

Leasing Availability |

Eagle River Development
E. Riverside Dr. | Eagle, ID



FOR MORE INFORMATION

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Eagle River

Project Overview

Eagle River: a 90-acre Class A Mixed Use Development

At the SE corner of Highway 44 and Eagle Road (SH-55) - One of the most prominent intersections in Northwest Boise

- Zoned: Mixed Use
- Office: 350,000 sf planned – 300,000 sf is currently in-place
- Retail: 40,000 sf of retail, banks and restaurants in-place
- Retail: Another 135,000 sf of retail / entertainment planned and shovel-ready

Existing Eagle River Amenities:

- The 74,000 sf St. Alphonsus Eagle Health Plaza (a half-mile from the project site)
 - Includes the area's only 24-Hour emergency room
- 100-Room Hilton Garden Inn Hotel
- Direct access to the Boise Greenbelt trail system
- Restaurants such as local favorites Bardenay and The Griddle

Advantages of Eagle River

- Work-Life quality enhancements
- Adjacent to the Boise River Greenbelt
- Well designed architecture & aesthetics
- Beautifully and thoughtfully landscaped
- Water features throughout
- Access to Merrill Park
- A strong and diversified mixed-use tenant base
 - The diverse tenants and the quality of the tenants ensure that Eagle River will remain a vibrant community that is insulated from specific market cycles
- Bardenay Restaurant & Distillery
 - A favorite dining option in Boise/Eagle
 - An ideal setting for work lunches and happy hour
- Well-designed infrastructure
 - High-speed fiber access

Eagle River Location



Located in the heart of Boise's most affluent sub-market.

New Entry along SH-44

Eagle River III
Building

- New access completed July 2016
- Grand monument signs
- Lush tree-lined entry
- Expertly maintained landscaping

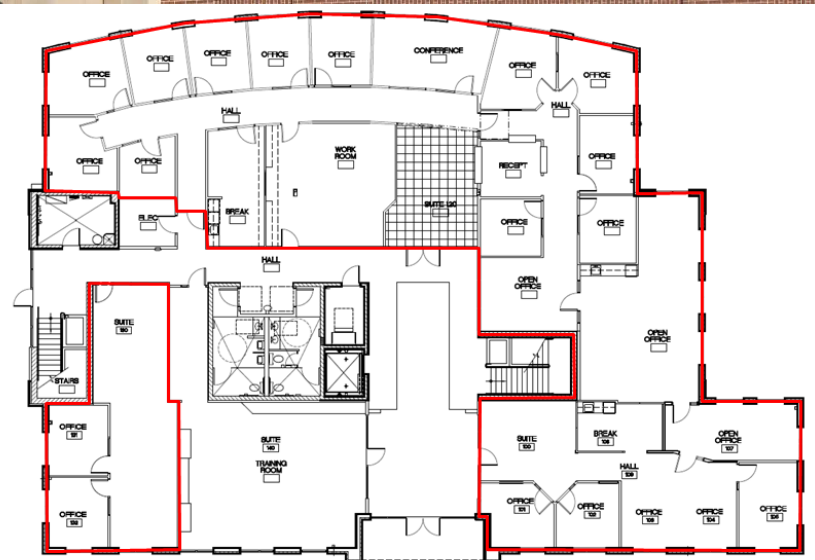
Eagle River III Availability

Eagle River III

500 E Shore Drive, Eagle, ID 83616

First Floor

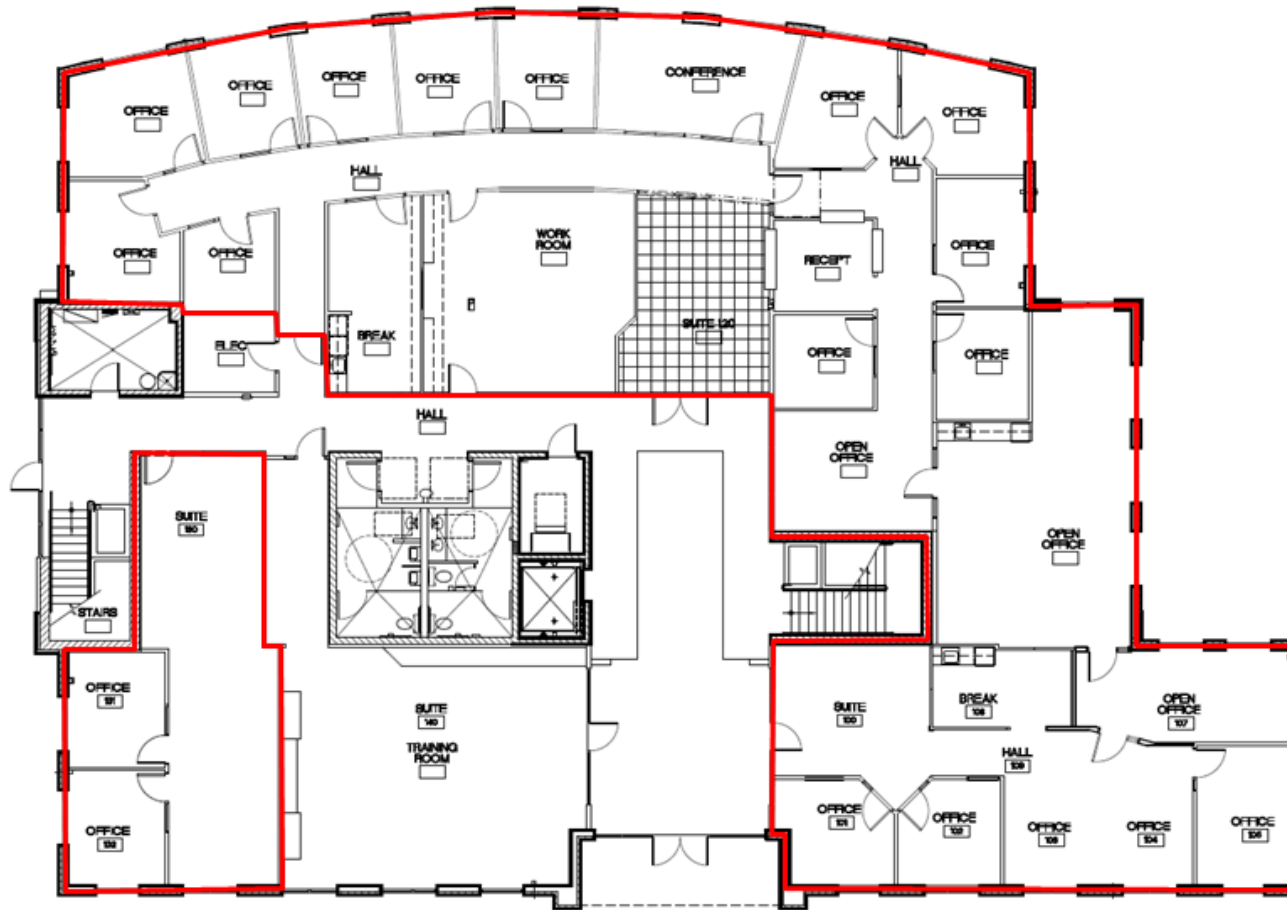
Available: 2/1/18



Suite 130
865 usable sf
1,047 rentable sf

Suite 100
6,128 usable sf
7,416 rentable sf

Eagle River III Floor Plan



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Come Join Us at Eagle River



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