

# WHITETAIL PLACE

1387 S. EAGLE FLIGHT WAY / BOISE, ID 83709  
OFFICE SPACE FOR SALE OR LEASE

**GREAT OWNER USER OPPORTUNITY**  
CLASS A OFFICE SUITES ALSO AVAILABLE FOR LEASE

## CONTACT

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## HIGHLIGHTS

- Move-in ready.
- Abundant parking.
- Located in Blackeagle Center.
- Central location with easy access to I-84, the I-184 Connector, and downtown Boise.
- Close to restaurants and other professional services.
- Excess land offers a rare opportunity to deliver new, modern office space.

## DETAILS

### SALE INFORMATION

Available:	Size:	Price/SF:	Price:
Building	14,434 SF	\$275.00/SF	\$3,970,000
Excess Lot	1.09 AC	\$20.00/SF	\$1,000,000

### LEASE INFORMATION

Suite:	Size:	Rate:
100 (Divisible to $\pm$ 5,000 SF)	10,349 SF	\$15.00/SF, NNN
120 (Available 10/01/26)	2,030 SF	\$15.00/SF, NNN

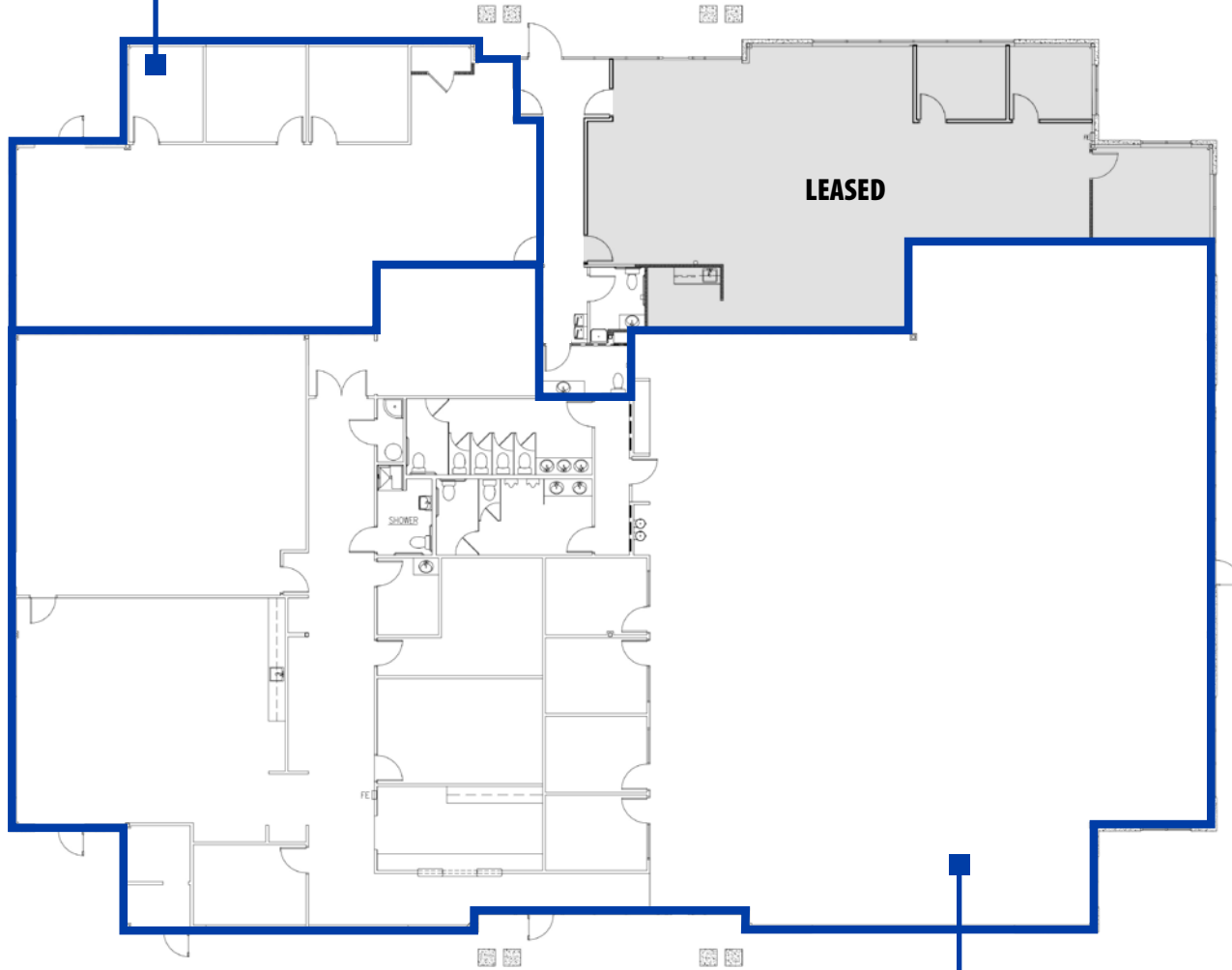
<b>Submarket:</b> Southwest	<b>Improvements:</b> Negotiable
<b>Bldg Size:</b> 14,434 SF	<b>Available:</b> Immediately
<b>Parking:</b> 9.6/1,000 SF	<b>Est NNN's:</b> \$8.87/SF
<b>Lease Term:</b> 3+ Years	(Includes Utilities)

CONTACT AGENTS FOR SHOWING INSTRUCTIONS

# FLOOR PLAN

EXISTING

**SUITE 120**  
2,030 SF  
AVAILABLE: 10/01/2026



SUITE:	SIZE:	RATE:
100*	10,349 SF	\$15.00/SF, NNN
120	2,030 SF	\$15.00/SF, NNN

\*Divisible to ± 5,000 SF

**CONTACT AGENTS FOR SHOWING INSTRUCTIONS**

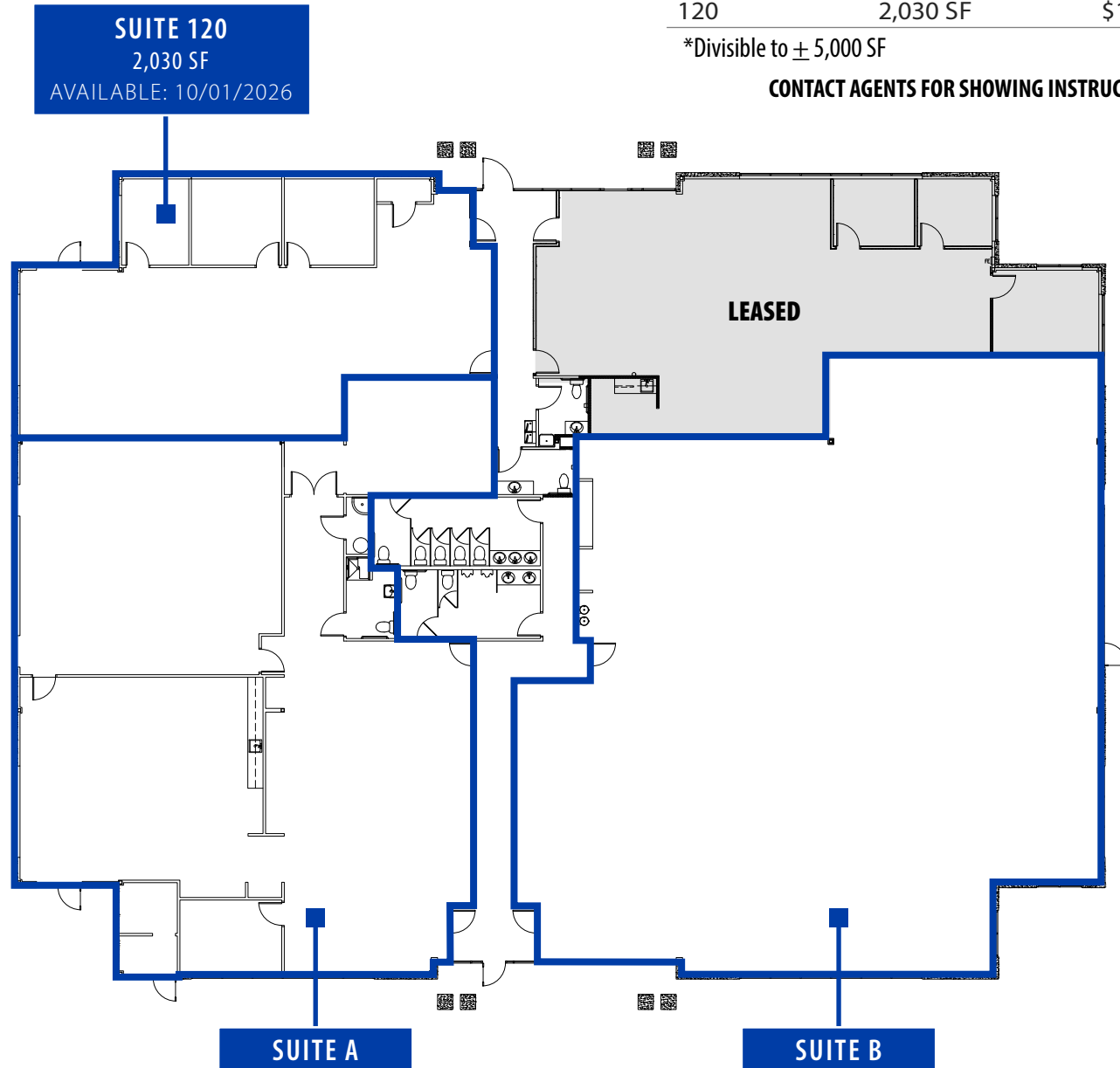
**SUITE 100**  
10,349 SF

UPDATED: 5.19.2026

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# FLOOR PLAN

DIVISIBLE



SUITE:	SIZE:	RATE:
100*	10,349 SF	\$15.00/SF, NNN
120	2,030 SF	\$15.00/SF, NNN

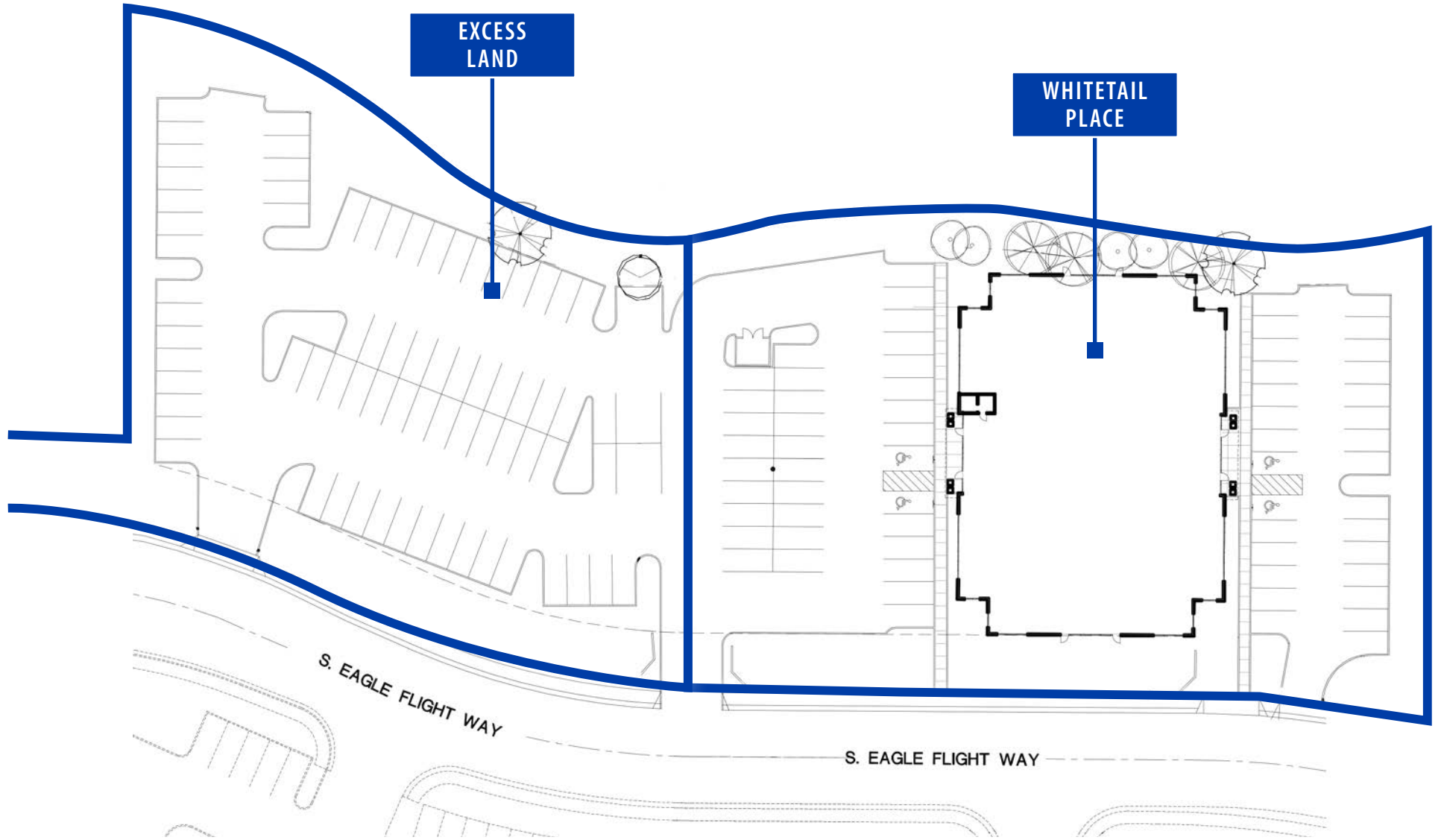
\*Divisible to  $\pm$  5,000 SF

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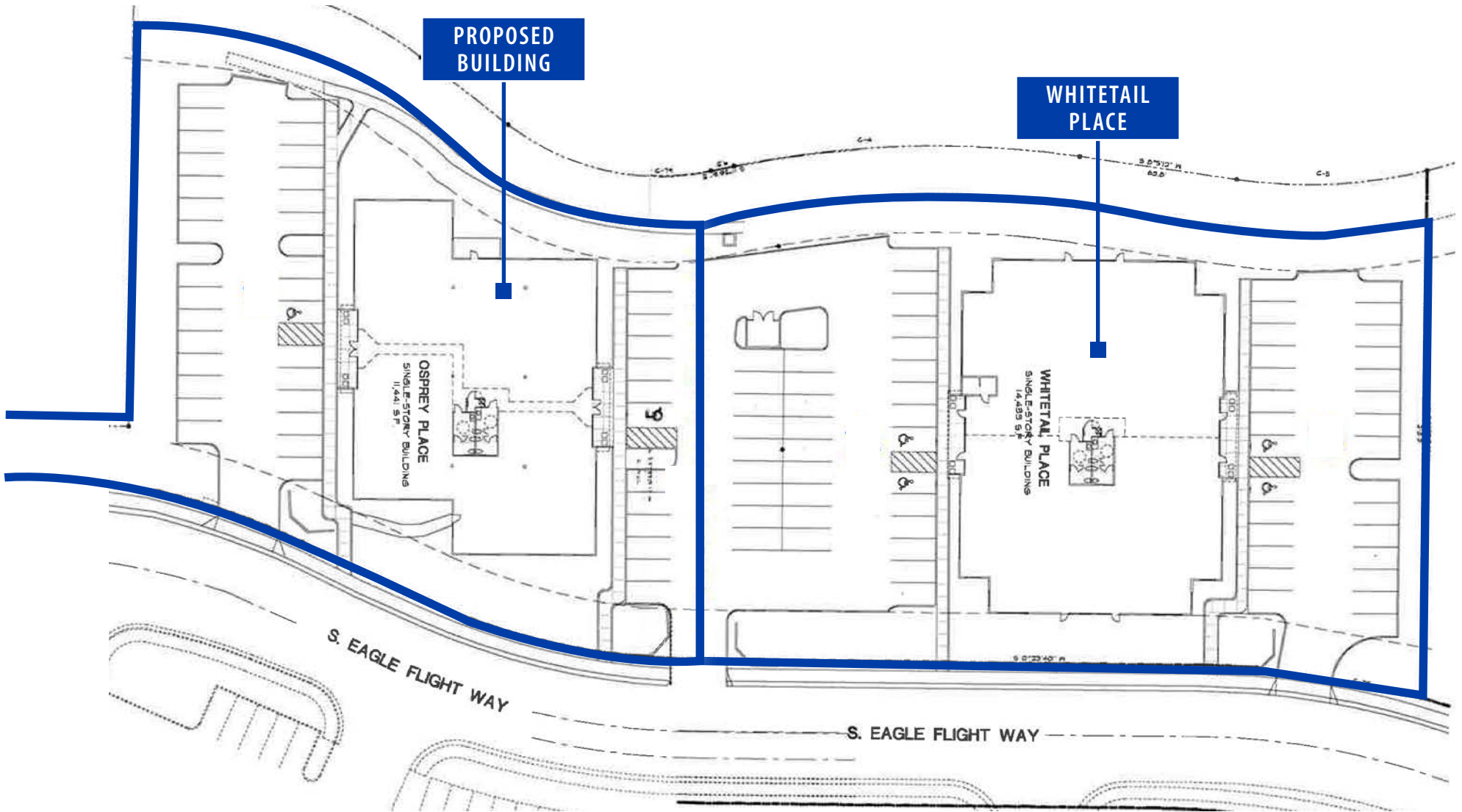
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# SITE PLAN

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# SITE PLAN

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**BOISE CONNECTOR**  
1.4 MILES

**DOWNTOWN CORE**  
6.4 MILES

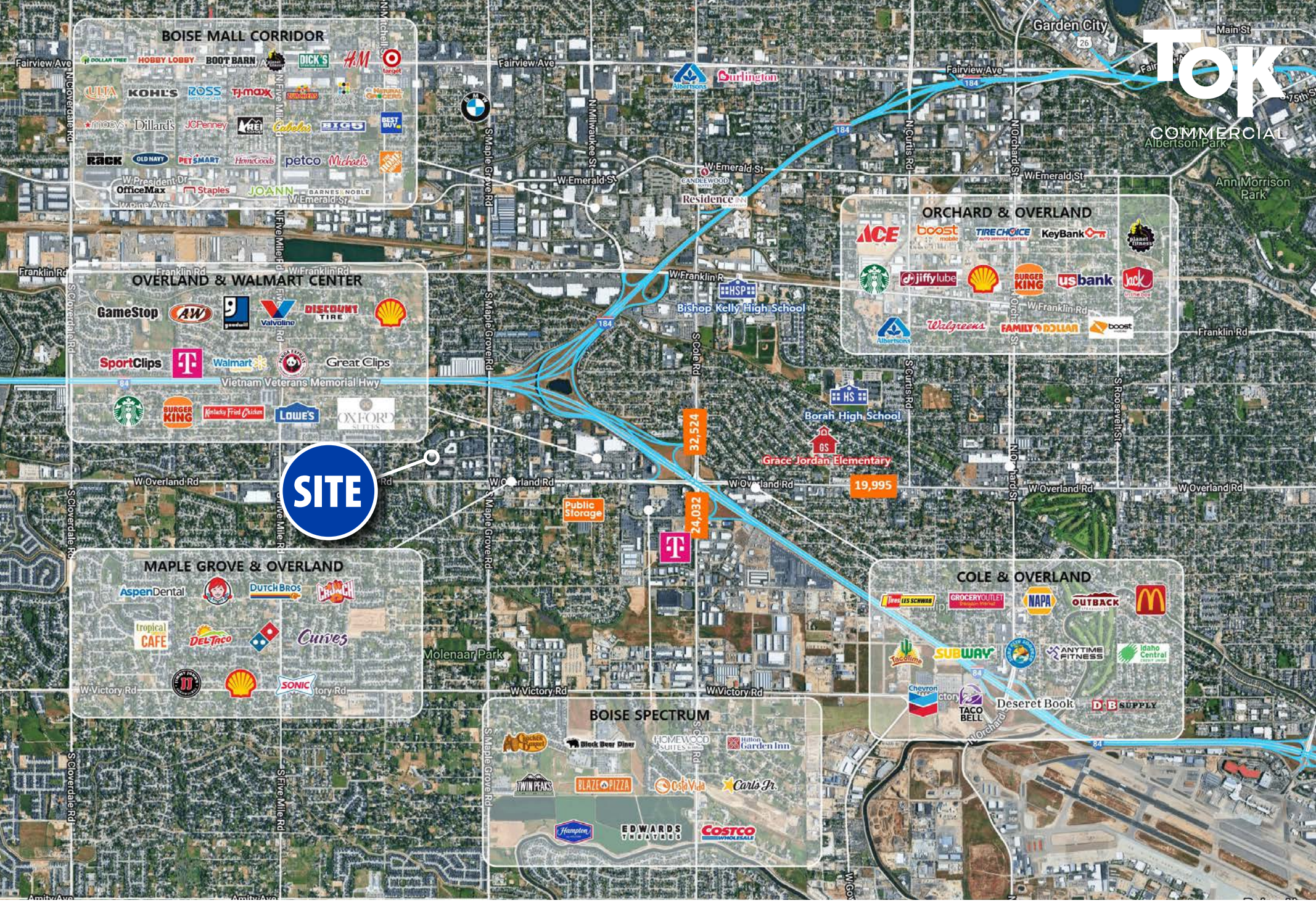


**WHITETAIL PLACE**

**EXCESS LAND**

**SEAGLE FLIGHT WAY**

**W OVERLAND RD**



### BOISE MALL CORRIDOR

- DOLLAR TREE, HOBBY LOBBY, BOOT BARN, DICK'S, H&M, Target
- ULTA, KOHL'S, ROSS, TJ-maxx, NIKE, NIKE MILLS, NIKE SHOX
- mosys, Dillard's, JCPenney, A&E, Cubes, BIGG, BEST BUY
- RACK, OLD NAVY, PET SMART, HomeCooks, petco, Michaels
- OfficeMax, Staples, JOANN, BARNES & NOBLE

### OVERLAND & WALMART CENTER

- GameStop, AW, 9, Valvoline, DISCOUNT TIRE, Shell
- SportClips, T, Walmart, Great Clips
- Starbucks, BURGER KING, Kentucky Fried Chicken, LOWE'S, OXFORD SHOES

**SITE**

### MAPLE GROVE & OVERLAND

- AspenDental, Dutch Bros, BRUNCH
- tropical CAFE, DEL TACO, Curves
- Shell, SONIC

### BOISE SPECTRUM

- Block Bear Diner, HOMEWOOD SUITES, Hilton Garden Inn
- TWIN PEAKS, BLAZE PIZZA, Costa Vida, Carl's Jr.
- Hampton, EDWARDS THEATRES, COSTCO

### ORCHARD & OVERLAND

- ACE, boost, TIRE CHOICE, KeyBank, Planet Fitness
- Starbucks, jiffy lube, Shell, BURGER KING, usbank, Jack in the Box
- Albertsons, Walgreens, FAMILY DOLLAR, boost

### COLE & OVERLAND

- Texas Schwan, GROCERY OUTLET, NAPA, OUTBACK, McDonald's
- Tacotime, SUBWAY, ANYTIME FITNESS, Idaho Central
- Chevron, TACO BELL, Desert Book, D-B SUPPLY