

OFFICE LOTS FOR SALE or BTS GRAMERCY DISTRICT



EAST OVERLAND ROAD & WELLS AVENUE | MERIDIAN 83642



EXCELLENT TRAFFIC COUNTS

GREAT LOCATION
NEAR I-84 & EAGLE ROAD

[CLICK TO VIEW PROPERTY VIDEO](#)



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PROPERTY INFORMATION:

Size: Approximately 1.2 - 2.8 Acres
Zoning: City of Meridian C-G General Commercial
Utilities: To site or street

DEMOGRAPHICS:

2017	1 Mile	3 Miles	5 Miles
Population:	7,412	64,645	189,565
Average HH Income:	\$97,510	\$81,794	\$78,669
Employees:	6,343	38,140	83,429

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PROPERTY INFORMATION:

AVAILABLE LOT	LOT SIZE	LOT SIZE (SF)	PRICE	TOTAL
5 1911 S. Wells	1.236 Acres	53,840 SF	\$10.00/SF	\$538,400
12* 1860 S. Wells	2.77 Acres	120,661 SF	\$9.50/SF	\$1,146,280
14 1916 S. Wells	1.531 Acres	66,690 SF	\$9.50/SF	\$633,560

* Lot 12 is divisible to ± 0.5 Acres.

LISTING COMMENTS:

Strong demographics.

Successful, affluent neighborhoods.

Large, professional daytime population.

Excellent location near I-84 and Eagle Road.

Mixed use development in the heart of the Treasure Valley.

Perfect for research and development, corporate headquarters, call center or light industrial.

Home of Bank of the West, Primary Health, ReJuv Med Spa, Human Bean, and a variety of retailers.

ZONING INFORMATION:

City of Meridian C-G. General retail and service commercial district. Largest scale and broadest mix of retail, office, service, and light industrial uses.

Permitted uses include:

- | | |
|---|--------------------------------|
| Animal care | Financial Institution |
| Artist studio | Health care or social services |
| Arts, entertainment facility | Personal service |
| Building material, garden equipment and supplies, | Professional service |
| Church or place of worship | Restaurant |
| Education institution (private) | Retail store |
| | Vehicle repair (minor) |

This information was obtained from sources believed reliable but cannot be guaranteed. Any opinions or estimates are used for example only.

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DESIGNED FOR BUSINESS AND LIFE

Gramercy District brings urban-inspired architecture and lifestyle to Meridian. Located in the heart of the Treasure Valley, this new urban hub emphasizes high-quality design and pedestrian-friendly accommodations.

Gramercy is an expansion of the thriving Meridian business hub concentrated at the cross-section of Eagle and Overland Roads and is in close proximity to regional medical facilities and corporate leaders, as well as Boise's International Airport.

Gramercy's "human scale" commercial district of specialty shops, professional offices and restaurants offers tenants and residents a quiet, safe and affordable suburban community with the vibrant attraction of an urban neighborhood.

Named for Manhattan's famed Gramercy Park, Meridian's Gramercy is its first destination community, where shopping, dining, business and home life merge into one. It is this diverse mix of amenities that creates a unique and personal event, the experience that is Gramercy.

Build to suit, pad sales and commercial leasing opportunities are all available at Gramercy District. Whether you need space to open your coffee shop, require an office building built to your high-tech specs or are opening your doors for some other business venture, Gramercy District will be your first choice because it is designed for business.



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DESIGNED TO BE A DESTINATION



Corner of Overland and Wells



Gramercy Plaza



Wells Avenue



Wells Avenue

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