

# ONLY ONE SPACE LEFT!

## PROPERTY INFORMATION

|                    |          |                     |                       |
|--------------------|----------|---------------------|-----------------------|
| <b>Submarket:</b>  | Eagle    | <b>Year Built:</b>  | 2016                  |
| <b>Bldg Type:</b>  | Office   | <b>Lease Terms:</b> | 2-5 Years             |
| <b>Bldg. Size:</b> | 3,582 SF | <b>Lease Type:</b>  | FSEJ                  |
| <b>Lot Size:</b>   | 0.289 AC | <b>Zoning:</b>      | City of Eagle - MU/DA |

## LEASE INFORMATION

| SUITE     | SIZE   | MONTHLY RENT |
|-----------|--------|--------------|
| Suite 103 | 730 SF | \$1,705      |

**ONLY ONE  
SPACE  
REMAINING**

## LISTING HIGHLIGHTS

Located in prime and highly sought after community of Eagle, Idaho

Newly renovated executive office suites

Close proximity to restaurants and services

Easy access to State St, Eagle Rd, & Hwy 16

Each suite has its own exterior door access

Building includes common area conference room, break room, and restrooms for all tenants at no cost

# 3405 BAVARIA

— 3405 W. BAVARIA STREET | EAGLE, ID 83616

**EXECUTIVE OFFICE SUITES FOR LEASE**

**TOK**  
COMMERCIAL



**SEAN EDWARDS**

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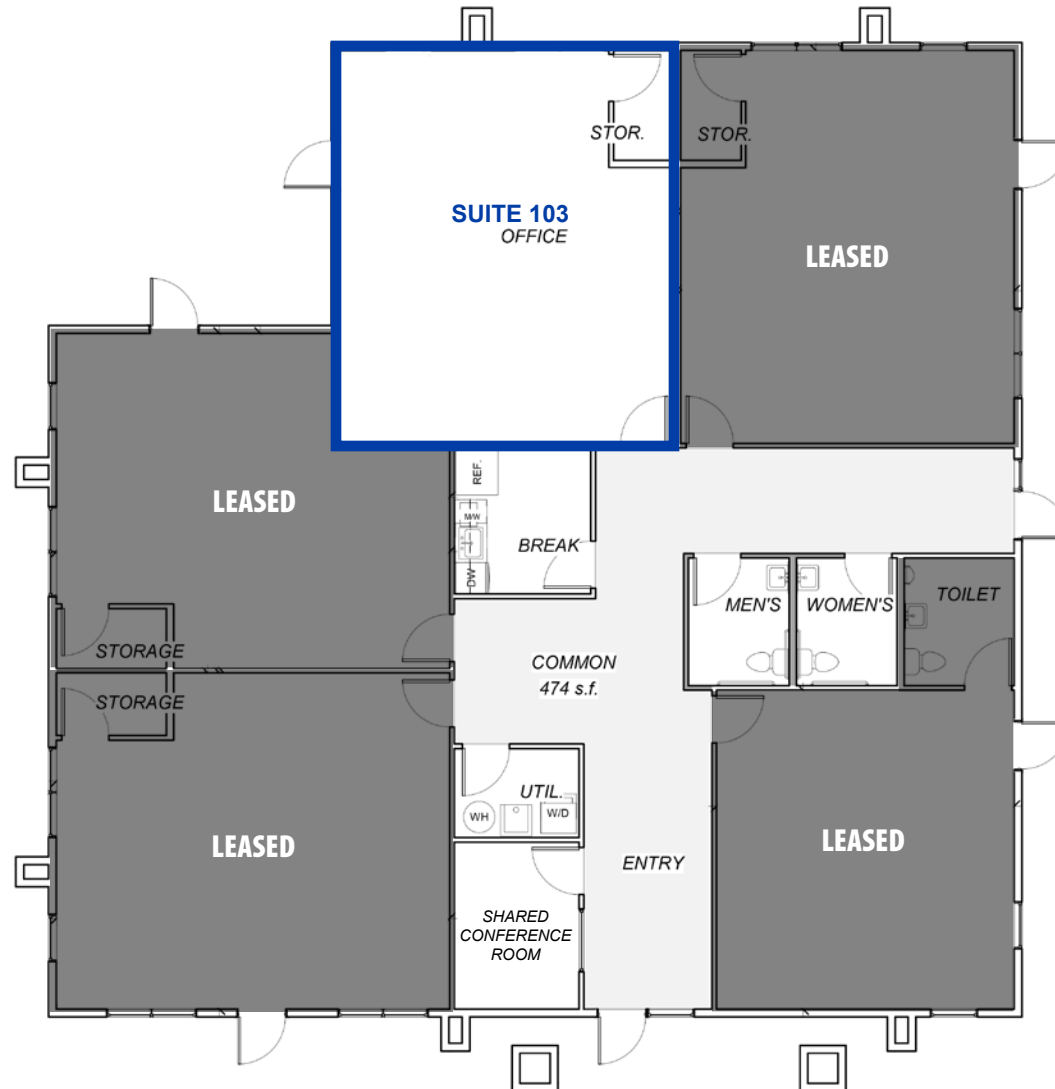
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# INTERIOR PHOTOS





# NORTH MERIDIAN'S BUSTLING, NEW DEVELOPMENT INTERSECTION

HWY 16

STATE STREET

CHINDEN BLVD

## EAGLE ISLAND MARKETPLACE



LINDER ROAD

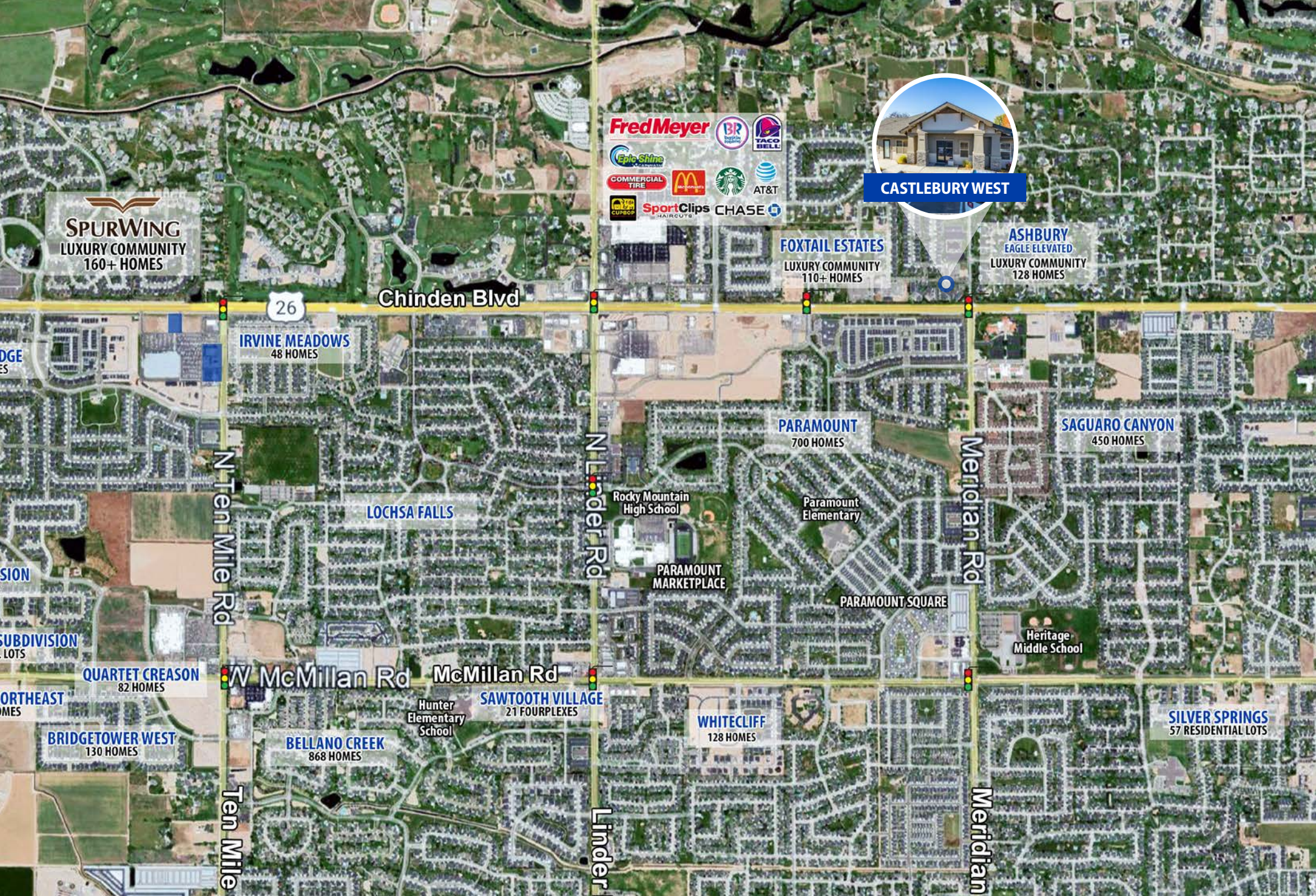


## ORCHARD PARK

3405 BAVARIA

MERIDIAN ROAD





**SPURWING**  
LUXURY COMMUNITY  
160+ HOMES

**IRVINE MEADOWS**  
48 HOMES

**LOCHSA FALLS**

**QUARTET CREASON**  
82 HOMES

**BRIDGETOWER WEST**  
130 HOMES

**BELLANO CREEK**  
868 HOMES

**SAWTOOTH VILLAGE**  
21 FOURPLEXES

**WHITECLIFF**  
128 HOMES

**PARAMOUNT**  
700 HOMES

**FOXTAIL ESTATES**  
LUXURY COMMUNITY  
110+ HOMES

**ASHBURY**  
EAGLE ELEVATED  
LUXURY COMMUNITY  
128 HOMES

**SAGUARO CANYON**  
450 HOMES

**SILVER SPRINGS**  
57 RESIDENTIAL LOTS

**CASTLEBURY WEST**

