

CLASS A OFFICE IN TEN MILE CROSSING | FOR LEASE

MAGELLAN BUILDING

2929 W NAVIGATOR DR | MERIDIAN, ID 83642

Tok
COMMERCIAL



PETER OLIVER SIOR, CCIM
208.947.0816
peter@tokcommercial.com

NICK SCHUITEMAKER, CCIM
208.947.0802
nick@tokcommercial.com

MIKE GREENE SIOR, CCIM
208.947.0835
mikeg@tokcommercial.com



PROPERTY INFORMATION

SUBMARKET:	N. Meridian	T.I. ALLOWANCE:	Negotiable
BLDG TYPE:	Office	PARKING:	5:1,000
BLDG SIZE:	83,000 SF	AVAILABLE:	Immediately
BLDG QUALITY:	Class A	LEASE TYPE:	NNN
YEAR BUILT:	2019	EST NNN'S:	\$9.30/SF (Includes Utilities & Janitorial)

AVAILABLE SPACE

SPACE	RSF	RATE
Suite 100	7,108 SF	\$24.00/SF, NNN

(CONTACT AGENTS FOR SHOWINGS)

PROPERTY HIGHLIGHTS

Surrounded by amenities near restaurants, retail, hotels, and services for employees and clients.

Immediate regional connectivity via the Ten Mile Interchange with convenient access throughout the Treasure Valley.

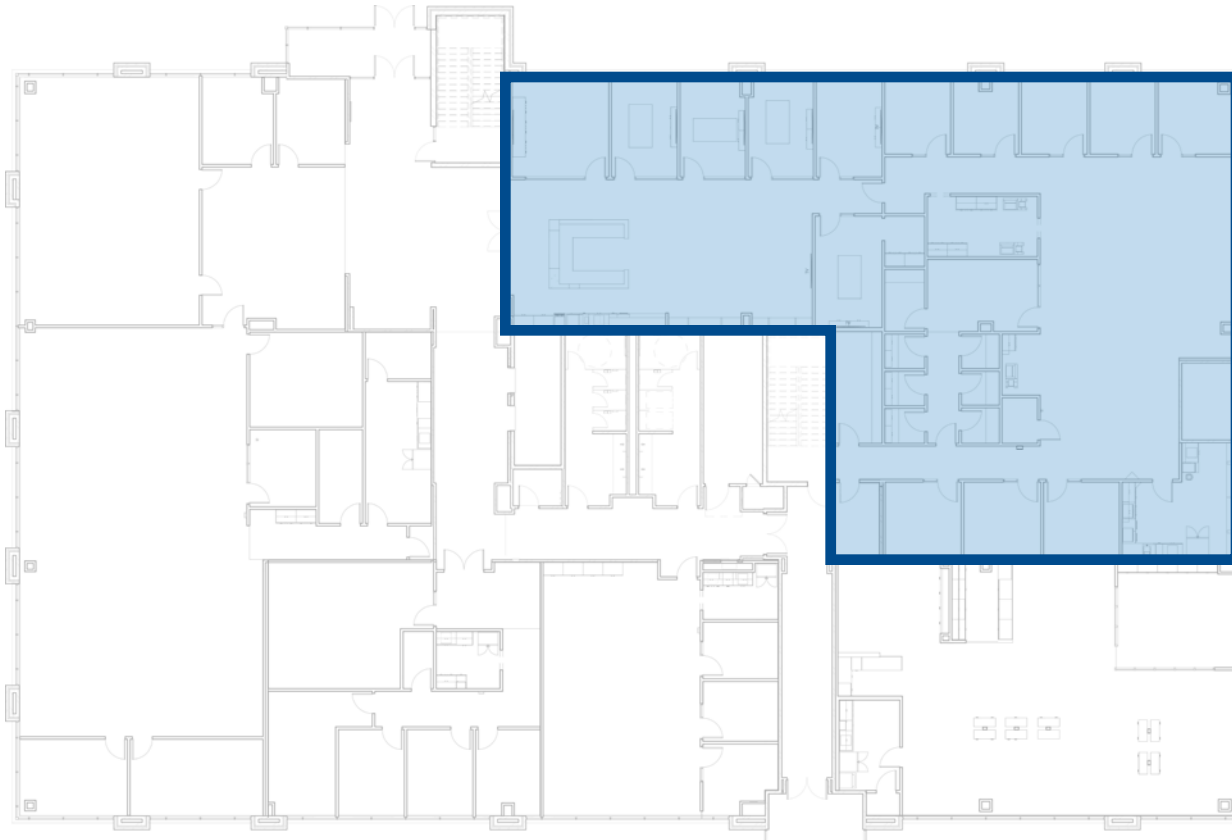
Class A construction, built in 2019 with modern office finishes throughout.

Premier Ten Mile Crossing location, positioned in Meridian's most desirable business corridor.

Freeway visibility in a prominent location near I-84 with excellent signage opportunities.

GROUND FLOOR

SUITE 100
7,108 SF
AVAILABLE











LOCATED IN NORTH MERIDIAN'S LARGEST MIXED-USE DEVELOPMENT



LOCATED AMIDST EXCITING NEW DEVELOPMENTS

715 TOTAL RESIDENTIAL
UNITS WITHIN DEVELOPMENT





1 MILE RADIUS



POPULATION
6,524



TOTAL RETAIL EXPENDITURE
\$137.24M



AVG. HOUSEHOLD INC.
\$103,328

3 MILE RADIUS



POPULATION
62,247



TOTAL RETAIL EXPENDITURE
\$1.34B



AVG. HOUSEHOLD INC.
\$125,898

5 MILE RADIUS



POPULATION
161,113



TOTAL RETAIL EXPENDITURE
\$3.57B



AVG. HOUSEHOLD INC.
\$139,171

JOIN SOME OF THE AREA'S LARGEST
EMPLOYERS, NEWEST LUXURY LIVING,
AND FAVORITE RETAILERS AT THE
CENTER OF THE TREASURE VALLEY
AND WEST GATEWAY INTO MERIDIAN.



✦ BRIGHTON

