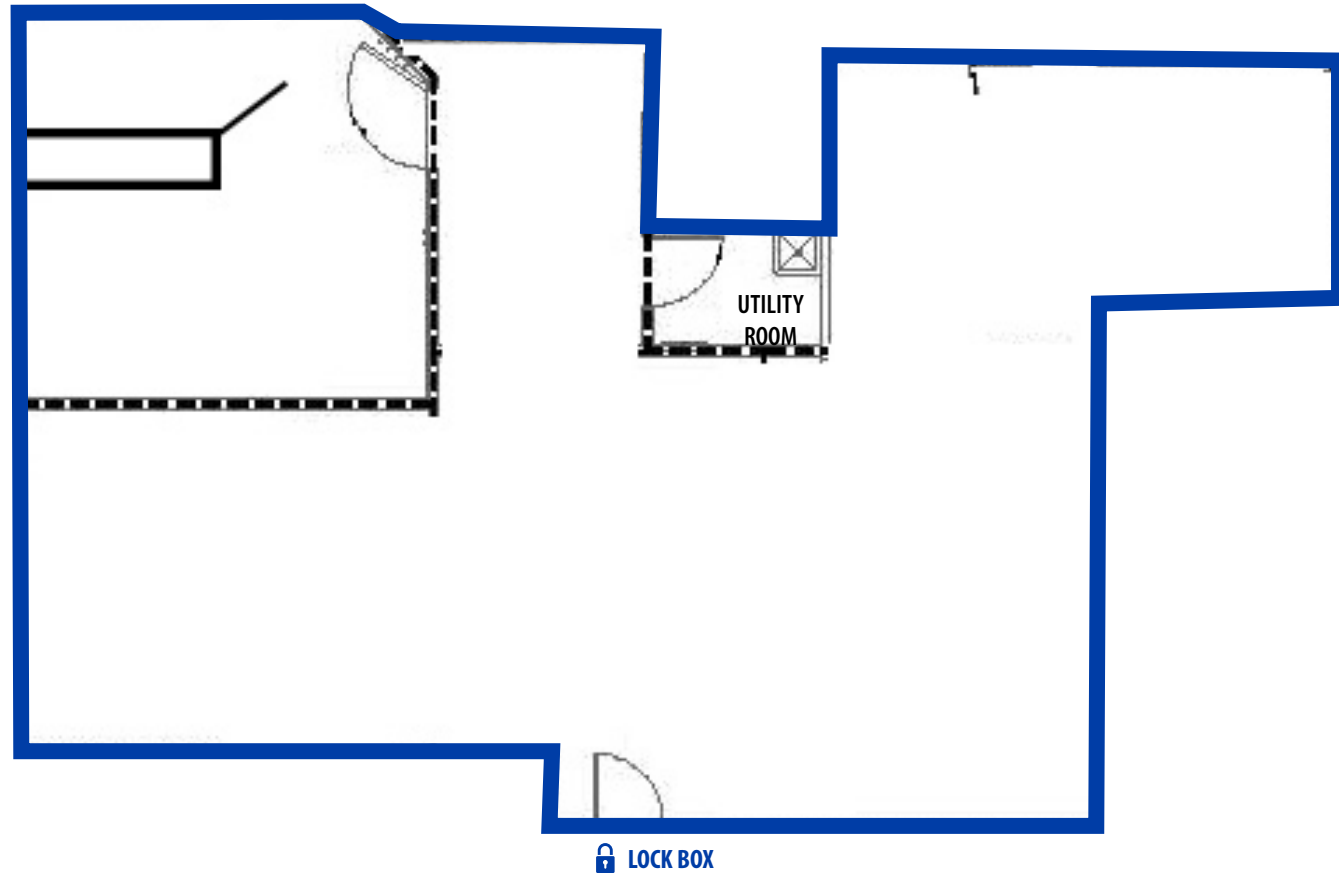
DETAILS

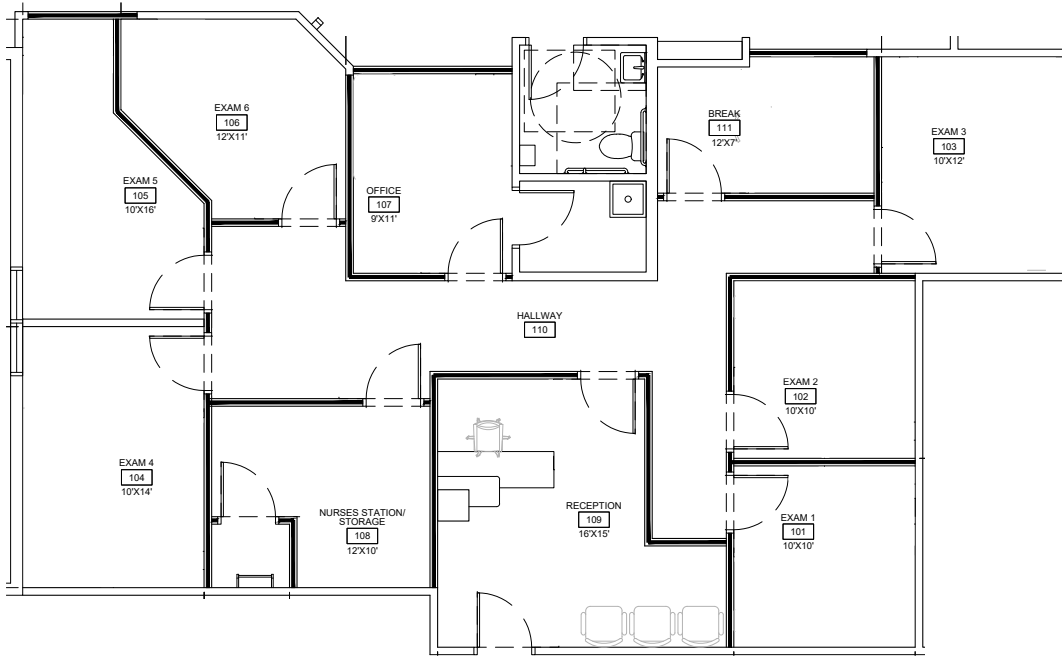


CONTACT



SUITE 102
2,282 SF



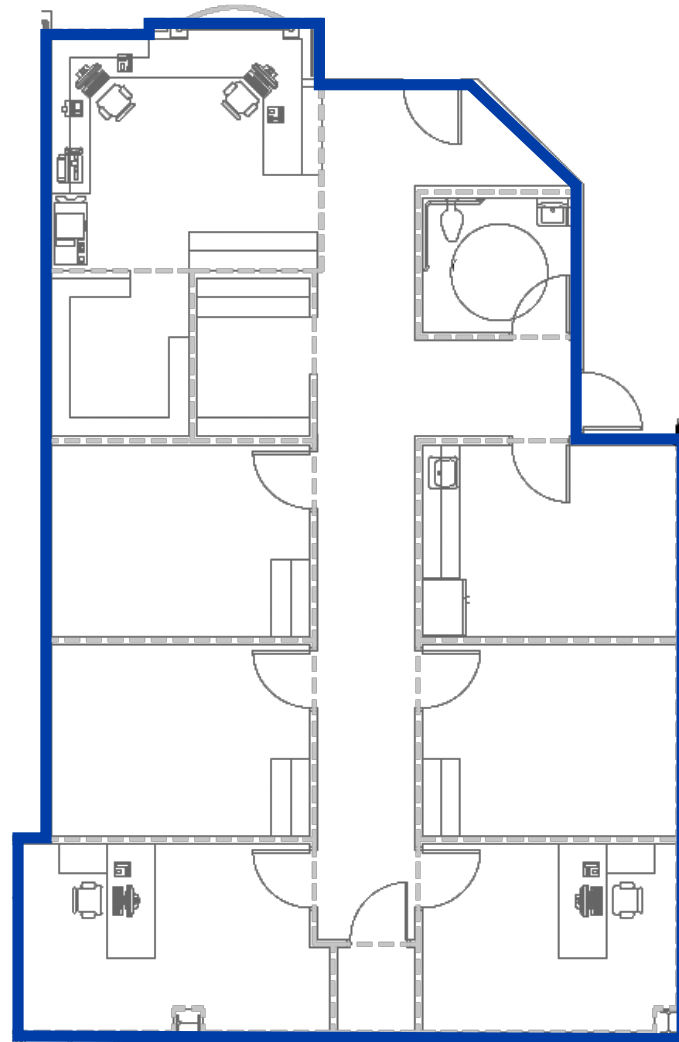


OPTION 1 | CONCEPTUAL

OPTION 2 | CONCEPTUAL



SUITE 201
2,222 SF





- COMMON AREAS -



PROFESSIONAL MEDICAL TENANTS

NS SUPPORT

WEST IDAHO ORTHOPEDIC

SAINT ALPHONSUS REGIONAL MEDICAL CENTER

IDAHO WEIGHT LOSS

AGELESS MEN'S HEALTH

IDAHO CENTER FOR REPRODUCTIVE MEDICINE

TREASURE VALLEY NASAL SINUS CENTER

LOYAL SOURCE

GAMEDAY MEN'S HEALTH



BUSINESS CAMPUS SETTING NEAR I-84

