

**OFFICE
CONDOMINIUMS**
SAWTOOTH LANDING
MERIDIAN, ID

*In the heart of Meridian at the intersection
of Ustick and Linder*

PROFESSIONAL OFFICE AT SAWTOOTH LANDING



INVEST IN YOUR BUSINESS WITH OFFICE OWNERSHIP

Features include:

Located at the intersection of Ustick and Linder at Sawtooth in Meridian, ID.

Within one of the fastest growing submarkets in the United States you will find **Julie Rivers Office Condominiums at Sawtooth Landing** located in the heart of Meridian – 32 luxury, single story office condominiums comparable to Class A leased space. However, instead of leasing, the offices are available to own.

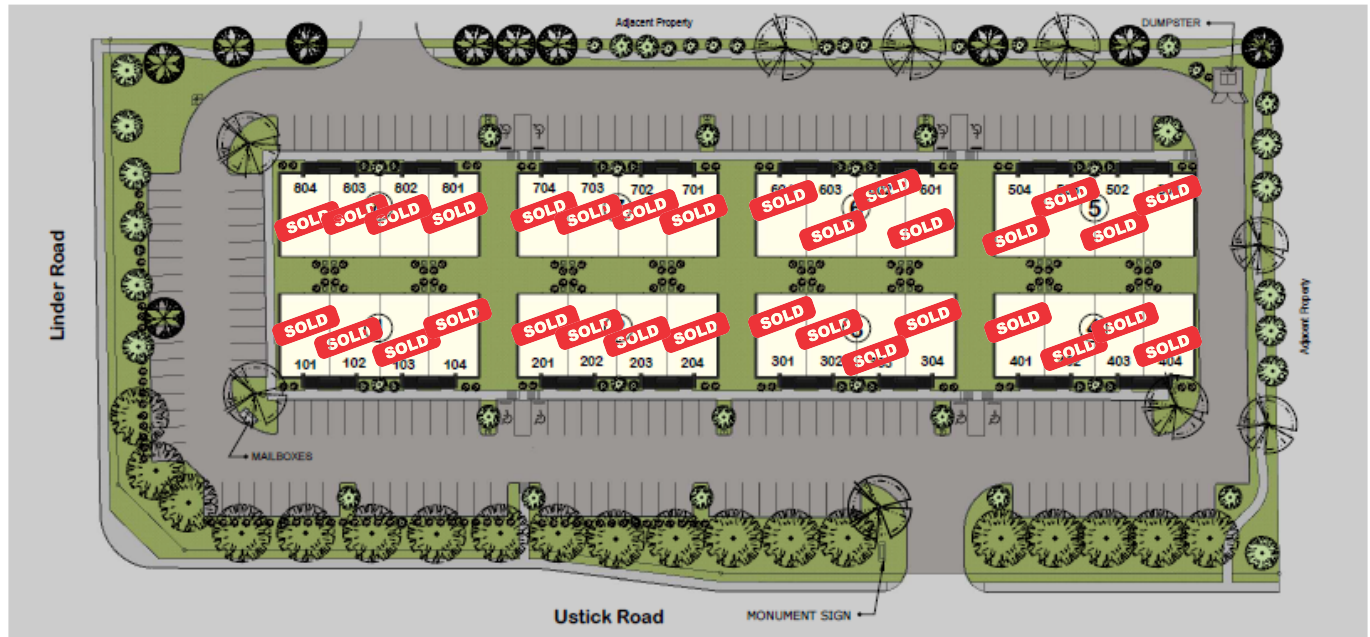
Julie Rivers Office Park Condominiums offer business owners the freedom of office ownership with the ability to make design selections and construction decisions. Many small businesses are finding office ownership to be a better alternative to leasing.

Julie Rivers Office Condos at Sawtooth Landing is a brand new office community soon to be under construction. It consists of a 3.98-acre development featuring 8 office buildings. Units start from approximately 1,200 square feet of highly efficient space that can be configured to meet larger needs up to 6,125 square feet. Buildings are configured as four plexes but can be purchased individually.

- All units are 100% finished and/or can customize finishes
- Each unit includes high-efficient HVAC
- Beautiful landscape included and maintained by community association
- Each unit includes reception area, kitchen, 4 offices and a restroom
- All single story with private front door access and surface parking
- Inclusive in the base price are granite countertops in kitchen and wood tile floors in hallways and reception area
- State of the art finishes and options with most up-to-date technologies

Property Address: 1450 W Ustick, Meridian, ID 83646

Mark Bigelow
208.490.8229
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Buildings 1-4

(Sizes: Units can be combined in multiples of 1,225 SF, up to 6,125 SF)

- 1,225 SF end Unit - \$420,000
- 1,225 SF mid Unit - \$410,000

Buildings 5-8

(Sizes: Units can be combined in multiples of 1,225 SF, up to 6,125 SF)

- 1,225 SF end Unit - \$410,000
- 1,225 SF mid Unit - \$400,000

PRICE :

Estimated Property Tax: .74%

POA Dues: Estimated at \$2,400 per year per unit. Covers maintenance and insurance for the common areas and structural elements of the buildings. (incl. roof, foundation and exterior walls)

FOR MORE INFORMATION CONTACT:

Mark Bigelow

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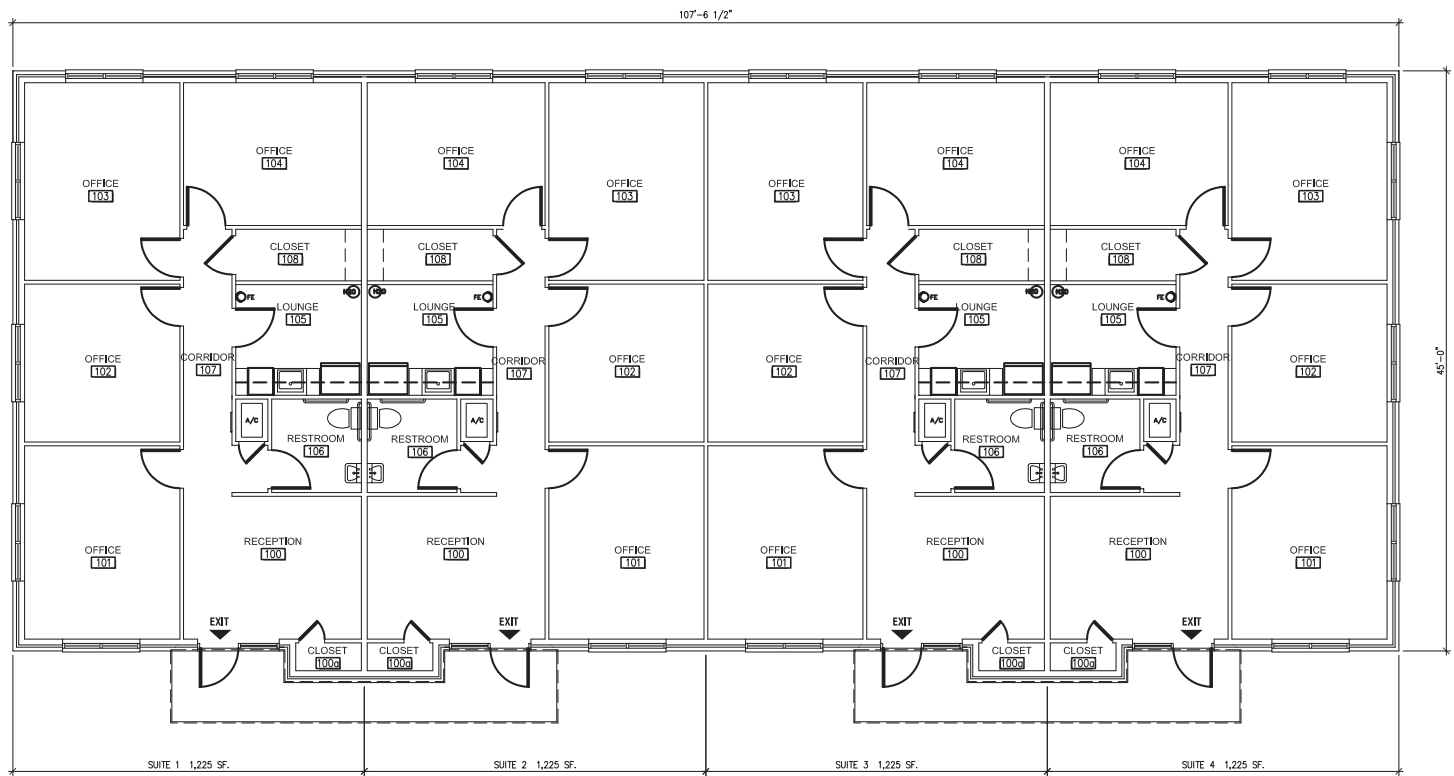
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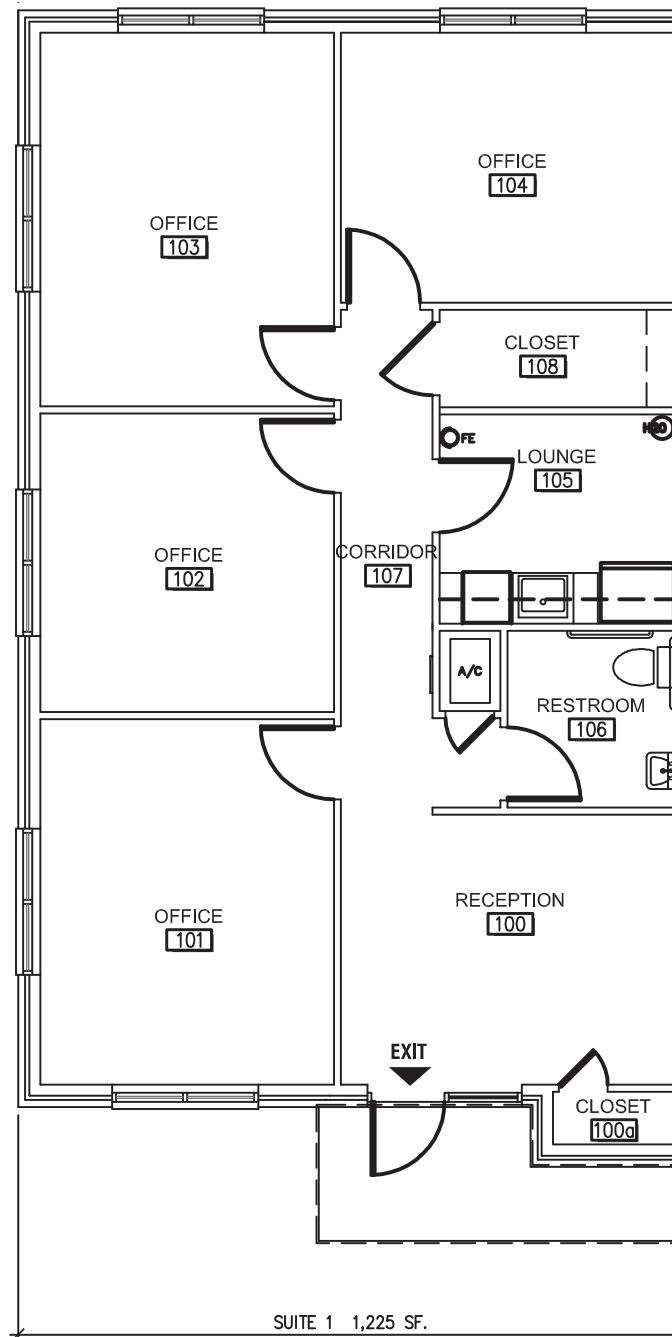


Investment Highlights

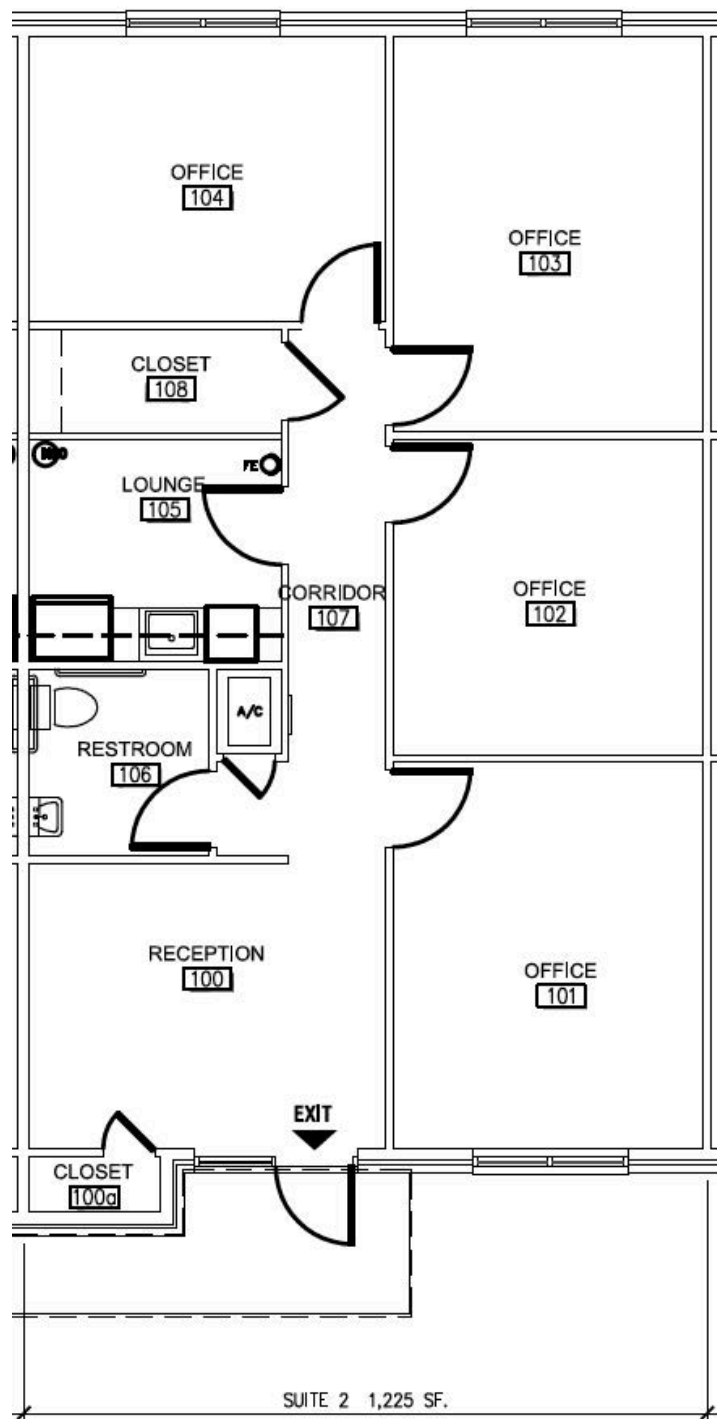
- **Location/Access:** 1450 W Ustick, Meridian, ID 83646
- **Uses:** Professional Office/Medical
- **Description:** Build to suit for own/lease
- **Location Highlights:** One of the fastest growing submarkets in the U.S.A. and located in the heart of Meridian.



FLOOR PLAN - 4 UNIT BUILDING
4,900 SQFT



FLOOR PLAN - END UNIT
1,225 SQFT



FLOOR PLAN - MIDDLE UNIT
1,225 SQFT