

AN EXCLUSIVE LISTING IN DOWNTOWN MERIDIAN, IDAHO

OLD TOWN LOFTS



FOR LEASE



PROPERTY INFORMATION

PROPERTY ADDRESSES	Bldg A: 703 N Main St Meridian, ID 83642
	Bldg B: 33 E Idaho Ave Meridian, ID 83642
SUBMARKET	Downtown Meridian
ESTIMATED DELIVERY	Bldg A: Summer 2021
	Bldg B: Q2 2022
AVAILABLE SPACE	Bldg A: 1,000 - 5,800 SF
	Bldg B: 1,000 - 5,700 SF
LEASE RATE	\$19.00 - \$28.00/SF
LEASE TERM	5 - 10 years
LEASE TYPE	NNN
ESTIMATED NNN	\$3.50 - \$4.00/SF
TI ALLOWANCE	Contact Agent

HIGHLIGHTS

- Prime space in the core of Downtown Meridian with excellent exposure on Meridian Rd and Main St
- Directly adjacent to Meridian City Hall
- Walking distance to Downtown Meridian's existing office and retail presence
- Variety of size options for restaurant, retail, and office tenants

This information, while not guaranteed, is from sources we believe to be reliable. This data is subject to price change, corrections, errors, omissions, prior sale, and/or withdrawal.



BEN FULCHER

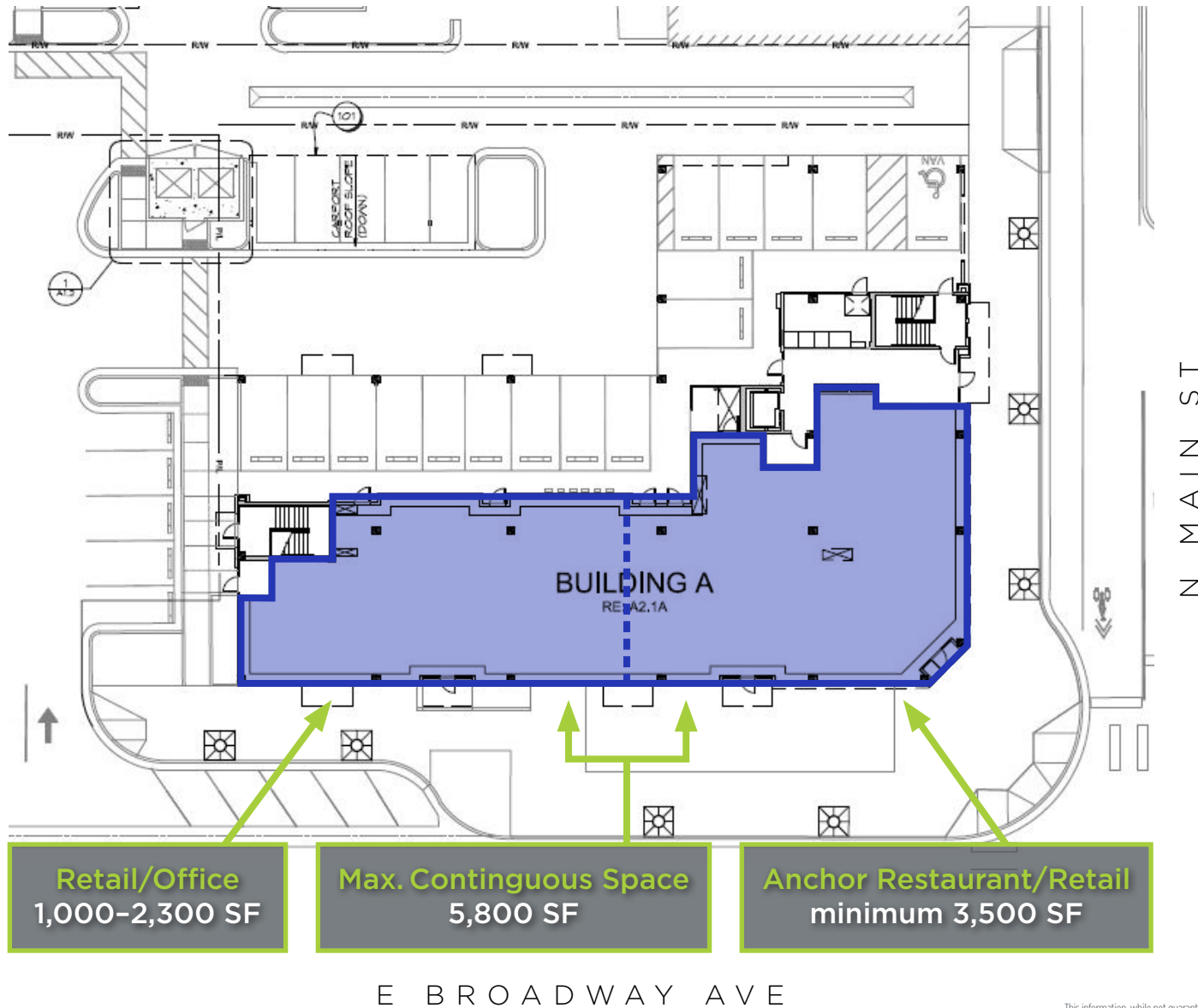
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ERIC GUANELL

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BUILDING A 703 N MAIN ST, MERIDIAN, ID 83642



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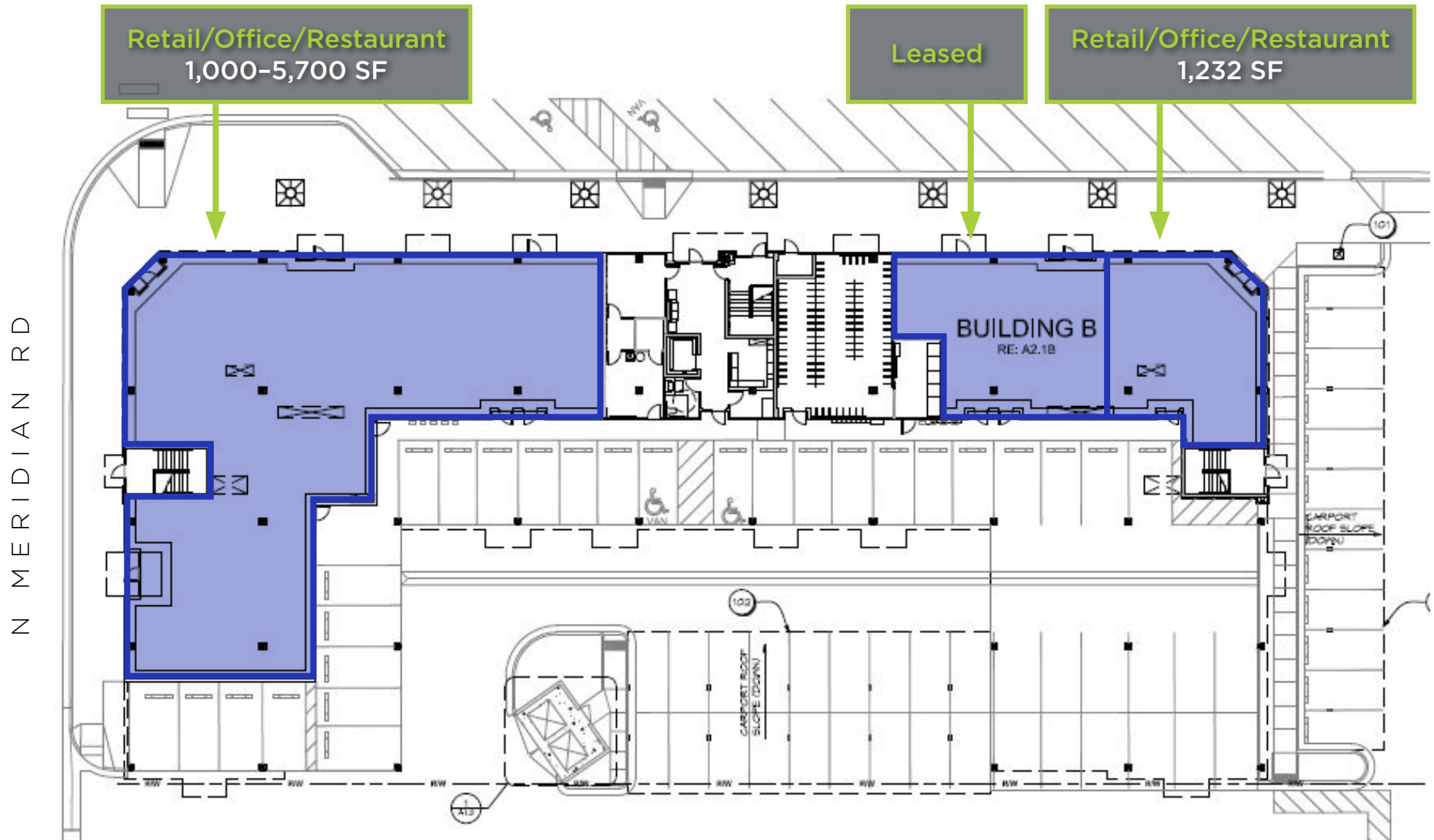
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BUILDING B 33 E IDAHO AVE, MERIDIAN, ID 83642



E IDAHO AVE



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CLOSE AERIAL DOWNTOWN MERIDIAN



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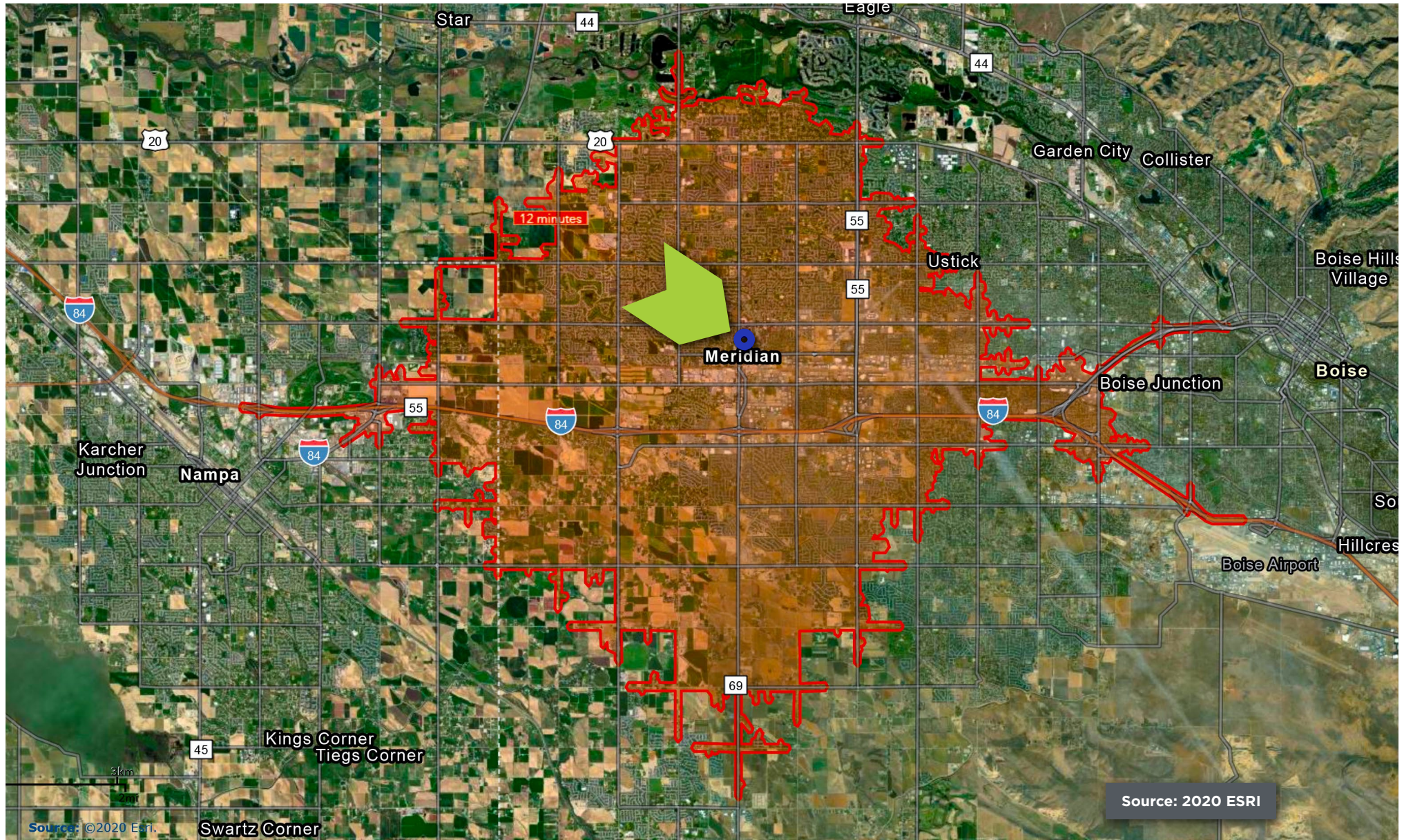
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OLD TOWN LOFTS 12 MINUTE DRIVE TIME



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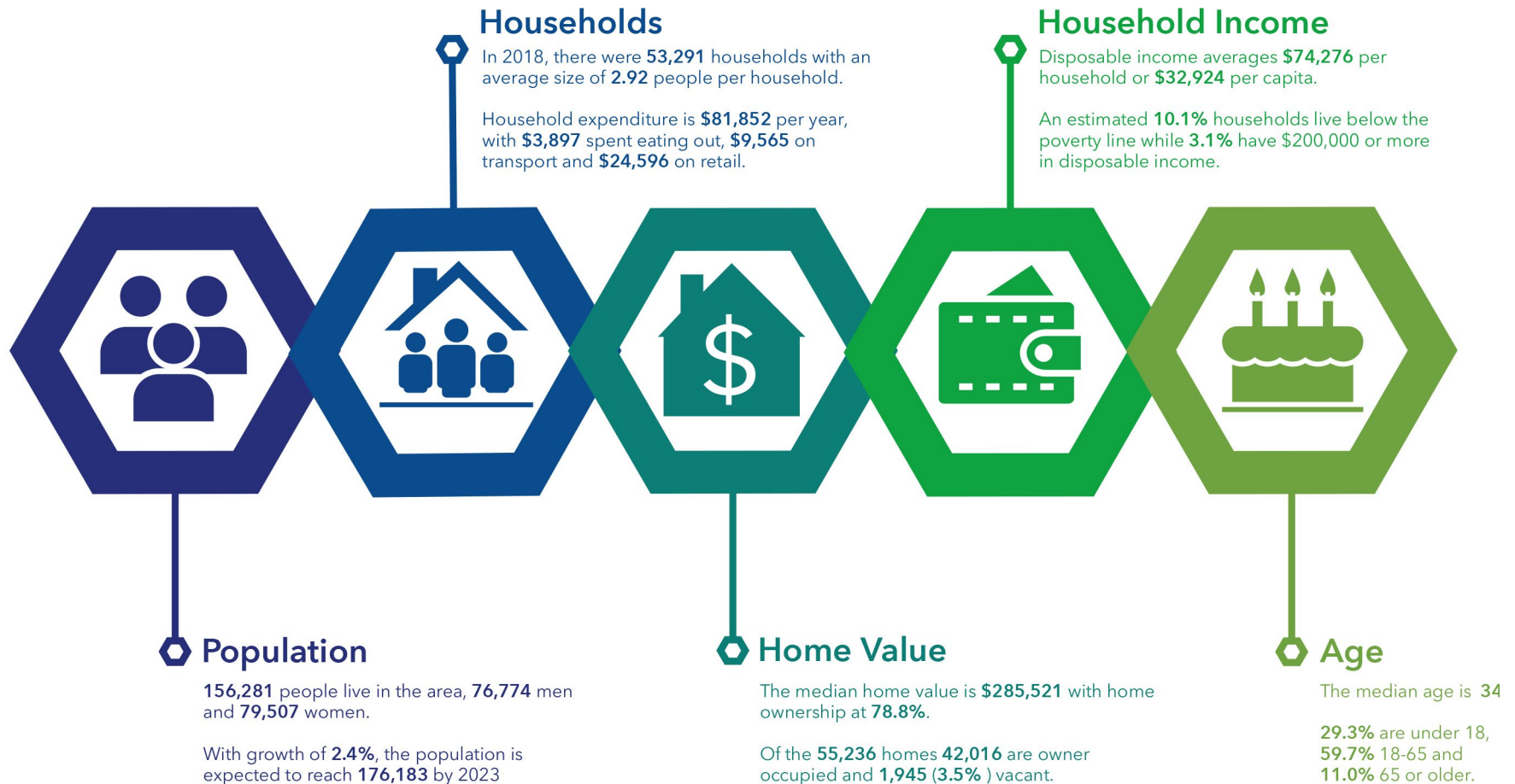
OLD TOWN LOFTS

12 MINUTE DRIVE TIME -
KEY DEMOGRAPHICS



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703 N MAIN ST



Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023

Source: This infographic contains data provided by Esri, American Community Survey (ACS), Esri and Bureau of Labor Statistics. The vintage of the data is 2020, 2025, 2014-2018.

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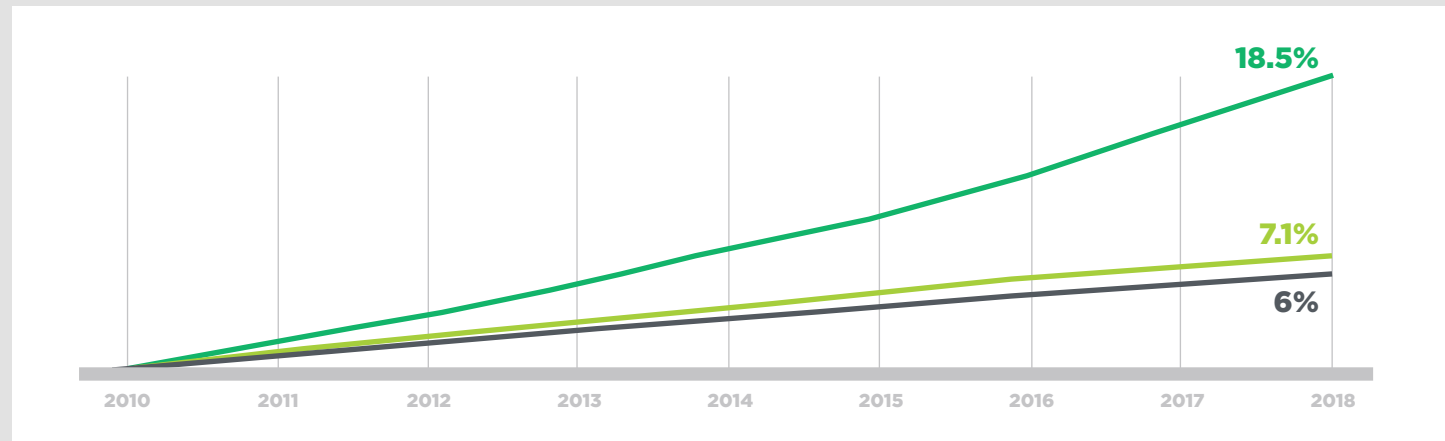
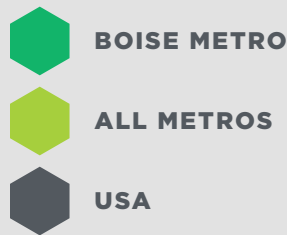
OLD TOWN LOFTS

MERIDIAN/BOISE MSA -
POPULATION GROWTH



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Population Growth 2010-2018



WHY MERIDIAN?

Old Town Lofts benefits from the vibrant economy and booming real estate market of Meridian, as well as the greater Boise metropolitan area known as The Treasure Valley. Lifestyle, family oriented values, thriving business culture, and the boundless recreational opportunities of Idaho are all reasons that people are moving here in droves. Please see the following information to help tell the incredible story of our uniquely wonderful Valley, sourced from the Boise Valley Economic Partnership. Old Town Lofts is an amazing opportunity to participate in our thriving market.

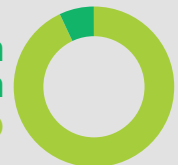
730K

Population Growth

Over 730,000 people live in the Boise Metro and we're welcoming more every day. In fact, we're the second-fastest growing metro in the nation* with a population growing three times faster than the national average.

This rapid growth — both from in-migration, and retention — is fueled by the draw of recreational and cultural amenities occurring simultaneously with the economic pull of strong jobs.

**93% of the migration
is arriving from
outside of Idaho**



Net Migration

Net migration measures the migration both into and out-of the Boise Metro. The Boise Metro has the fastest net migration rate of any US Metro* outside of Florida. Ninety-three percent of the migration, on net, is arriving from outside of Idaho. Of these out-of-state movers, over 60 percent, on net, are made up of people under 50 years old, and **one in three new residents, on net, is between 20 and 49 years old.**

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OLD TOWN LOFTS MERIDIAN/BOISE MSA – ACCOLADES



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**#2 Fastest Growing
Mid-Sized City**
**#3 Fastest Growing City,
Nationwide**

WalletHub
October 2020

Most Moved-To Cities

Business Insider
September 2020

#1 Real Estate Market

WalletHub
August 2020

Best Places to Retire

Forbes
August 2020

**#2 Best City for
First-Time Home Buyers**

WalletHub
July 2020

**Best Cities to Buy an
Affordable Family Home**

Smart Asset
July 2020

**#1 Best City for a
Coronavirus Recovery**

Forbes
May 2020

**#6 With The
Most Employment
Opportunities**

The Travel
May 2020

#10 Best City for Jobs

Yahoo Money
January 2020

**Most Affordable
Mountain Town**

Sunset
January 2020

#1 Moving Destination

National Movers Study
January 2020

**#5 Best City for
Starting a Business**

Inc.
December 2019

#6 Happiest State

Wallet Hub
September 2019

**#1 Market for Out of
State Homebuyers**

Realtor.com
August 2019

**#7 Cities with
the Most Added Jobs**

USA Today
August 2019

**10 Unique Destinations
to Get Outdoors**

USA Today
June 2019

**Top Biking Cities
in the West**

Sunset
April 2019

#1 Best Place to Live

Livability
March 2019

#9 Best Places to Live

Money
2019

#7 Best State Economy

WalletHub
2019

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