

AN EXCLUSIVE LISTING IN DOWNTOWN MERIDIAN, IDAHO

# OLD TOWN LOFTS



RALLENS REALTY CONSULTANTS | 1520 W WASHINGTON ST BOISE, ID 83702 | 208.996.1055 | RALLENSREALTY.COM

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**HERE!**



FOR LEASE

### PROPERTY INFORMATION

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

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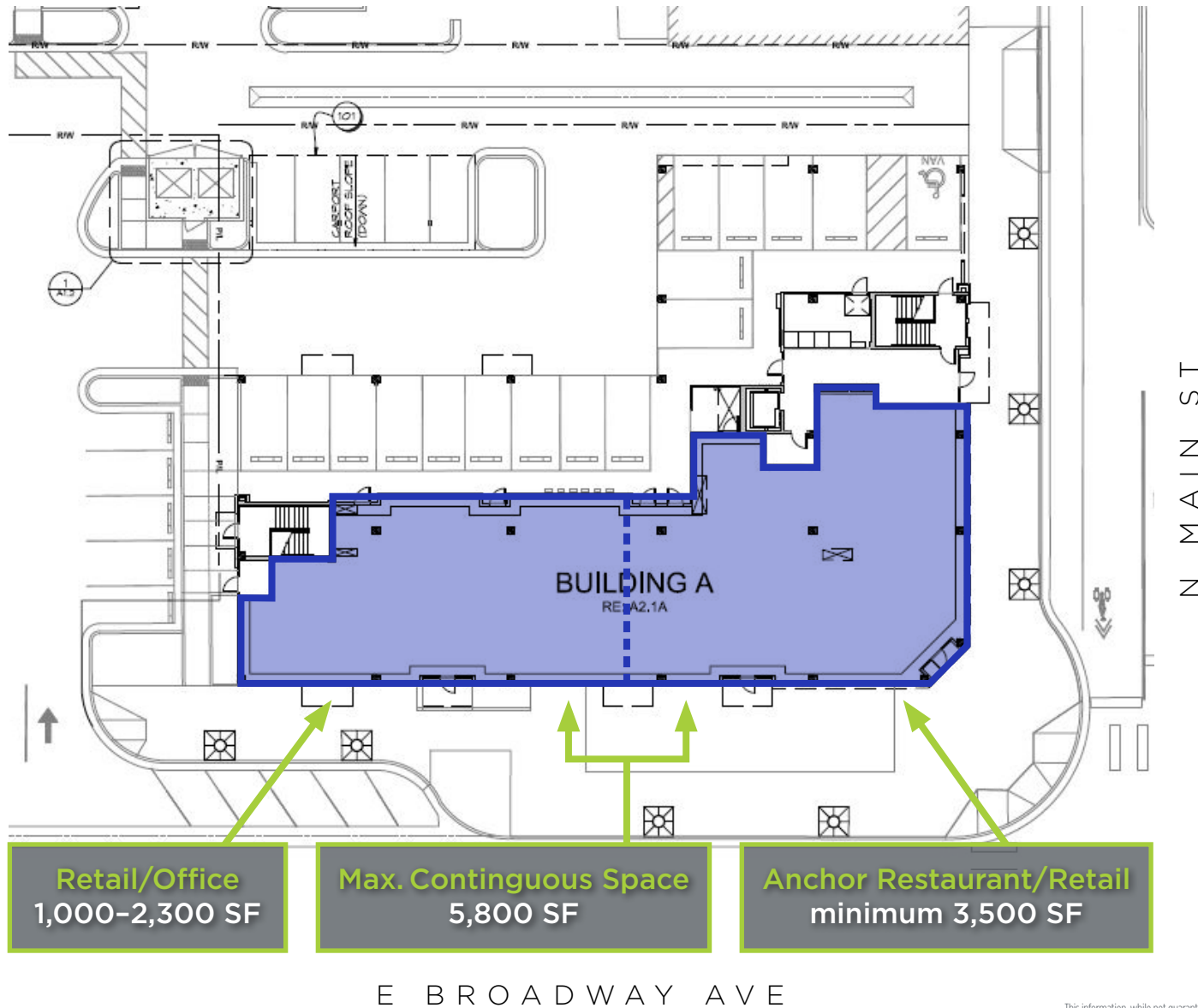
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 **RALLENS REALTY**  
CONSULTANTS

# BUILDING A 703 N MAIN ST, MERIDIAN, ID 83642

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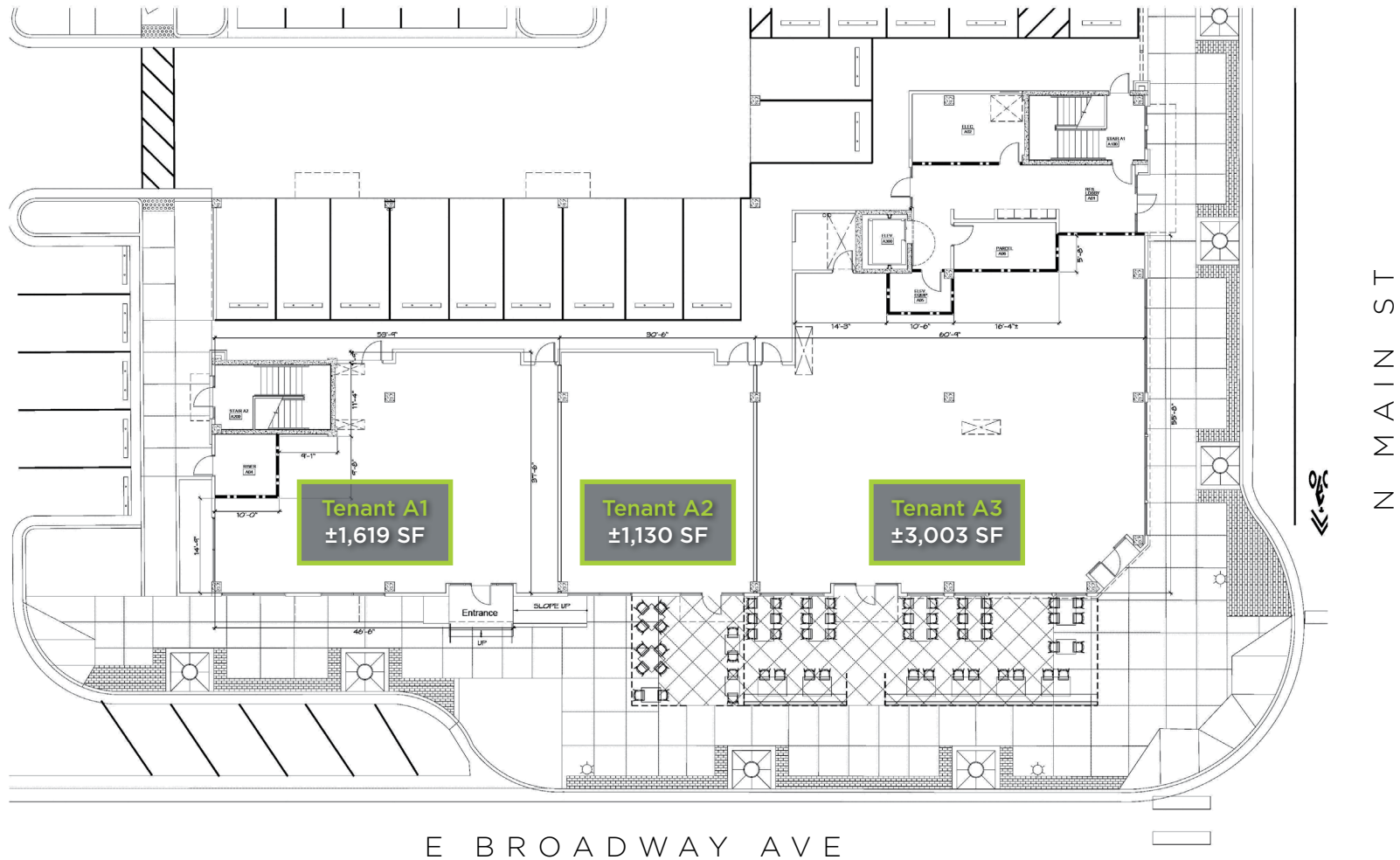


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# BUILDING A 703 N MAIN ST, MERIDIAN, ID 83642

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## Conceptual Space Plan



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# BUILDING B 33 E IDAHO AVE, MERIDIAN, ID 83642

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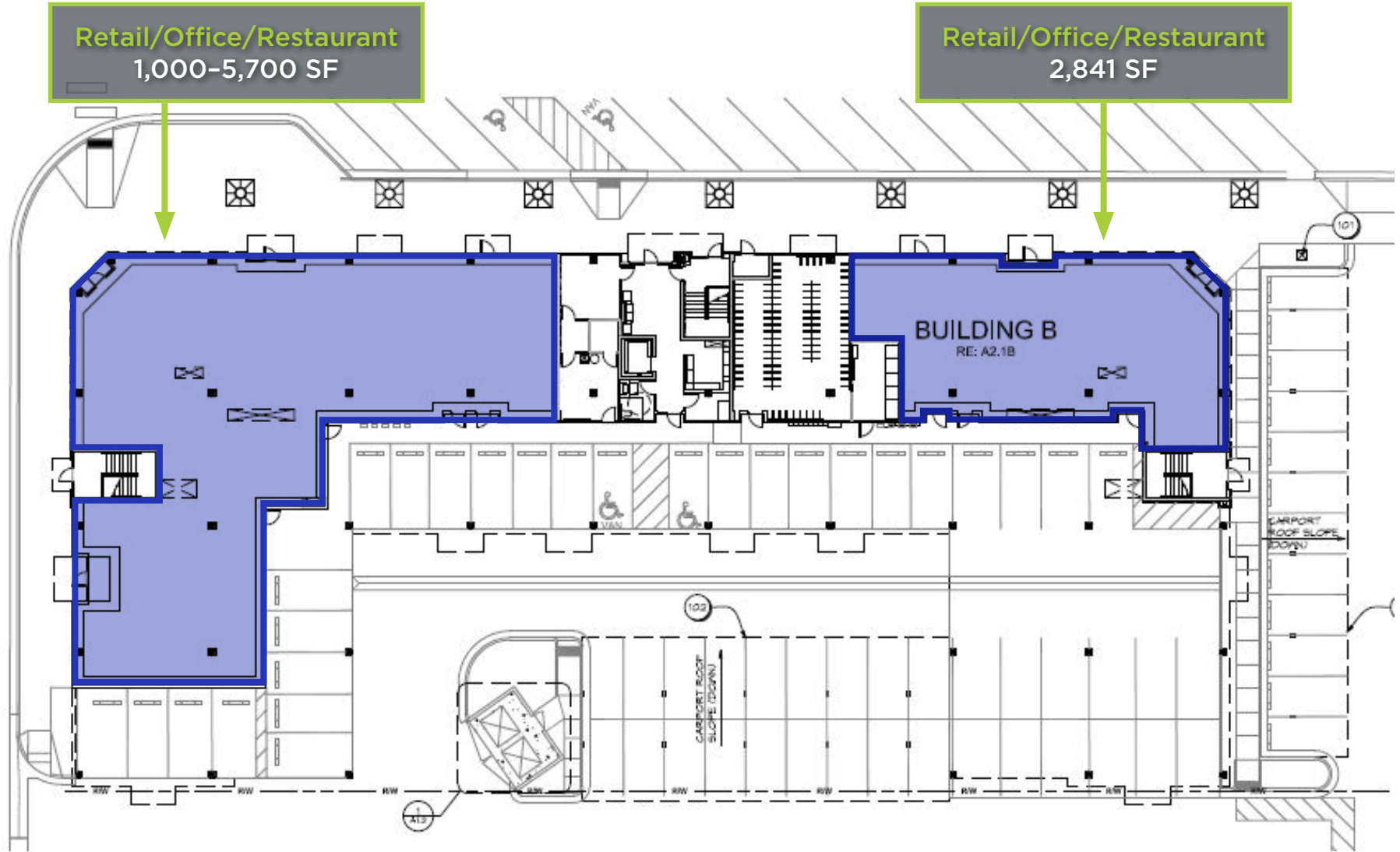
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E IDAHO AVE

Retail/Office/Restaurant  
1,000-5,700 SF

Retail/Office/Restaurant  
2,841 SF

N MERIDIAN RD



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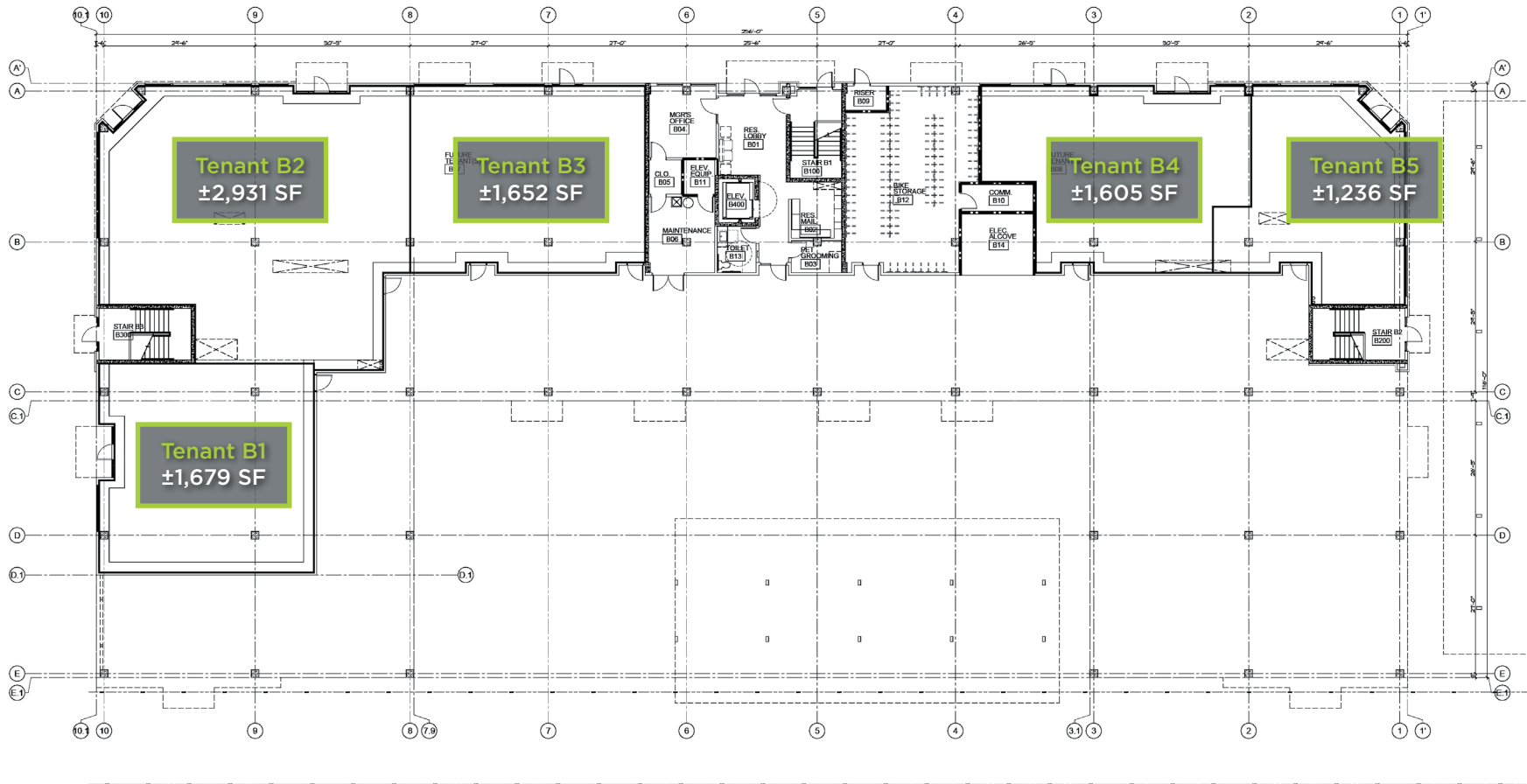
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## Conceptual Space Plan



BLDG. B - GROUND LEVEL



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# CLOSE AERIAL DOWNTOWN MERIDIAN

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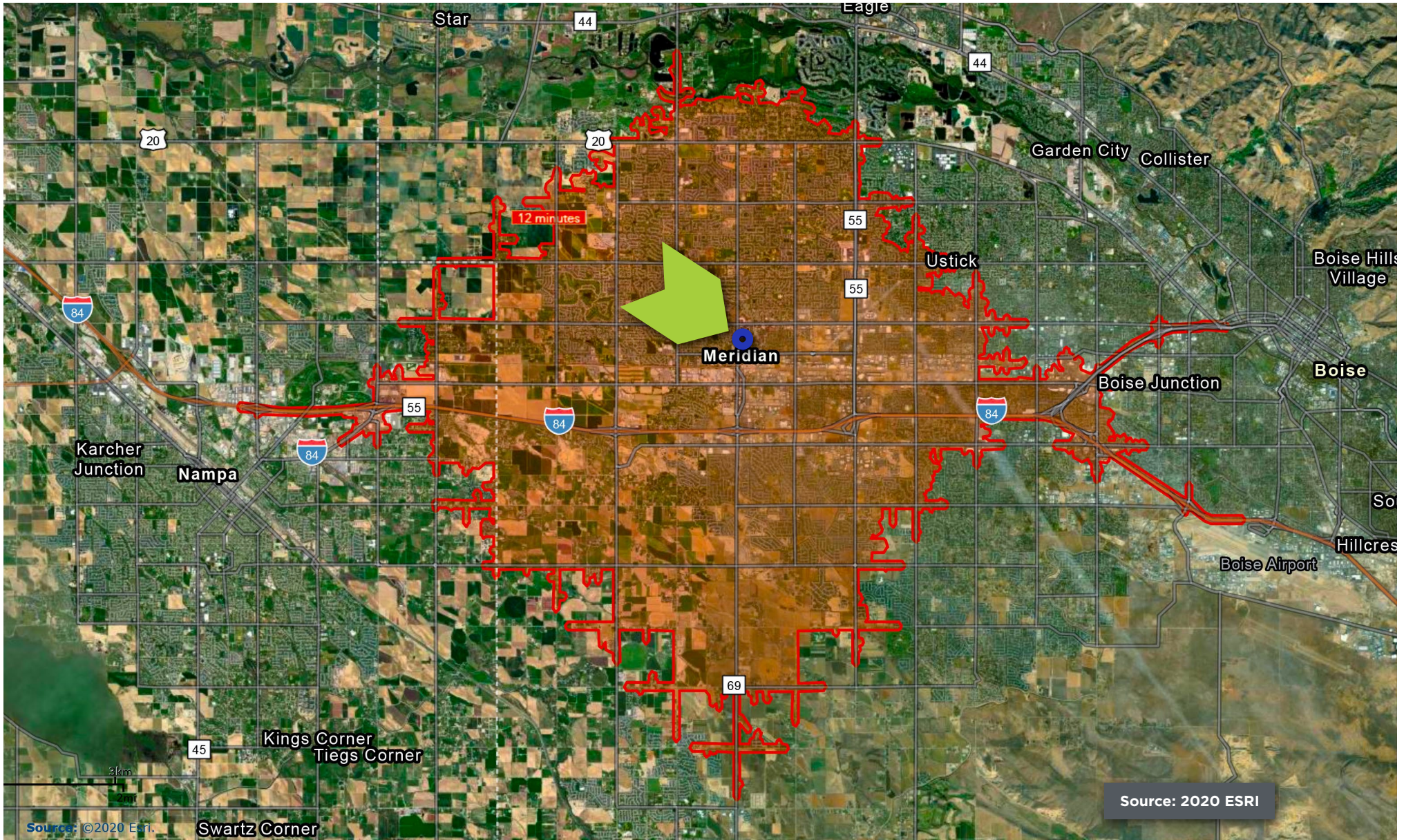
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# OLD TOWN LOFTS 12 MINUTE DRIVE TIME

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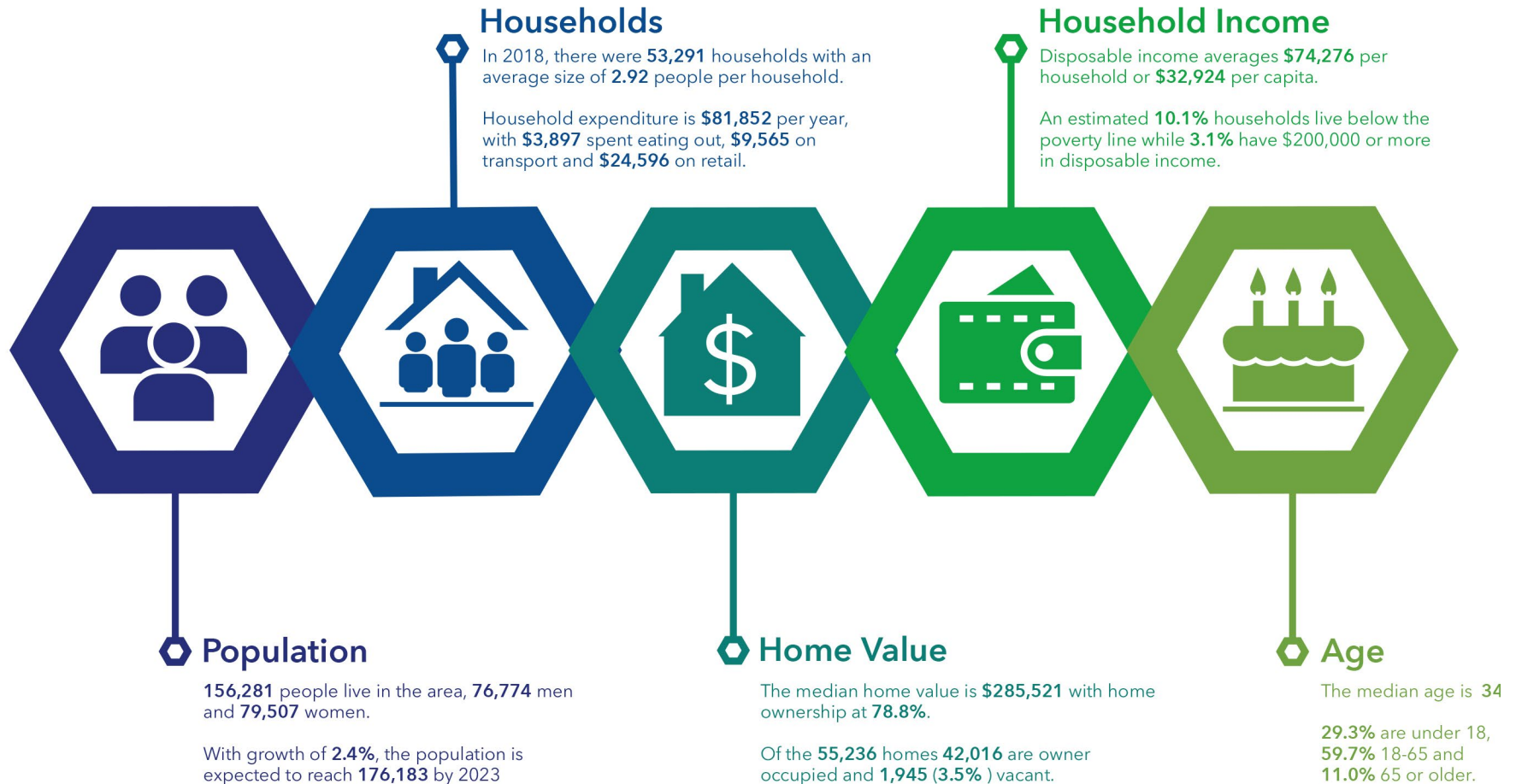
# OLD TOWN LOFTS

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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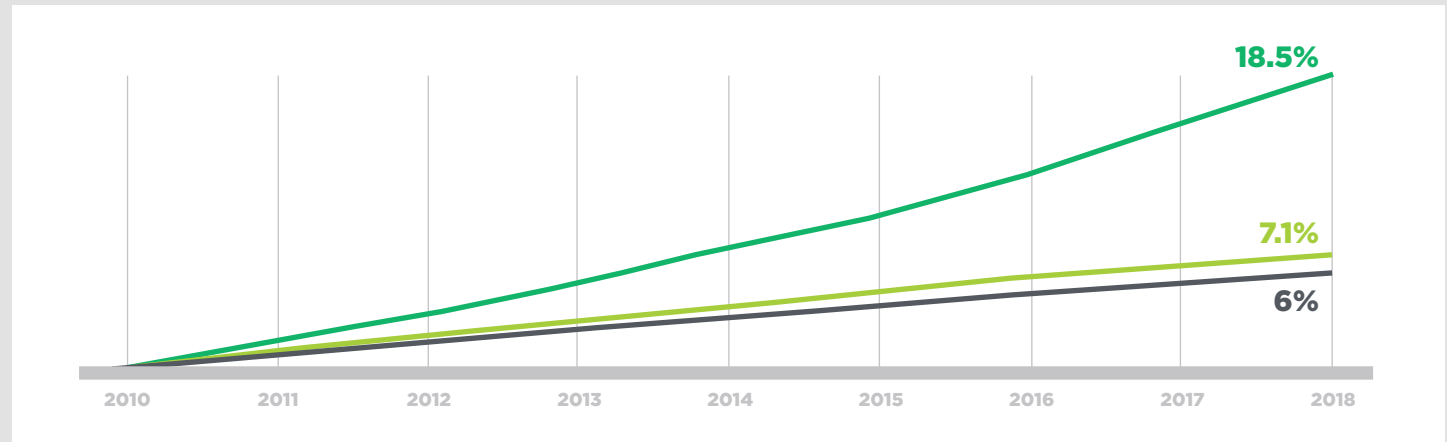
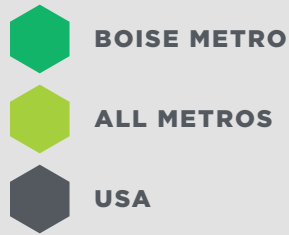
# OLD TOWN LOFTS

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.

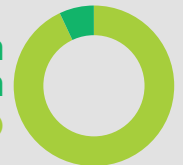
# 730K

### 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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