

TEN MILE OFFICE / RETAIL 20/20 EYECARE BUILDING

2708 W PEAK CLOUD LANE, MERIDIAN, IDAHO 83642



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Prime Location in Ten Mile Crossing – Near Scheels, Primary Health, and St. Alphonsus in Meridian's fastest-growing corridor.

Ideal for Medical, Professional Office Users, or Retail – Generous TI allowance by owner.

Surging Area Growth – New Class A office surrounded by 1,500+ new homes, apartments, restaurants, retail, office, and hotels!

Excellent Accessibility & Exposure – Just 0.6 miles from I-84 with high visibility and easy access.

Ample Onsite Parking - Easy access for staff and visitors.

SPACE	SIZE	RATE
Suite 101	3,398 SF	\$30.00/SF, NNN
Conceptual Suite 101	~1,700 SF	\$30.00/SF, NNN
Conceptual Suite 102	~1,700 SF	\$30.00/SF, NNN

SUBMARKET	North Meridian	LEASE TERM	5-10 Years
BLDG TYPE	Office / Retail	LEASE TYPE	NNN
BLDG SIZE	6,733 SF	EST NNN'S	\$6.90
ZONING	C-G	T.I. ALLOWANCE	\$70.00/SF

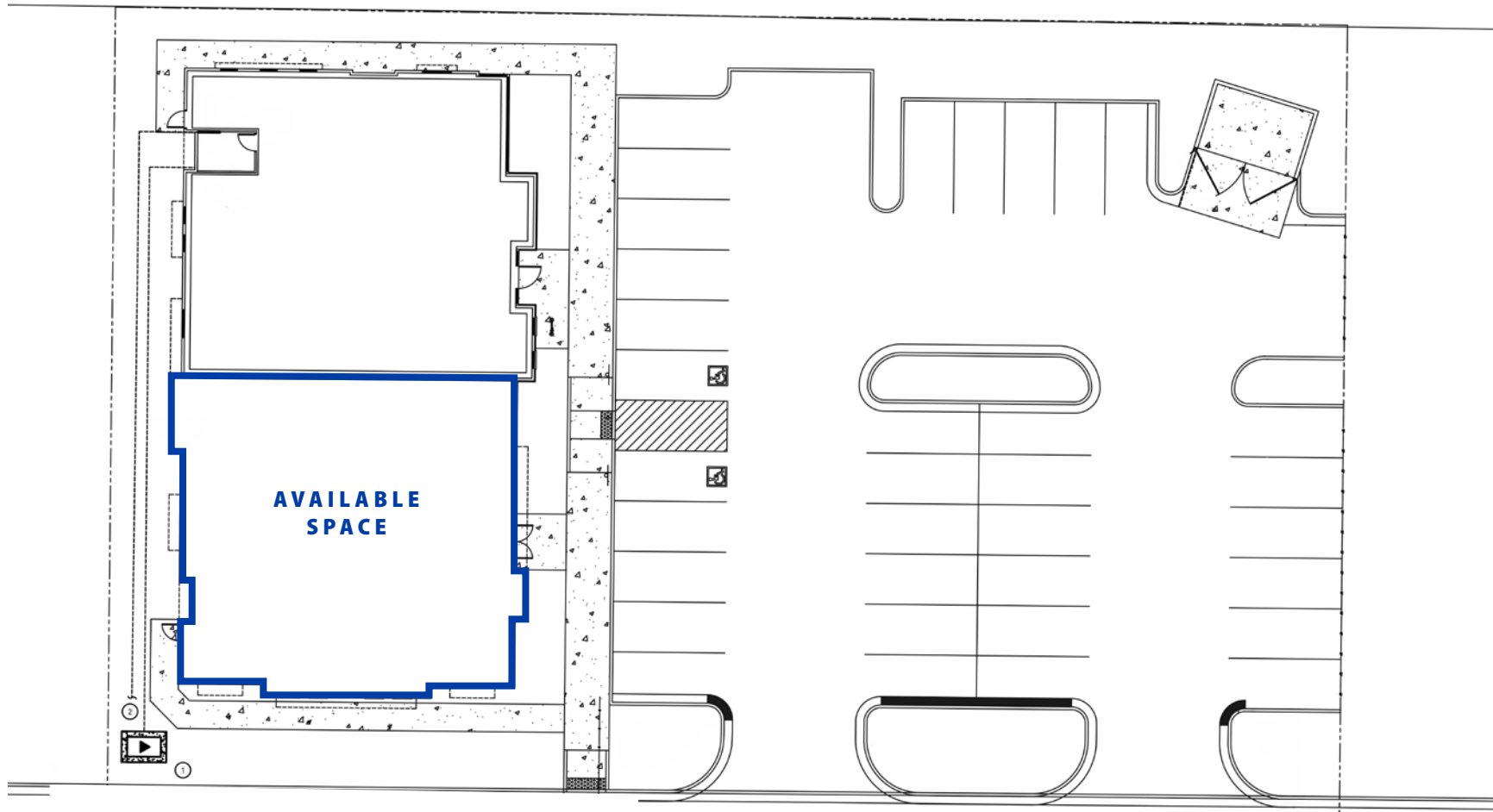
CONTACT

HIGHLIGHTS

DETAILS

SITE PLAN

FRANKLIN ROAD



PEAK CLOUD LANE

UPDATED: 6.04.2026

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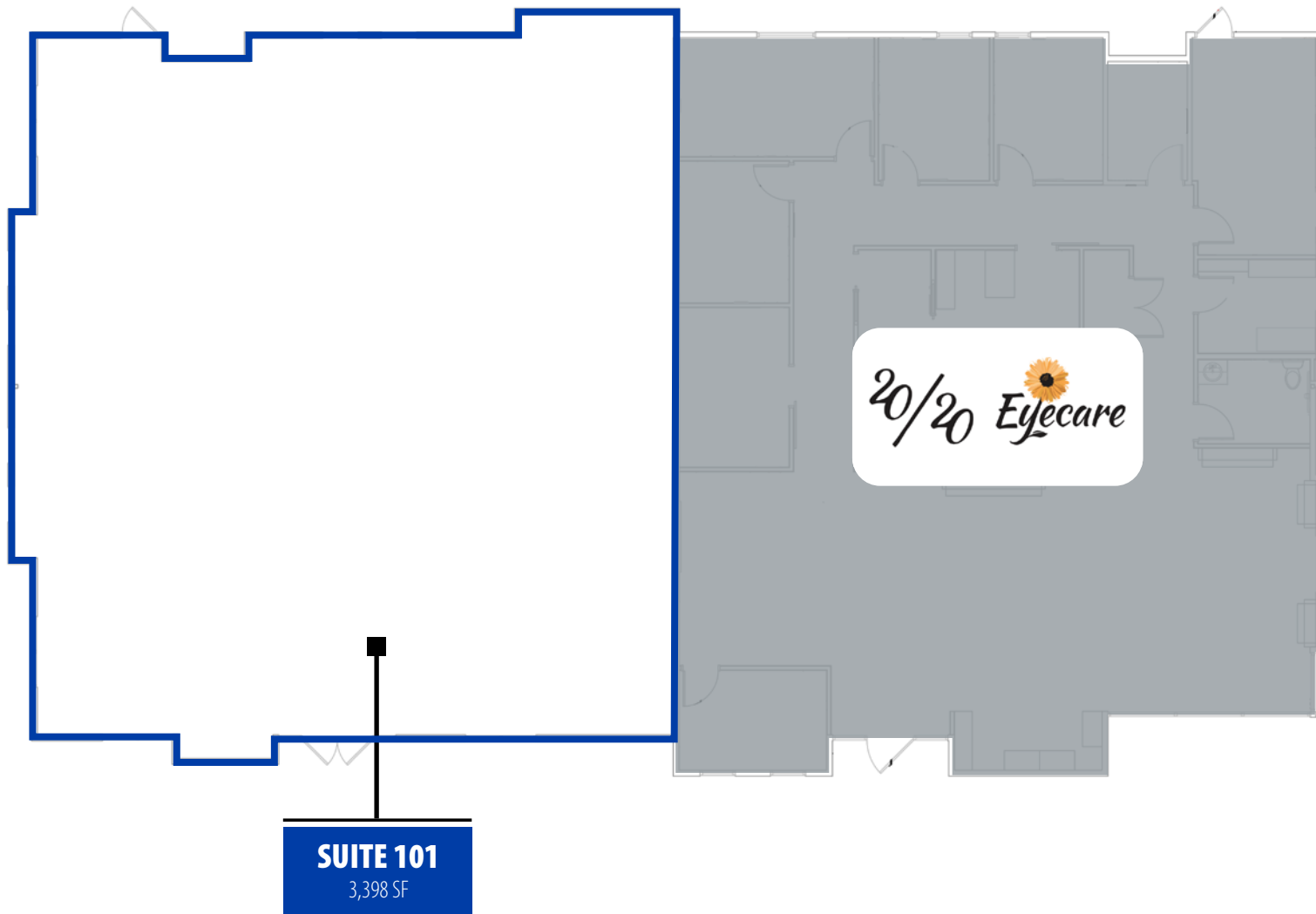
AVAILABLE

Suite 101

3,398 SF

\$30.00/SF

FLOOR PLAN



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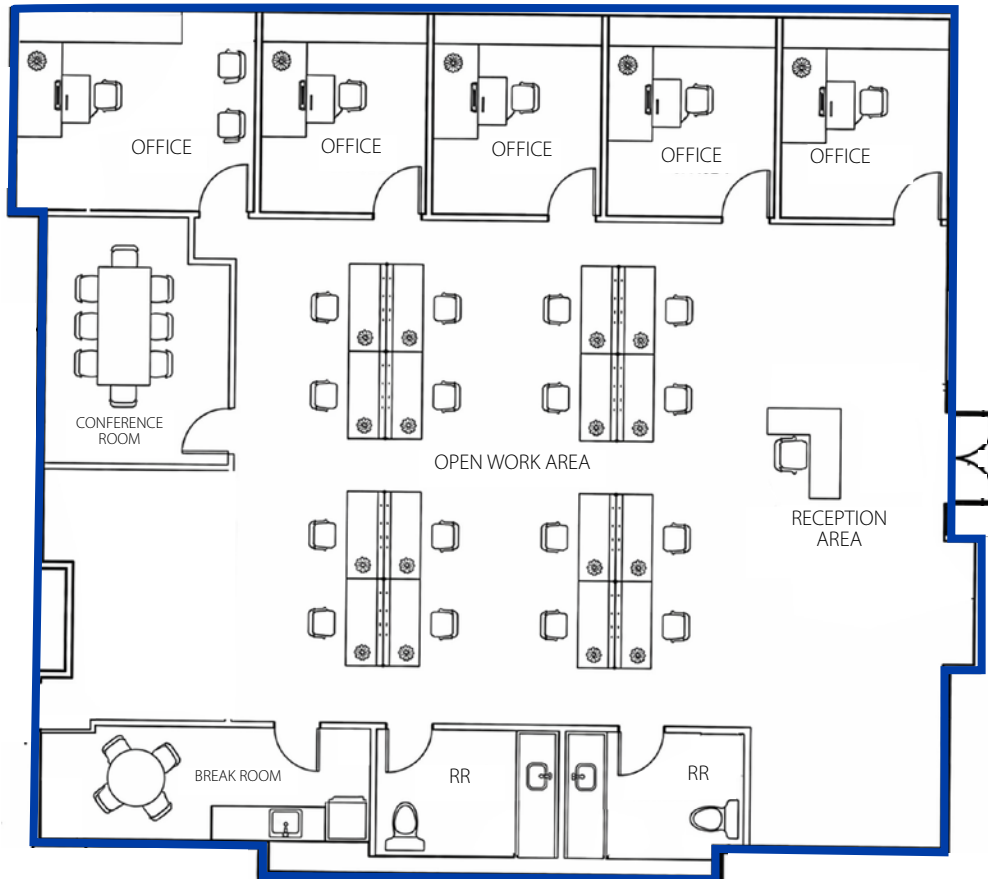
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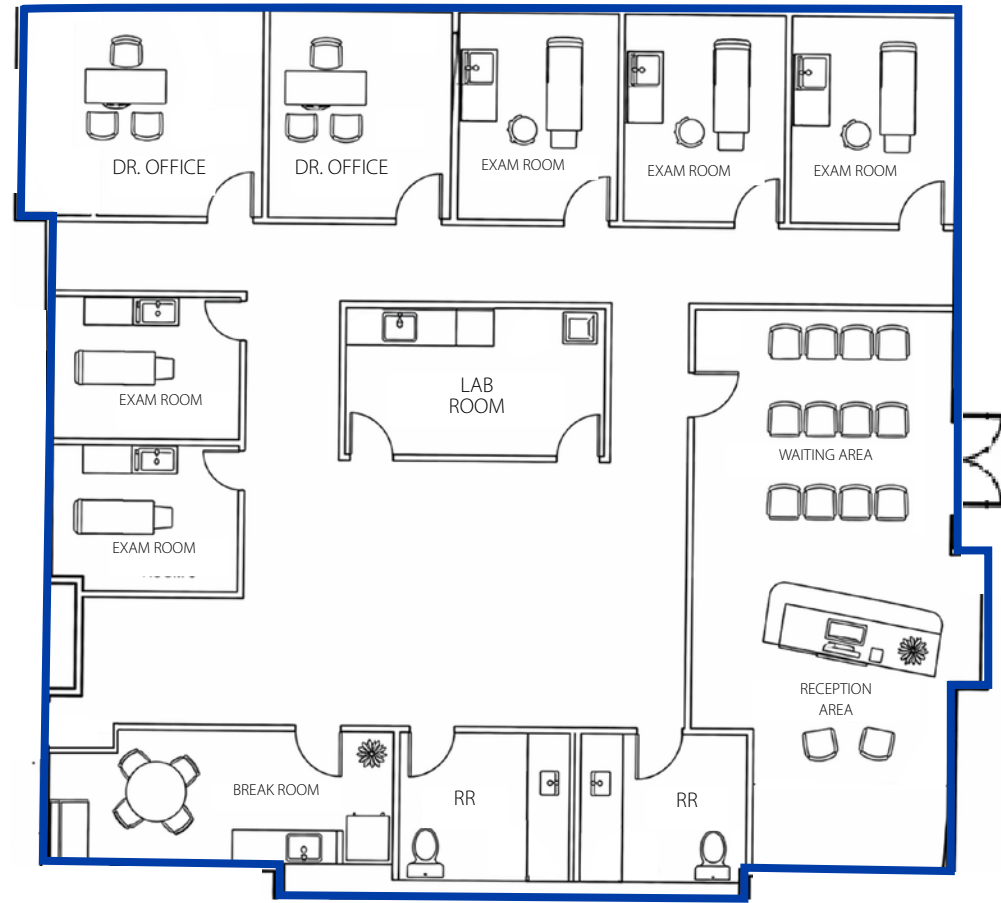
FLOOR PLAN

POTENTIAL OFFICE LAYOUT

OFFICE SPACE



MEDICAL SPACE



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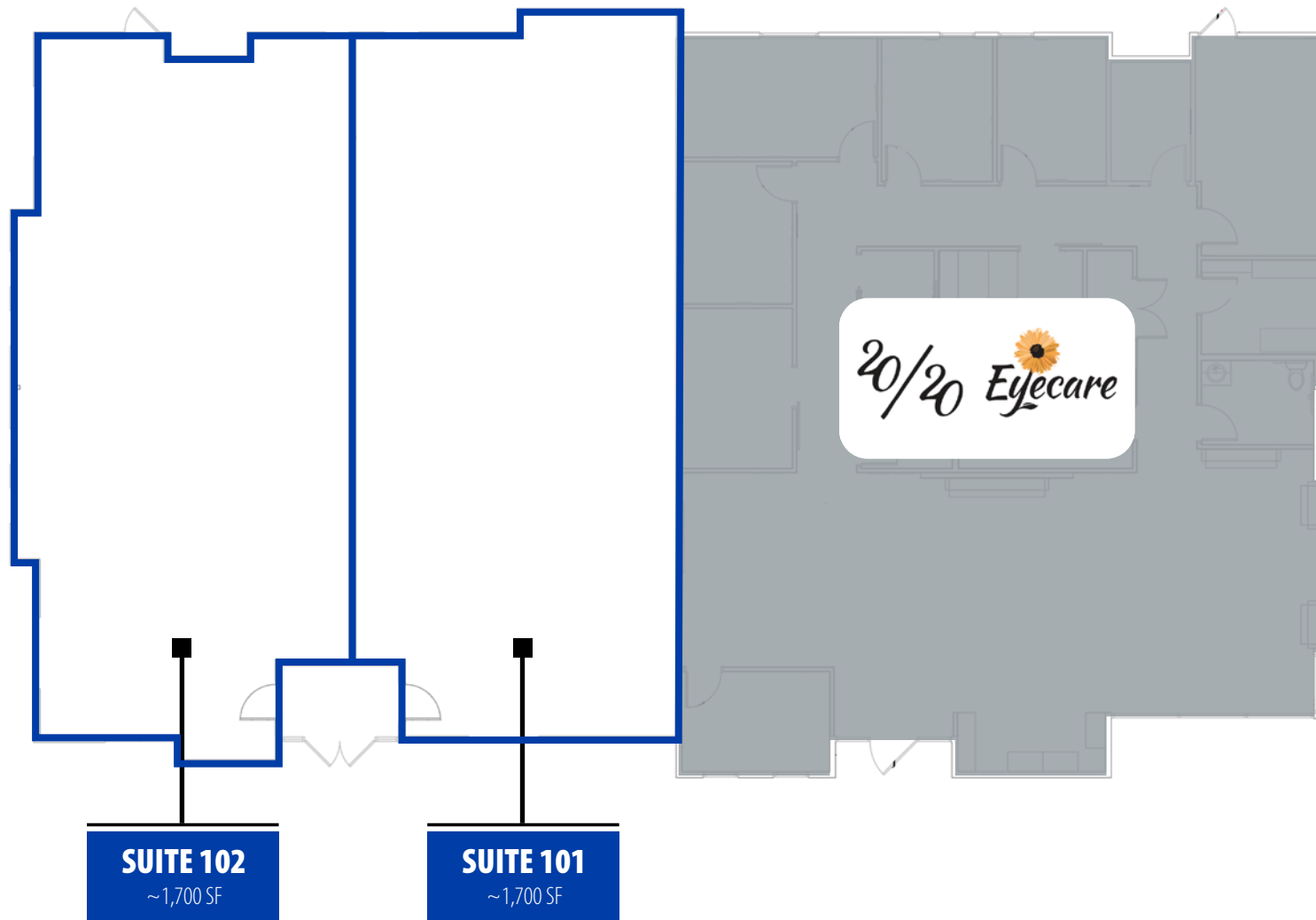
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AVAILABLE

Conceptual Suite 101	~1,700 SF	\$30.00/SF, NNN
Conceptual Suite 102	~1,700 SF	\$30.00/SF, NNN

FLOOR PLAN

CONCEPTUAL DEMISED



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EXAMPLE: FULLY BUILT-OUT SPACE (20/20 EYECARE)



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LOCATED IN NORTH MERIDIAN'S LARGEST MIXED-USE DEVELOPMENT

TOK
COMMERCIAL

DOWNTOWN MERIDIAN

MERIDIAN RD



ALTAIR APARTMENTS
240 UNITS

THE FLATS APARTMENTS
235 UNITS

THE LOFTS APARTMENTS
240 UNITS

145,000+ MONTHLY VISITORS
SCHEELS

119,016 VPD

35,500 VPD

SITE

14,500 VPD

TEN-MILE RD

84



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TEN MILE CROSSING



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