

# Sparrowhawk Flex Building

## FOR LEASE OFFICE, RETAIL & WAREHOUSE SPACE



**LOCATION:** Sparrowhawk Subdivision  
1994 E. Franklin Road  
Meridian, ID 83642

**FEATURES:** Franklin Road Frontage/Signage  
Professional Business Park  
Parking 4.75/1,000 SF  
Office/Retail/Warehouse  
Commercial Zoning  
Monument Signage

**BUILDING DESCRIPTION:**

Gross Building Area - 10,500 SF  
2 Suites for Lease

Suites can be combined  
Mezzanine space available

Single Suite 2,100 SF:

Retail/Office – 900/SF

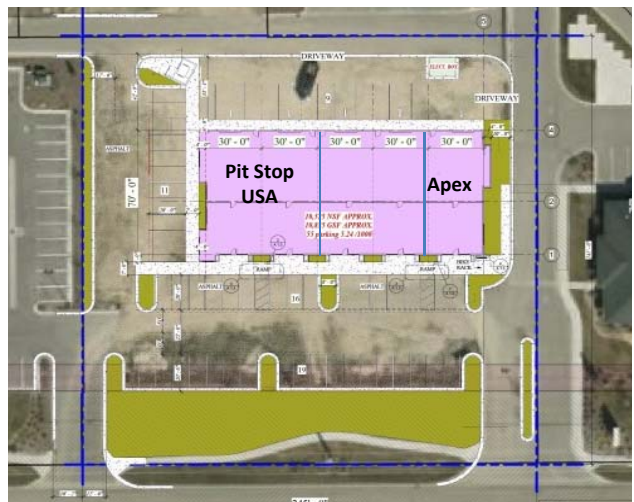
Warehouse -1,200/SF

16' clear height

12' X 14' Overhead Doors

Separately metered gas & elec.

**LEASE RATES:** Starting @ \$2,100/Suite/Mo.  
NNN estimated @ \$0.20/SF/Mo.  
Tenant Improvements



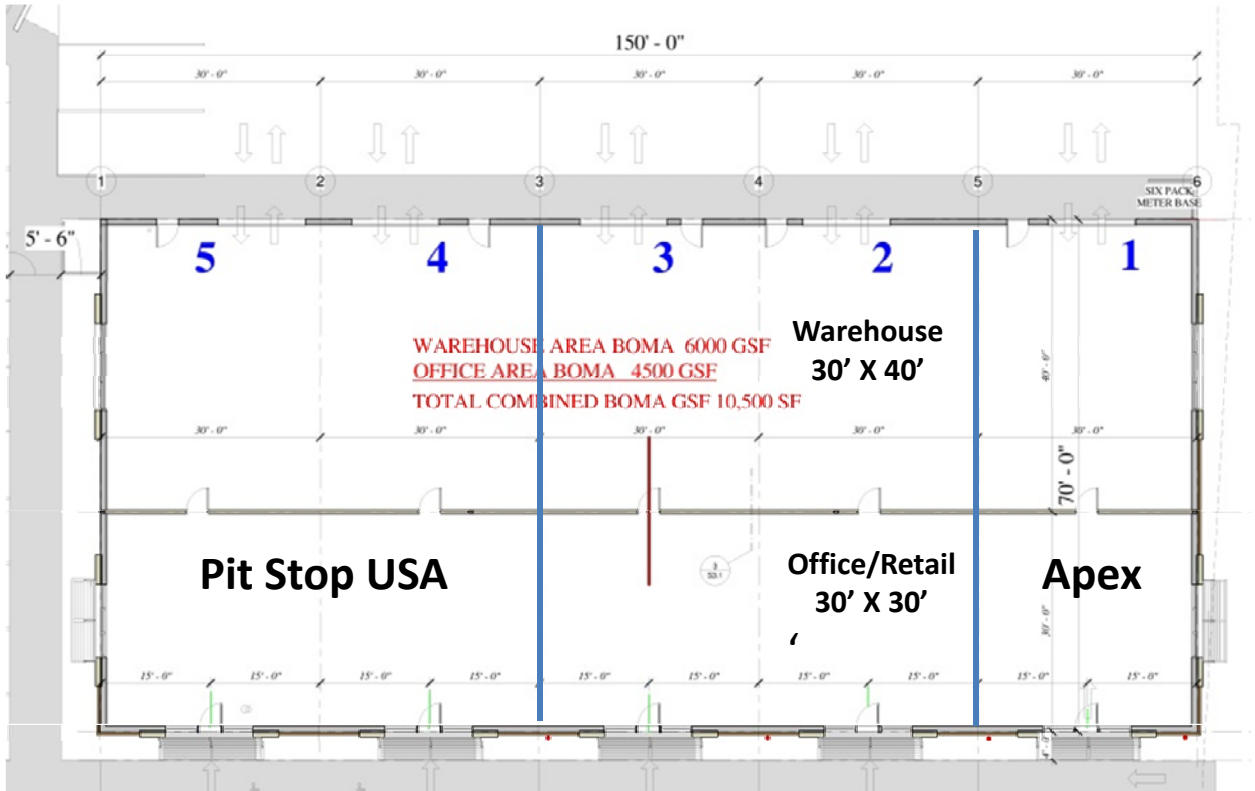
**Contact:**

RFR Properties, LLC, PO Box 2579, Eagle, ID 83616  
[www.rfrproperties.com](http://www.rfrproperties.com)

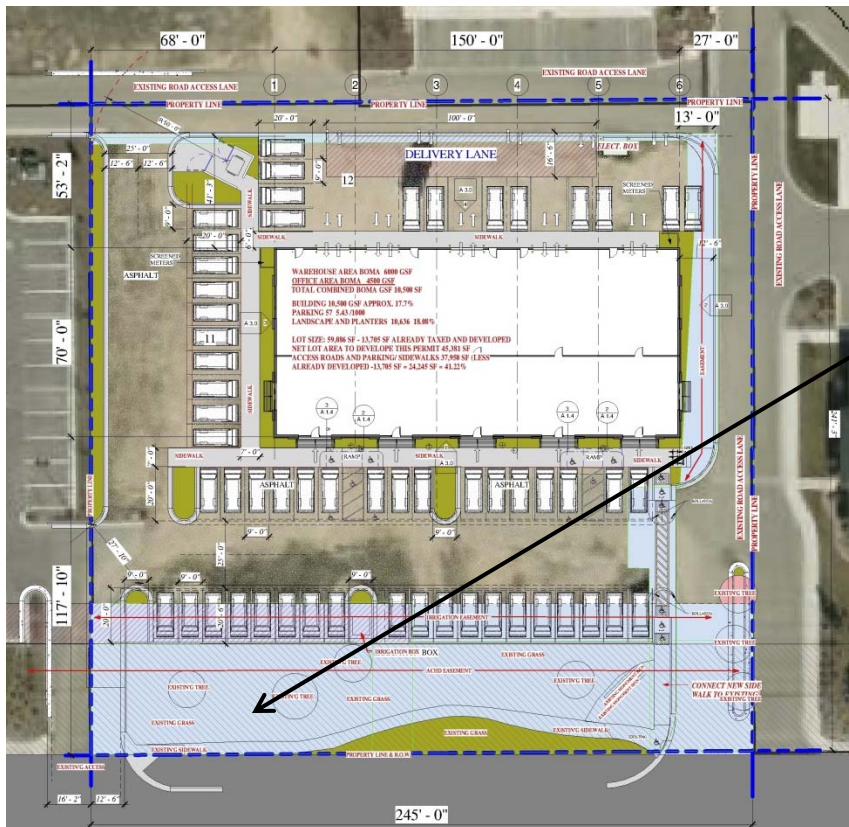
Bob Runyan: 208.863.8209 or [br@rfrproperties.com](mailto:br@rfrproperties.com)

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# Floor Plan



# Site Plan



# Monument Signage

