

35 Bower St

Meridian, ID

OFFICE SPACE FOR SALE OR LEASE

PRICE
REDUCTION!



Property Information:

Submarket: Meridian
Available: Immediately
Bldg Type: Office
Quality: Class A
Bldg Size: 5,400 SF
Divisible: Yes
of Floors: 2
Parking: 12 spaces

Lease Terms:

Lease Term: 1-3 years
Lease Type: FLSVEJ
TI Allowance: Negotiable

Listing Comments:

Centrally located in downtown Meridian, in the Old Town re-development district.

Close to restaurants, shopping and other professional services.

Convenient access to I-84.

Storage available in basement.

Ideal for owner-occupied investment. Currently 50% leased.

Own for less than the cost of leasing.

BANK OWNED.

Available Space:

SPACE:	RSF:	RATE:
1st Floor	1,800 SF	\$12.00/SF

Sale Terms:

Sale Price: ~~\$318,000.00~~ **\$279,000.00**

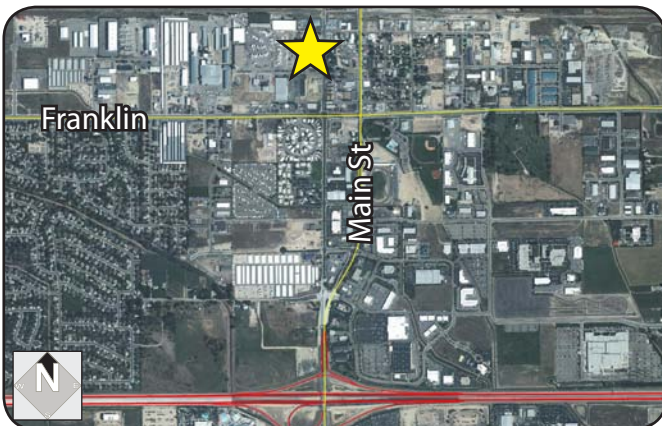
Call Agent for financial analysis.

Contact:

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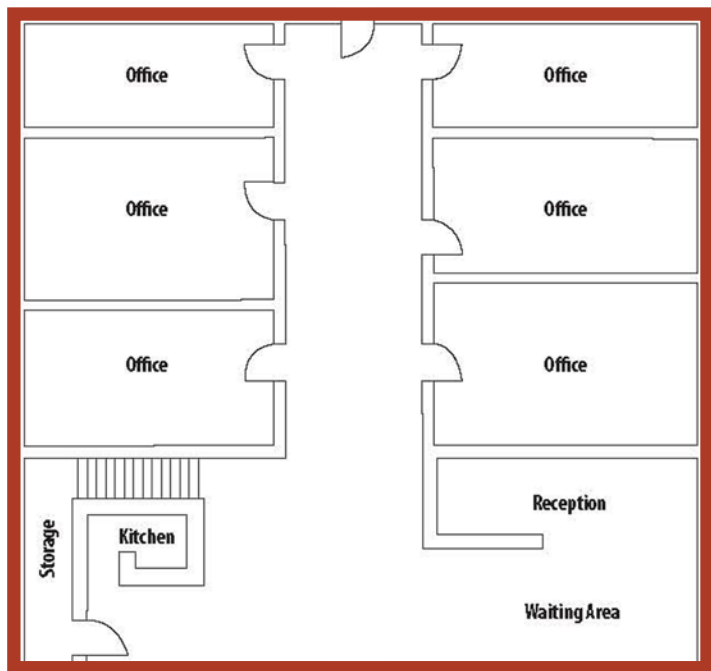
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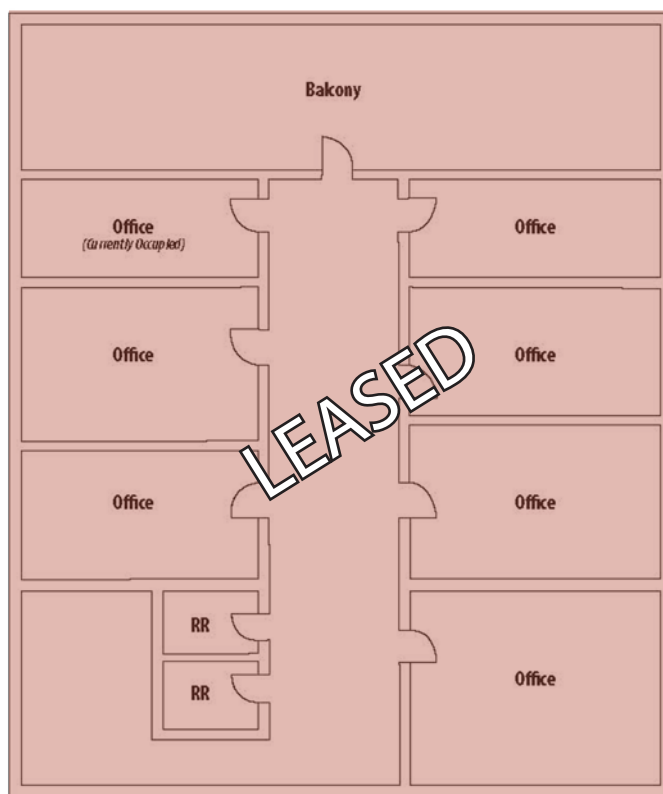
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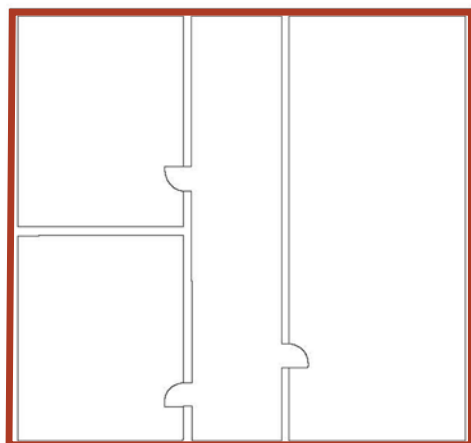
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Available
1st Floor
1,800 SF



2nd Floor
2,200 SF



Basement Storage
1,400 SF

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