

# TEN MILE CROSSING | BRIGHTON BUILDING

1120 South Ten Mile Road Meridian ID 83642

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For more information please visit  
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### PROPERTY PROFILE

4-story, Class A Office Building located on the Northeast Corner of I-84 and Ten Mile Road

### AVAILABLE SPACE

RSF: Up to 21,000 SF — Divisible to 2,000 SF  
RATE/SF: \$18.00 NNN

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127,000 VPD

## DRIVE TIMES

|   |         |
|---|---------|
| Downtown Boise                          | 14 mins |
| Downtown Meridian                       | 9 mins  |
| Downtown Nampa                          | 13 mins |
| Boise Airport [BOI]                     | 17 mins |
| Saint Alphonsus Regional Medical Center | 6 mins  |



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## PRIME LOCATION JUST OFF I-84 AT THE TEN MILE INTERCHANGE

Future Hotel | Retail Space | Ample Parking

- Building Monument Signage Available
- Class A, High Quality Finishes Throughout
- Population of 120,000 within 5-mile Radius
- Excellent Exposure, Visibility, and Access
- Fitness Facility On-Site

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 AmeriBen

 BRIGHTON  
CORPORATION

 HORROCKS  
ENGINEERS

 paylocity

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3 PYLON LOCATIONS  
ALONG I-84



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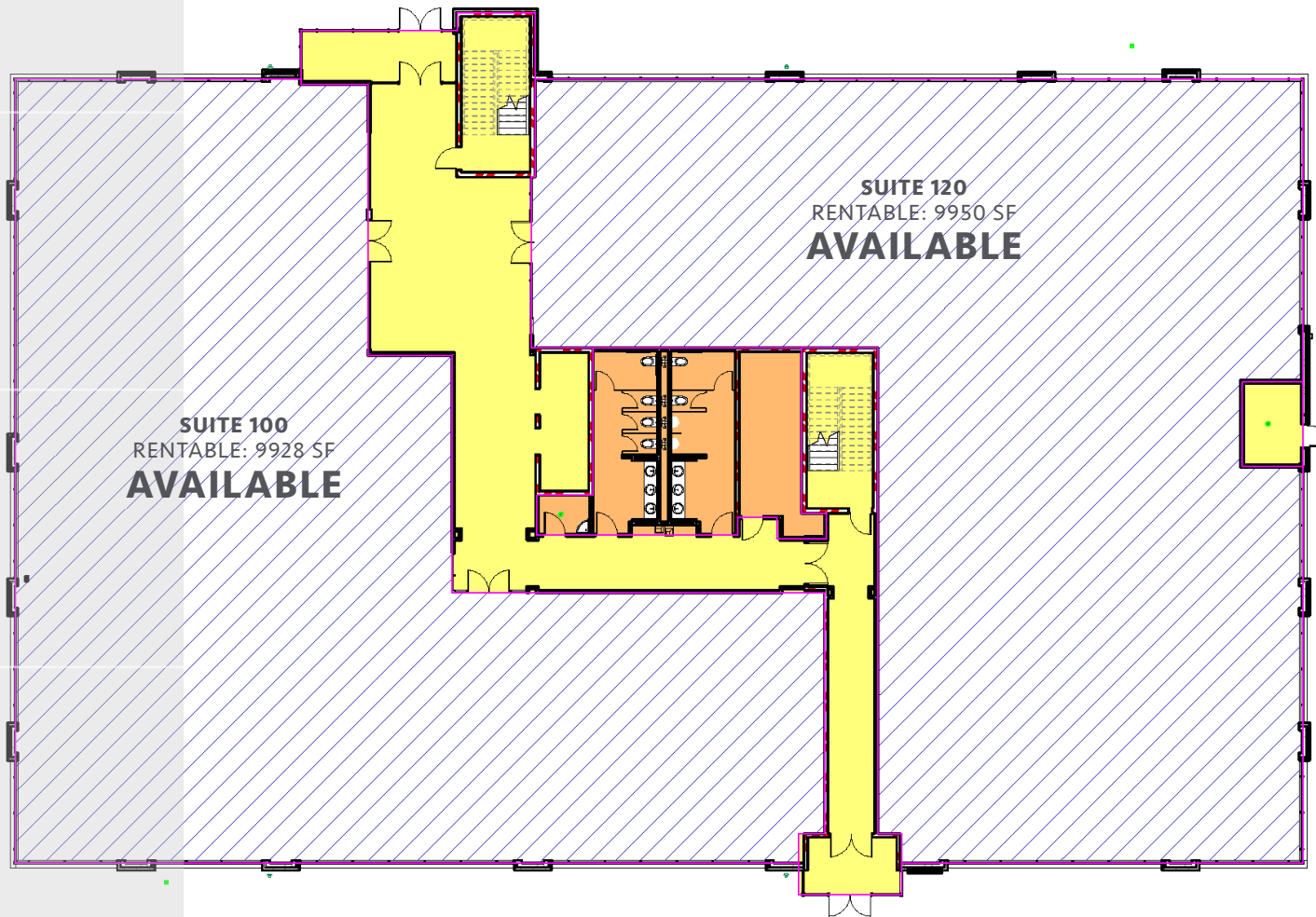
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50' PYLON  
CENTER SIGNAGE

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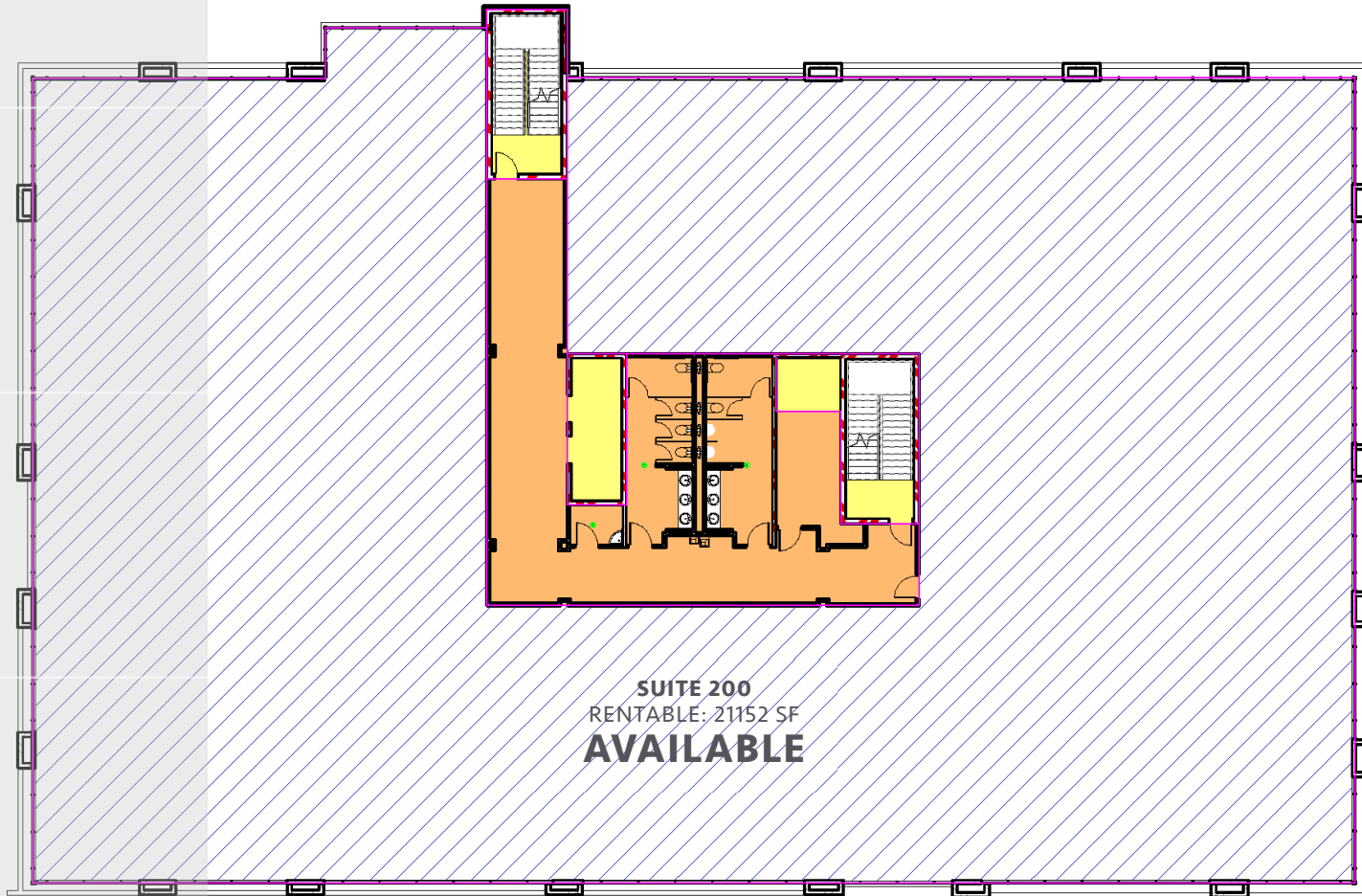
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## FLOOR 1



# TEN MILE CROSSING | BRIGHTON BUILDING

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SUITE 200  
RENTABLE: 21152 SF  
**AVAILABLE**



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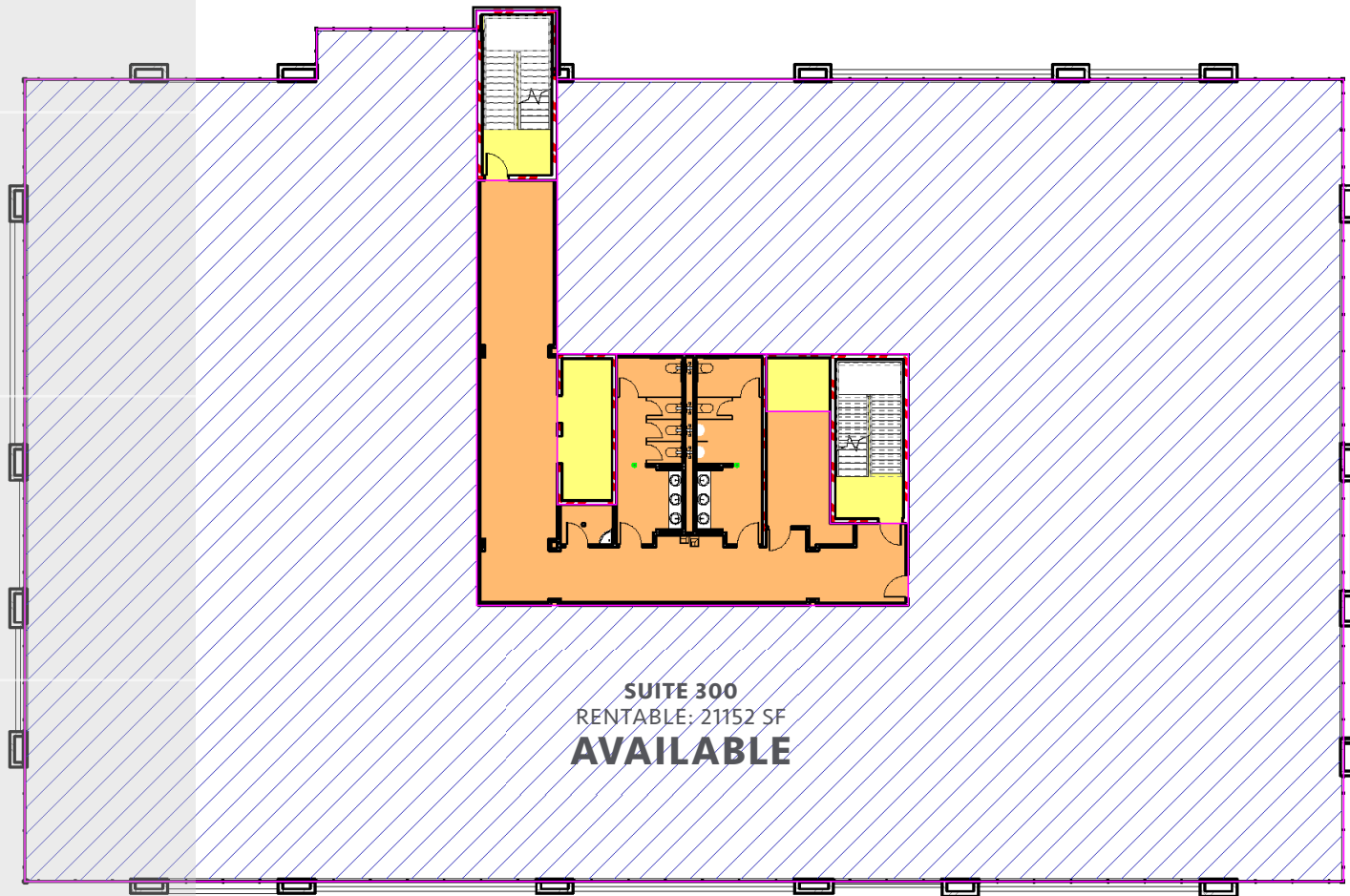
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**FLOOR 2**



# TEN MILE CROSSING | BRIGHTON BUILDING

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SUITE 300  
RENTABLE: 21152 SF  
**AVAILABLE**



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## FLOOR 3

# TEN MILE CROSSING | BRIGHTON BUILDING

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**SUITE 400**  
RENTABLE: 21152 SF  
**AVAILABLE**



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**FLOOR 4**

