



For Lease

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460 S. Fitness Place Eagle, ID 83616

Highlights:

- Great visibility and signage along State St-Highway 44 with $\pm 24,000$ VPD
- Surrounded by quality amenities; food, retail and walking distance to a gym
- Nicely finished office building
- Call agent for showing, please do not disturb tenant

755 West Front Street, Suite 300
Boise, Idaho 83702
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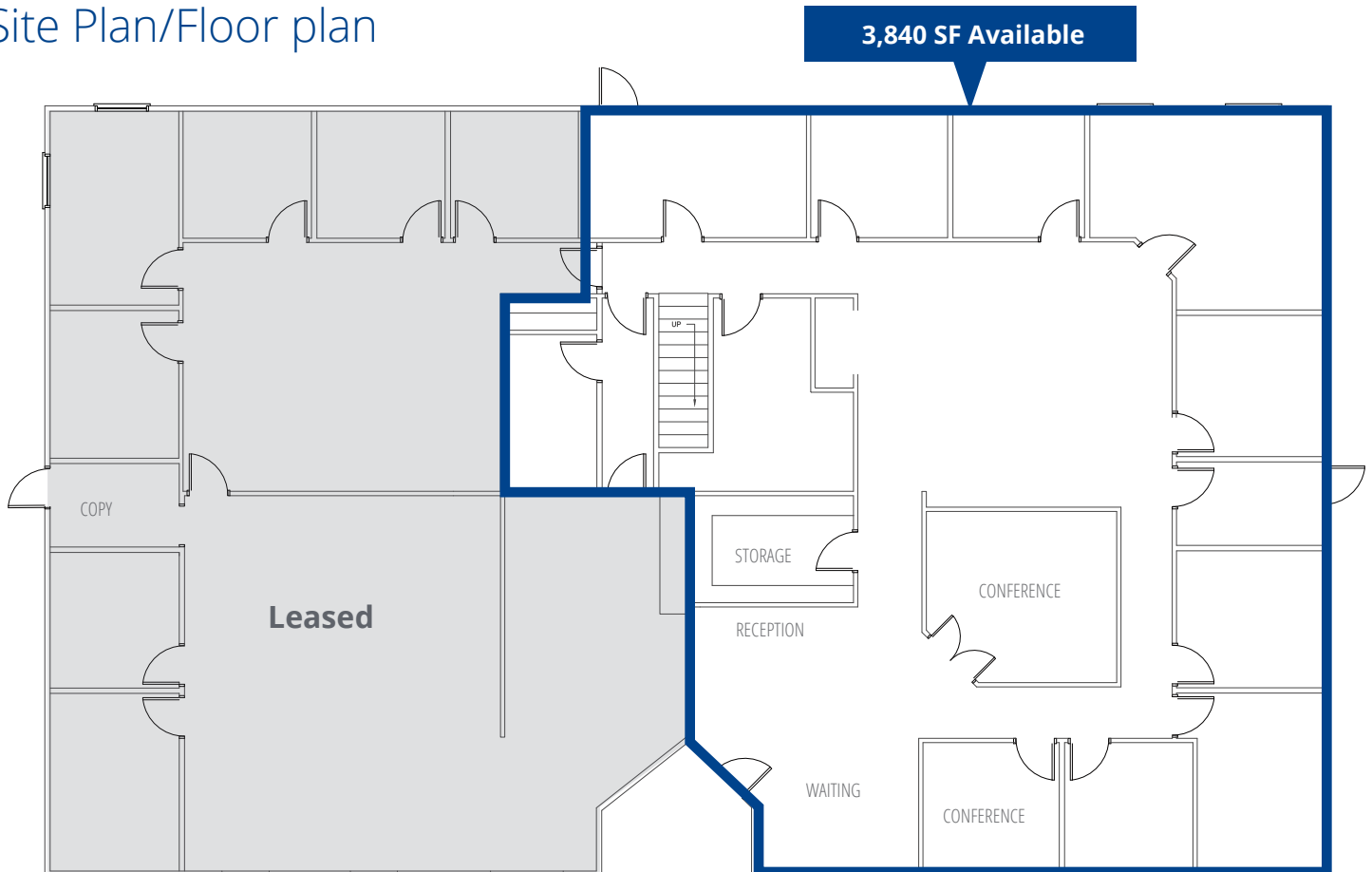
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Property Information

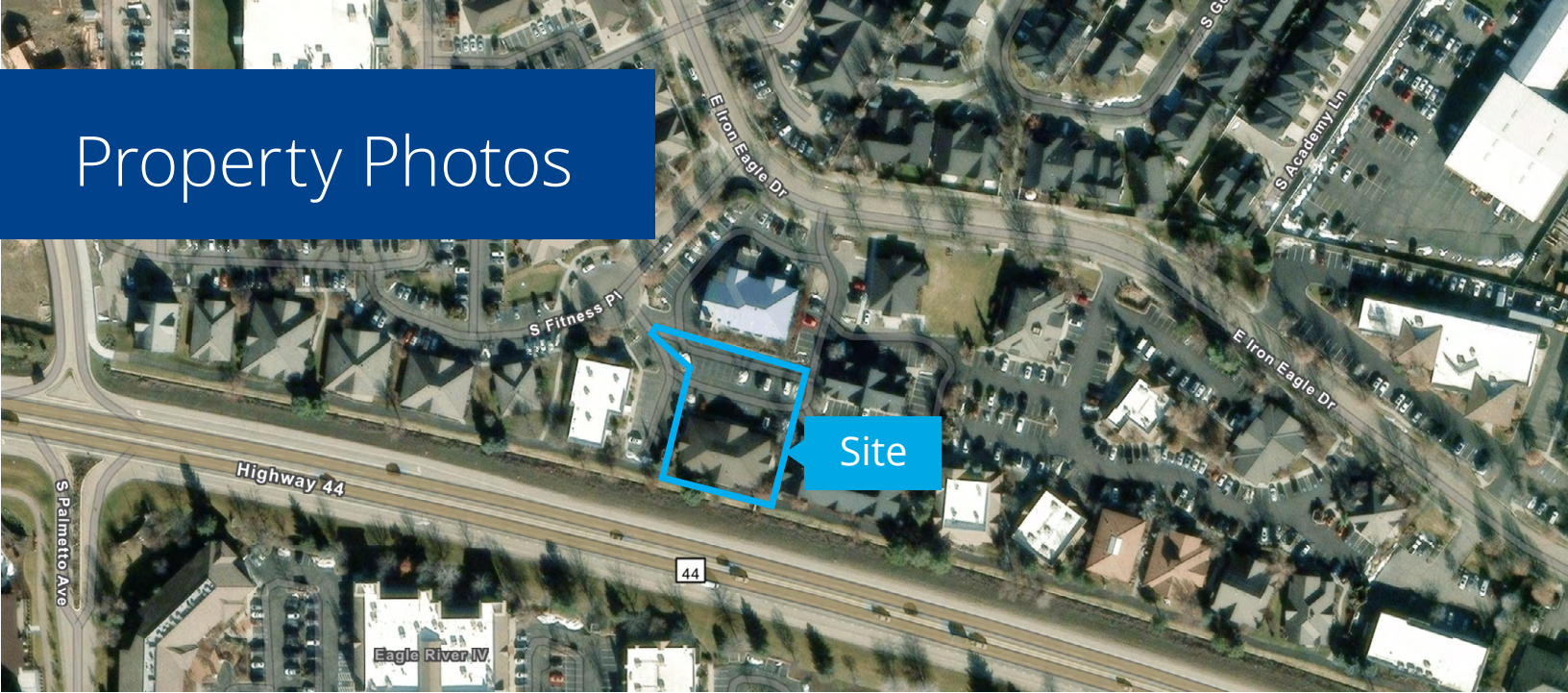
Building Size	6,830 SF
Land Size	.665 Acres
Parcel	R5674010087
Zoning	MU-City of Eagle
Year Built	2002
Lease Rate	\$19 SF NNN
Parking	4:1,000
Occupancy	Available
Access	Call agent for showing



Site Plan/Floor plan



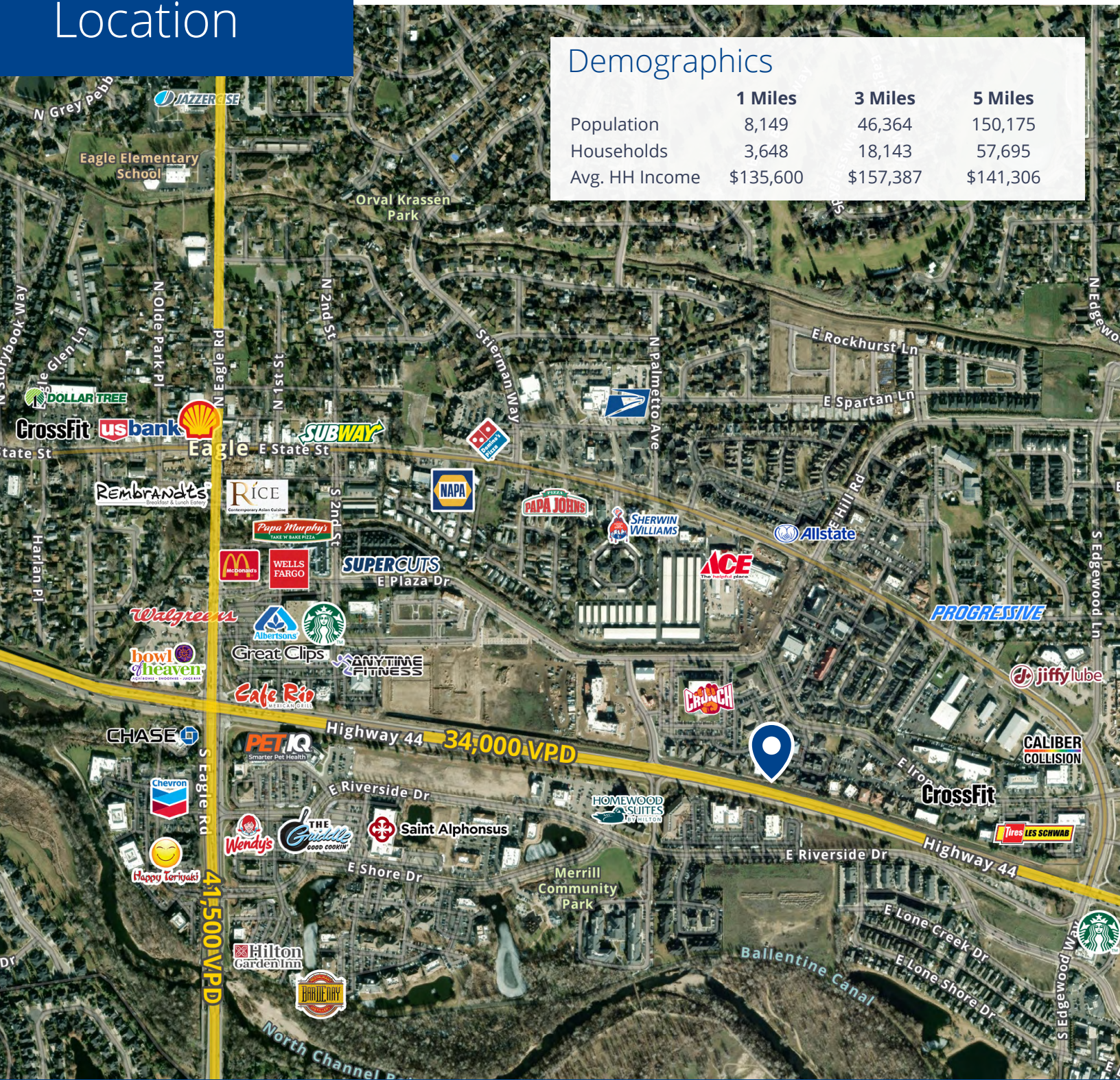
Property Photos



Location

Demographics

	1 Miles	3 Miles	5 Miles
Population	8,149	46,364	150,175
Households	3,648	18,143	57,695
Avg. HH Income	\$135,600	\$157,387	\$141,306



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