



ROCKY MOUNTAIN BUS. PARK

OFFICE, RETAIL OR RESTAURANT CONDO FOR SALE/LEASE | 1119 E. STATE ST. (BLDG. 1)

EAGLE, ID 83616



CONTACT

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HIGHLIGHTS

Quality Eagle office condo for sale or lease.

Convenient location to access all of Eagle's surrounding services.

Rare opportunity to own near downtown Eagle.

Excellent potential for retail uses.

DETAILS

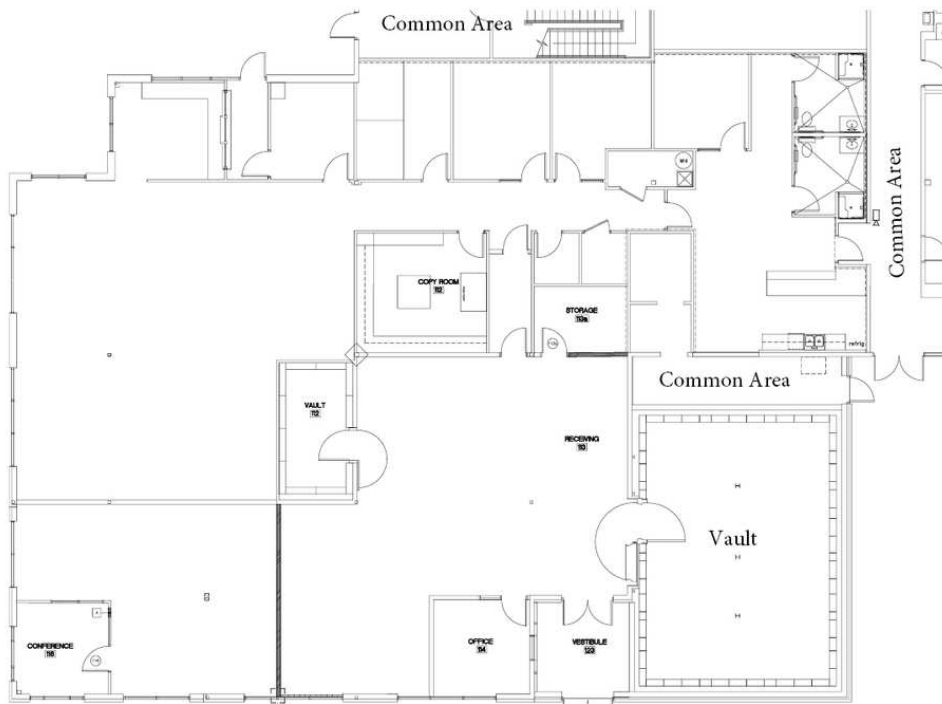
PROPERTY TYPE:	Office/Retail/Restaurant
AVAILABLE SPACE:	Ste. 150/160
SPACE SIZE:	7,254 SF
LEASE RATE:	\$23.00/SF (FSEJ)
SALE PRICE:	\$2,600,000
AVAILABILITY DATE:	July 1, 2024

UPDATED: JULY 29, 2024

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This information was obtained from sources believed reliable but cannot be guaranteed. Any opinions or estimates are used for example only.

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SUITES 150/160

CONDO SIZE:	7,254 SF
SALE PRICE:	\$2,600,000
LEASE RATE:	\$23.00/SF
LEASE TYPE:	Full Service Excluding Janitorial

- Originally constructed for restaurant uses with patio seating
- Formerly used as a precious metals storage, brokerage, and distribution
- Multiple large offices, conference rooms, and open office areas
- Rare, in-place safes and full security system active

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EAST END RIVERSIDE

33,877 VPD



STATE ST / HWY 55

IRON EAGLE DR

EDGEWOOD LN / STATE ST



PLAZA DR

Low Prices, Fast Shipping, Most Trusted.

4,635 VPD



POPULATION **145,318**
5 MI. RADIUS
 HOUSEHOLDS **56,703**
5 MI. RADIUS
 MEDIAN HOUSEHOLD INC. **\$105,787**
5 MI. RADIUS
4.5% POPULATION GROWTH RATE!
5-YEAR PROJECTION

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SITE

**31,000 VPD
STATE ST / HWY 55**

EAST END RIVERSIDE

- STARBUCKS COFFEE
- CACI
- TAZIKIS
- Jolene's
- tropical CAFE
- model home FURNISHINGS
- reclaimed interiors
- EAGLE TENNIS CLUB

EAGLE RIVER

- Hilton Garden Inn
- Idaho PIZZA
- PETIQ
- Mountain America
- Wendy's
- THE Griddle
- Saint Alphonsus Medical Group
- WESTMARK CREDIT UNION

MOLINARI PARK TOWNHOMES

EAGLE PAVILION

- Albertsons
- D.L. Evans BANK
- UPS
- Sinclair
- TSO
- Cafe Rio
- FLYING PIE PIZZERIA

DOWNTOWN EAGLE

- McDonald's
- EAGLE RIVER COFFEE
- WELLS FARGO
- Papa Murphy's
- BRICKNOLOGY

EAGLE PLAZA

- Walgreens
- Primary Health
- ZAMZOWS

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