



# MERIDIAN OFFICE SPACE FOR SUBLEASE

**851 N. Hickory Avenue, Meridian, ID | Available Space: 12,466 SF**

**LEASE RATE \$21.75 / SF; FLSVEJ**

Beautiful Fully Built Out Class “A” Office Space in the Heart of the Treasure Valley. This Suite Consists of the Entire 2nd Floor and includes a Full Kitchen/Break Area and a functional mix of several Large Private Offices, Conference Rooms, and Open Areas. The Building is at the Center of the population base for the Treasure Valley, located just off Eagle Rd. at the NW Corner of Pine Street & N. Hickory Avenue. The Building is adjacent to the Scentsy and Blue Cross of Idaho Corporate Headquarters, is minutes from the Village Shopping Center, the Eagle Rd. I-84 Interchange, St. Luke’s Meridian Hospital, and several Restaurants, Banks, and Retail Centers.



**AVAILABLE SPACE**  
12,466 SF



**BUILDING SIZE**  
21,069 SF



**LEASE RATE**  
\$21.75 / SF (FLSVEJ)



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The information has been obtained from sources believed reliable and, while we do not doubt its reliability, ICRE has not verified it and makes no guarantees, warranties or representations, expressed or implied, as to its accuracy. All interested parties should conduct their own independent investigation and rely on those results.



## EXECUTIVE SUMMARY

Available SF: **12,466 SF**

Lease Rate: **\$21.75 / SF**

Lease Type: **FLSVEJ**

Lot Size: **2.0 Acres**

Building Size: **21,069 SF**  
**(2 Story Building)**

Building Class: **A**

Year Built: **2007**

Zoning: **I-L**

Market: **Meridian, ID**

### PROPERTY HIGHLIGHTS

- Sublease through November 14, 2026.
- Building Owner would also be interested in a Direct, Longer-Term Lease.
- Fully Built-Out 2nd Generation Class “A” Office Space.
- Functional mix of Large Private Offices, Conference Rooms, Open Areas, and a Full Kitchen/Break Out Area with Countertop Seating, Etc.
- Very Centrally Located just off Eagle Rd. at the NW Corner of Pine St. & N. Hickory Ave.
- Minutes from I-84, The Village Shopping Center, St. Luke’s Meridian Hospital, and several Restaurants, Banks, Retail Centers, Etc.

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