



OFFICE, LAW OFFICE OR MEDICAL OFFICE USE



PARKWAY PLAZA OFFICE SPACE

3071 East Franklin Road
Meridian, Idaho 83642

2,713 RSF

PROPERTY HIGHLIGHTS

Suite 102	2,713 RSF - \$21.00/SF
Lease Type	Full Service Incl Janitorial
T.I. Allowance	Negotiable, Contact Agents
Power Supply	Backup Generator On-Site
Internet Service	Fiber-Optic to Building
Parking	Large Lot & 2 Parking Garages
LockBox	On-Site for Tour Access



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PARKWAY PLAZA BUILDING

3071 East Franklin Road, Meridian, Idaho 83642

2,713 RSF - FOR LEASE



BUILDING PHOTOS



LISTING FEATURES

- Available spaces are perfect for general office, law office or medical office use
- State of the art HVAC system, each suite has multiple zone controls
- Amenities include: 5 day janitorial, backup generator, fiber-optic data, advanced heating & cooling, parking garage & surface lot, & much more
- Great location with high visibility on the hard corner of Franklin & Eagle Roads - [Google 360 View](#)
- Close to the Portico Medical Complex, St. Luke's, Boise Spine & other medical offices
- Extravagant patio area for staff and clients
- Easy access in/out of site, minutes from an Interstate-84 on/off ramp on Eagle Road
- Utilize on-site lockbox to tour suites 102 & 303, please do not disturb other tenants



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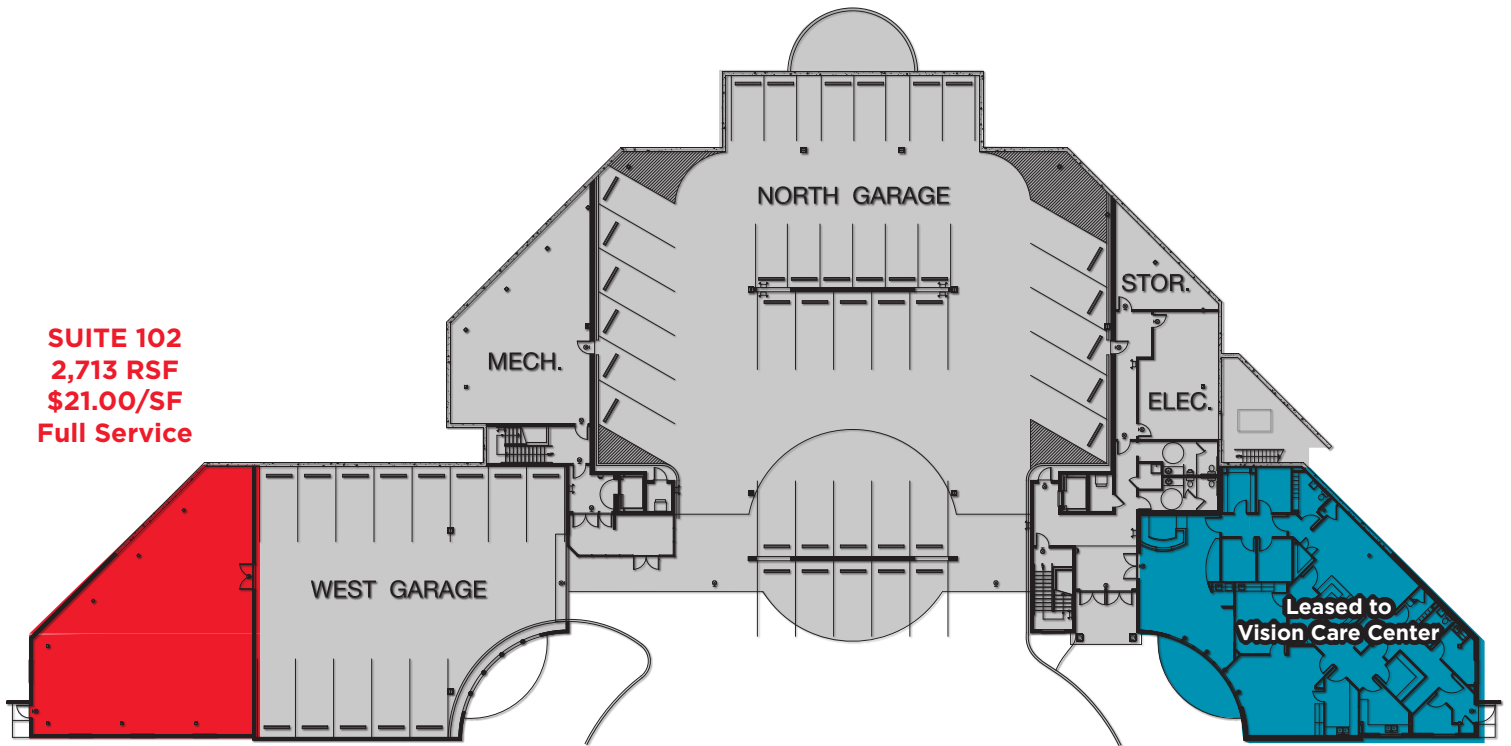
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1ST FLOOR PLAN - 2,713 RSF - \$21.00/SF



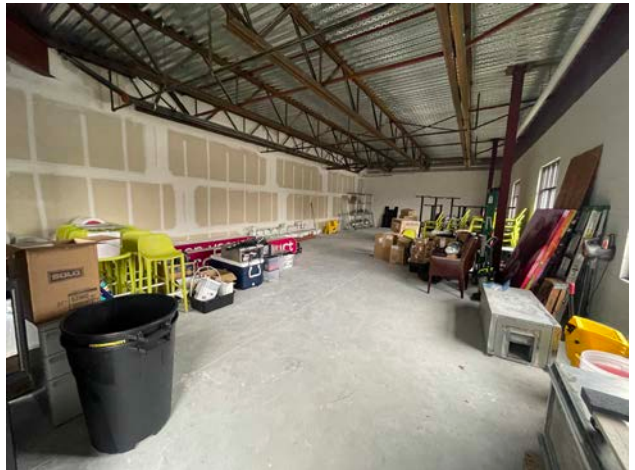
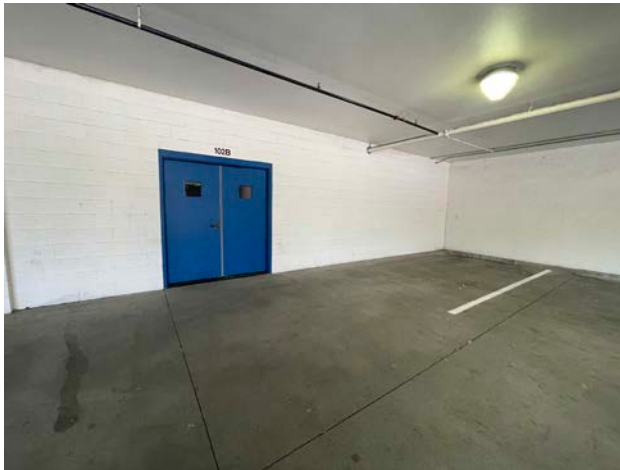
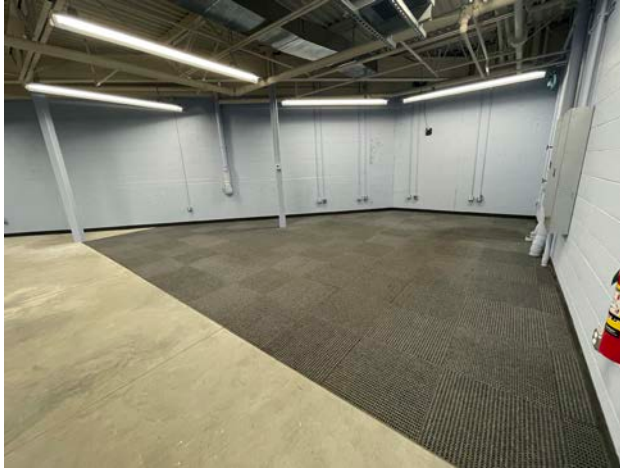
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SUITE 102 PHOTOS



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LOCATION AERIAL



Average Daily Traffic (ADT) courtesy of Idaho Department of Transportation.