

AHLQUIST.

Power Engineers Building

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Eagle View Landing

Eagle View Landing is a mixed-use development featuring class A office, retail, multi-family living, and corporate campus spaces. Site highlights include Idaho's only Top Golf Venue, over 700,000 SQ. FT. of Class A office, a Hyatt Place Hotel, premium retail Idaho Central Credit Union's Administrative Headquarters, and other notable tenants including Kiln. Located at the intersection of Idaho's busiest freeway (Interstate 84) and Idaho's busiest road (Eagle Road), the project boasts some of the highest traffic counts in the Treasure Valley.

Overview

AVAILABLE SF	30,000 SQ. FT.
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LEASE RATE	\$24.00 NNN
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TI ALLOWANCE	ASK AGENT
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BUILDING SIZE	149,652 SQ. FT.
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DATE AVAILABLE	SEPTEMBER 2026
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Highlights

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- FULLY FINISHED CLASS A OFFICE SPACE IN TURNKEY CONDITION
 - 5TH FLOOR OF BUILDING WITH 360 DEGREE VIEWS OF THE TREASURE VALLEY
 - AMPLE PARKING AT 4.5 SPACES PER 1,000 SQ FT.

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Overview



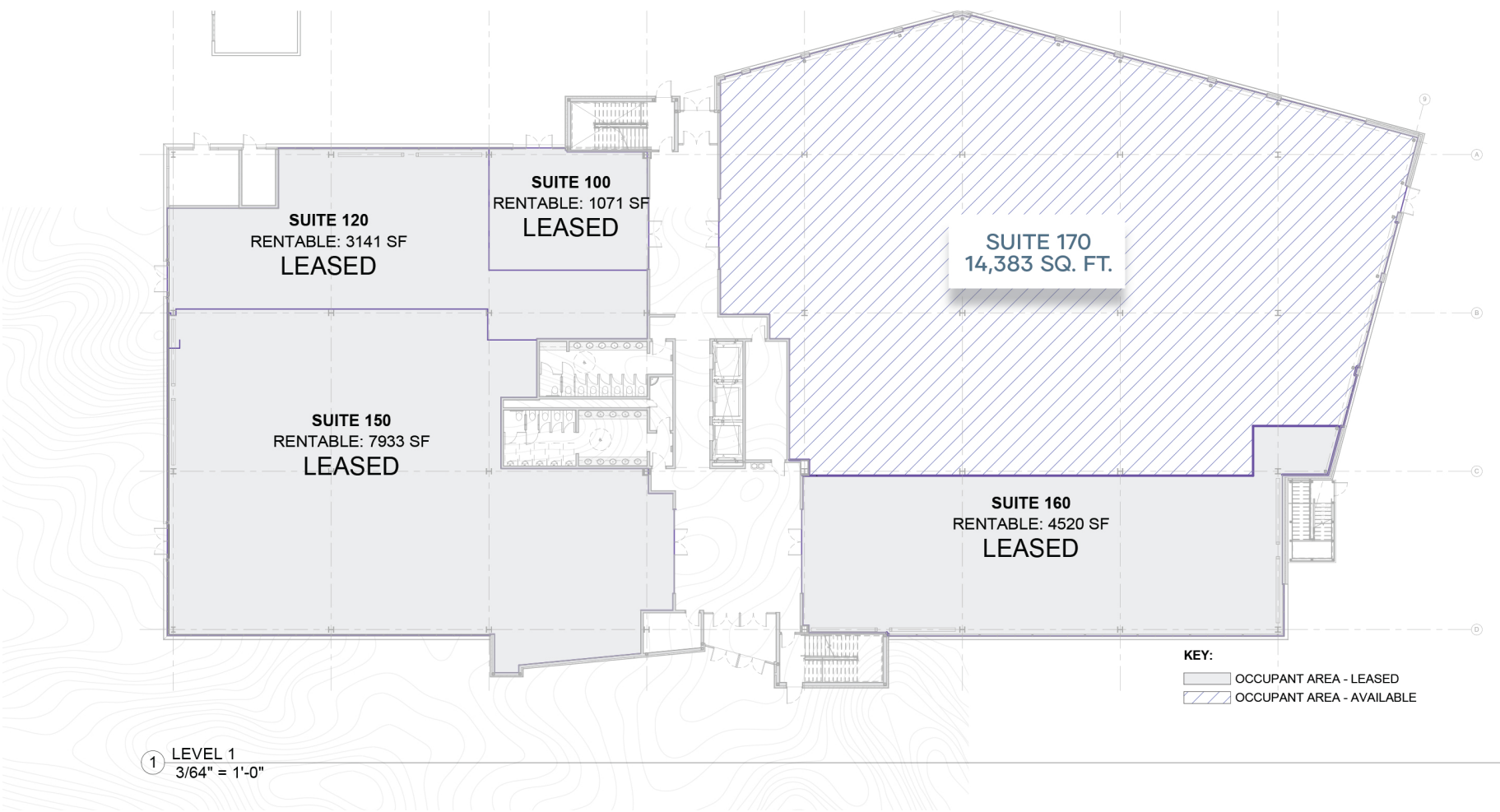


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Site

Building Floorplates: Floor 1

Images of the building's floor plates
showing availability.



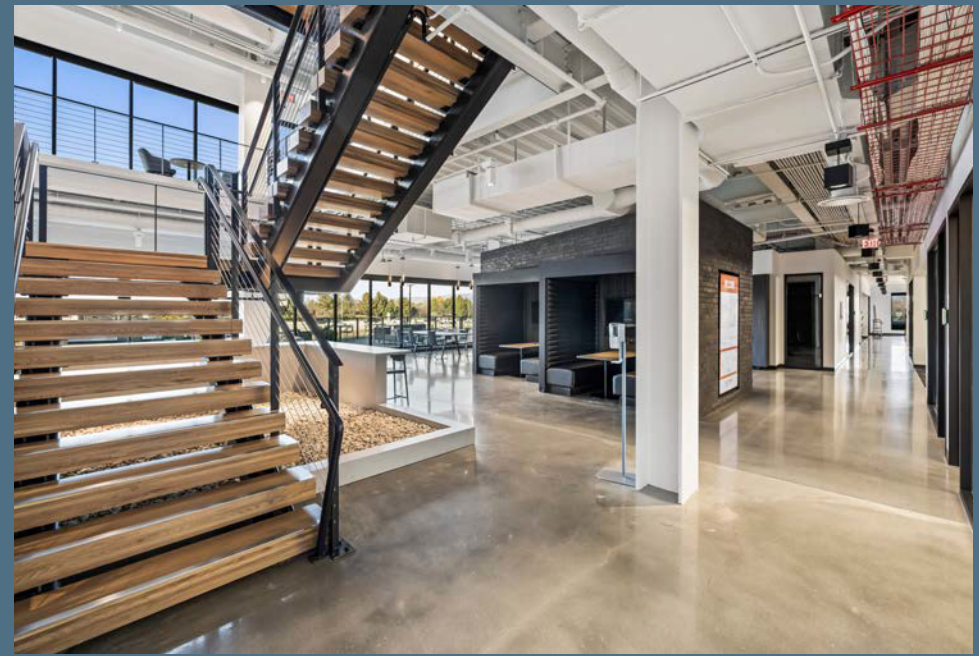
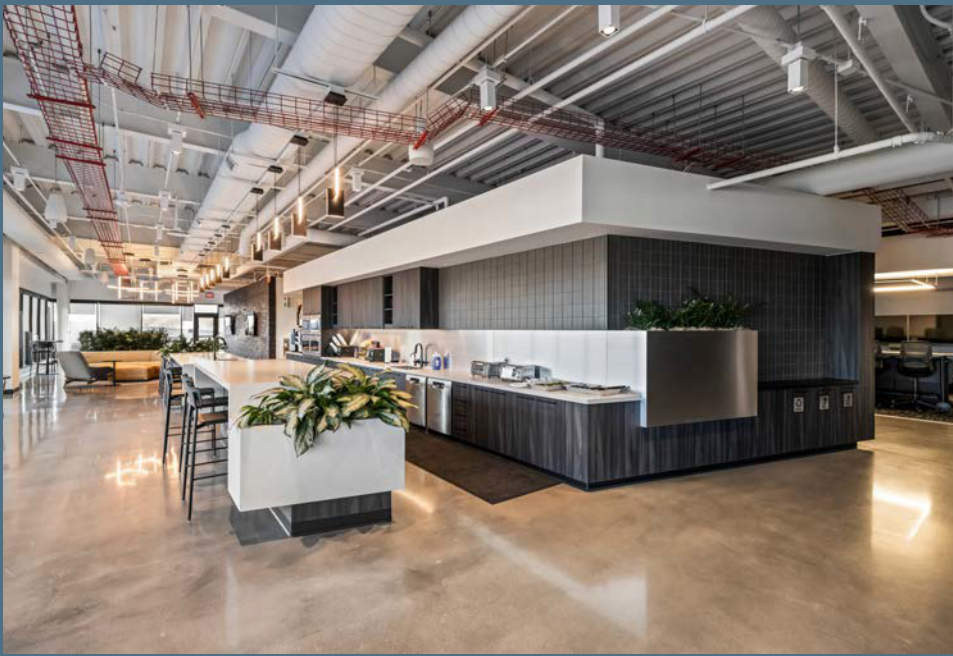
Building Floorplates: Floor 5

Images of the building's floor plates showing availability.



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Floor Plate



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Interior Photos

Consumer Profile Report

Population

	3 miles		5 miles		7 miles	
Population	90,841		239,483		358,902	
Population Density (people per sq mi)	3,236		3,077		2,375	

Source: U.S. Census Bureau, 2024 American Community Survey, Tables B01003

Income

	3 miles		5 miles		7 miles	
Median Household Income (in 2024 inflation adjusted dollars)	\$95,853		\$91,988		\$88,670	
Average Household Income (in 2024 inflation adjusted dollars)	\$121,663		\$116,954		\$115,150	
Families in Poverty	1,003	4%	3,051	5%	4,845	5%
Households	34,504		90,858		139,955	
Less than \$25,000	2,250	7%	7,106	8%	13,686	10%
\$25,000 to \$49,999	4,631	13%	12,316	14%	20,188	14%
\$50,000 to \$74,999	5,728	17%	15,949	18%	24,049	17%
\$75,000 to \$99,999	5,566	16%	14,801	16%	22,043	16%
\$100,000 to \$199,999	11,597	34%	29,746	33%	43,040	31%
Over \$200,000	4,732	14%	10,941	12%	16,949	12%

Source: U.S. Census Bureau, 2024 American Community Survey, Tables B19001, B19013, B19025, B17010

Age

	3 miles		5 miles		7 miles	
Median Age	39		38		38	
Population	90,841		239,483		358,902	
Ages 9 & under	10,656	12%	28,718	12%	42,801	12%
Ages 10 to 19	11,323	12%	32,340	14%	46,815	13%
Ages 20 to 29	11,797	13%	29,839	12%	46,682	13%
Ages 30 to 39	12,996	14%	35,230	15%	53,930	15%
Ages 40 to 49	12,563	14%	33,124	14%	47,417	13%
Ages 50 to 59	11,588	13%	29,728	12%	43,504	12%
Ages 60 to 69	10,371	11%	25,670	11%	38,601	11%
Ages 70 & over	9,547	11%	24,833	10%	39,152	11%

Race & Ethnicity

	3 miles		5 miles		7 miles	
Population	90,841		239,483		358,902	
White	71,871	79%	189,757	79%	287,732	80%
Black	719	1%	3,281	1%	4,895	1%
American Indian	139	0%	455	0%	736	0%
Asian	3,075	3%	6,857	3%	8,859	2%
Pacific Islander	201	0%	400	0%	467	0%
Other race	735	1%	1,436	1%	1,755	0%
Two or more races	4,129	5%	10,079	4%	15,342	4%
Hispanic or Latino	9,973	11%	27,218	11%	39,115	11%

Source: U.S. Census Bureau, 2024 American Community Survey, Tables B03002

Educational Attainment

	3 miles		5 miles		7 miles	
Population Aged 25 & Over	63,516		164,832		247,030	
No high school diploma	3,369	5%	8,897	5%	12,724	5%
High school graduate or equal	13,698	22%	36,523	22%	52,607	21%
Some college	14,339	23%	37,560	23%	57,152	23%
Associate's degree	5,473	9%	15,126	9%	21,115	9%
Bachelor's degree	18,083	28%	46,148	28%	69,948	28%
Advanced degree	8,553	13%	20,579	12%	33,483	14%

Source: U.S. Census Bureau, 2024 American Community Survey, Tables B15002

Employment Status

	3 miles		5 miles		7 miles	
Population Aged 16 & Over	72,779		190,165		286,606	
In labor force	50,336	69%	129,585	68%	193,074	67%
Civilian labor force	50,253	69%	129,348	68%	192,560	67%
Employed	49,071	67%	125,744	66%	186,979	65%
Unemployed	1,182	2%	3,604	2%	5,581	2%
In armed forces	83	0%	237	0%	515	0%
Not in labor force	22,443	31%	60,580	32%	93,531	33%

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Demographics

Consumer Profile Report

Households

	3 miles		5 miles		7 miles	
Households	34,504		90,858		139,955	
Family households	24,231	70%	63,234	70%	92,961	66%
Married couples	20,024	58%	50,988	56%	74,508	53%
With kids under 18	7,944	23%	20,672	23%	30,083	21%
Other family types	4,207	12%	12,246	13%	18,453	13%
Single dad households with kids	708	2%	2,386	3%	3,468	2%
Single mom households with kids	1,462	4%	4,198	5%	6,159	4%
Non-family households	10,274	30%	27,624	30%	46,994	34%

Source: U.S. Census Bureau, 2024 American Community Survey, Tables B11001, B11003

Homes

	3 miles		5 miles		7 miles	
Homes	35,625		93,953		145,397	
Occupied Homes	34,504		90,858		139,955	
Owner occupied units	25,525	74%	66,699	73%	99,373	71%
Renter occupied units	8,979	26%	24,159	27%	40,581	29%

Source: U.S. Census Bureau, 2024 American Community Survey, Tables B25024, B25003

Housing Unit Value

	3 miles		5 miles		7 miles	
Median Home Value	\$493,060		\$471,784		\$480,016	
Owner Occupied Homes	25,525		66,699		99,373	
Under \$100,000	1,283	5%	2,710	4%	4,176	4%
\$100,000 to \$199,999	658	3%	1,931	3%	2,493	3%
\$200,000 to \$299,999	967	4%	3,578	5%	5,549	6%
\$300,000 to \$399,999	3,983	16%	12,440	19%	16,970	17%
\$400,000 to \$499,999	6,309	25%	17,680	27%	25,617	26%
\$500,000 to \$749,999	9,350	37%	20,801	31%	30,645	31%
\$750,000 to \$999,999	2,507	10%	6,079	9%	9,718	10%
\$1,000,000 to \$1,499,999	316	1%	965	1%	2,604	3%
\$1,500,000 to \$1,999,999	83	0%	246	0%	891	1%
Over \$2,000,000	69	0%	270	0%	710	1%

Detailed Age

	3 miles		5 miles		7 miles	
Population	90,841		239,483		358,902	
Male:	45,610	50%	119,134	50%	178,739	50%
Under 5 years	2,402	3%	6,391	3%	9,975	3%
5 to 9 years	3,168	3%	8,111	3%	11,774	3%
10 to 14 years	3,745	4%	9,636	4%	12,858	4%
15 to 17 years	1,832	2%	5,100	2%	7,350	2%
18 and 19 years	905	1%	2,804	1%	4,135	1%
20 years	513	1%	1,261	1%	2,580	1%
21 years	479	1%	1,380	1%	2,323	1%
22 to 24 years	1,633	2%	3,981	2%	6,288	2%
25 to 29 years	3,030	3%	8,197	3%	12,673	4%
30 to 34 years	3,017	3%	8,208	3%	12,877	4%
35 to 39 years	3,669	4%	9,843	4%	14,656	4%
40 to 44 years	3,250	4%	8,514	4%	12,285	3%
45 to 49 years	3,014	3%	7,938	3%	11,480	3%
50 to 54 years	2,783	3%	7,659	3%	11,619	3%
55 to 59 years	2,935	3%	7,051	3%	10,224	3%
60 and 61 years	1,105	1%	2,559	1%	4,241	1%
62 to 64 years	1,302	1%	3,547	1%	5,158	1%
65 and 66 years	1,339	1%	2,659	1%	3,902	1%
67 to 69 years	1,305	1%	3,121	1%	4,783	1%
70 to 74 years	1,734	2%	4,661	2%	7,423	2%
75 to 79 years	1,287	1%	3,313	1%	5,138	1%
80 to 84 years	702	1%	1,782	1%	2,906	1%
85 years and over	462	1%	1,417	1%	2,092	1%
Female:	45,231	50%	120,348	50%	180,163	50%
Under 5 years	2,310	3%	6,278	3%	9,379	3%
5 to 9 years	2,777	3%	7,939	3%	11,673	3%
10 to 14 years	2,581	3%	7,511	3%	11,479	3%
15 to 17 years	1,600	2%	5,206	2%	7,560	2%
18 and 19 years	659	1%	2,084	1%	3,434	1%
20 years	669	1%	1,616	1%	2,584	1%
21 years	509	1%	1,367	1%	2,142	1%
22 to 24 years	1,544	2%	3,986	2%	6,339	2%
25 to 29 years	3,421	4%	8,050	3%	11,753	3%
30 to 34 years	3,030	3%	8,408	4%	13,154	4%
35 to 39 years	3,280	4%	8,771	4%	13,243	4%
40 to 44 years	2,935	3%	8,504	4%	12,107	3%
45 to 49 years	3,364	4%	8,167	3%	11,545	3%
50 to 54 years	2,966	3%	7,339	3%	10,635	3%
55 to 59 years	2,903	3%	7,679	3%	11,025	3%
60 and 61 years	982	1%	2,452	1%	3,807	1%
62 to 64 years	1,475	2%	4,257	2%	6,259	2%
65 and 66 years	1,352	1%	2,964	1%	4,194	1%
67 to 69 years	1,512	2%	4,110	2%	6,258	2%
70 to 74 years	1,873	2%	5,041	2%	8,178	2%
75 to 79 years	1,729	2%	3,929	2%	5,905	2%
80 to 84 years	844	1%	2,102	1%	3,669	1%
85 years and over	916	1%	2,589	1%	3,841	1%

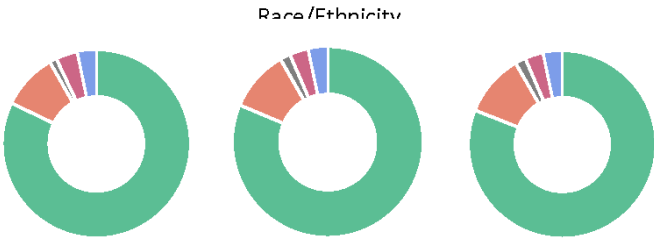
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Demographics

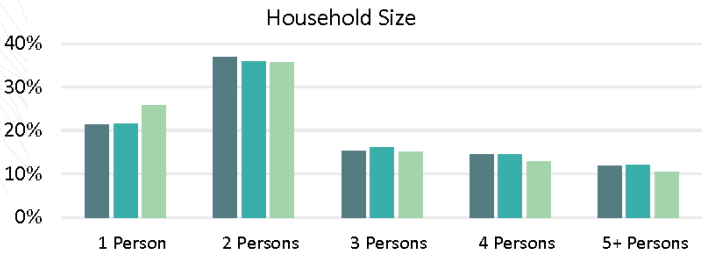
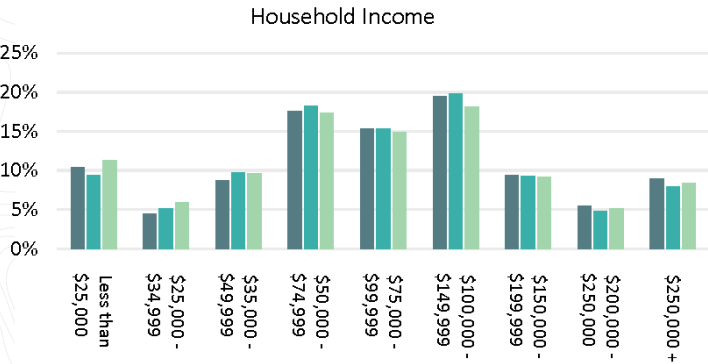
Consumer Profile Report

Applied Geographic Solutions (AGS), 2023 B

	3 Mile Radius		5 Mile Radius		10 Mile Radius	
Population by Race/Ethnicity (2023)						
White, Non-Hispanic	75,882	82.1%	199,445	81.3%	417,422	80.9%
Hispanic	8,918	9.7%	25,546	10.4%	55,469	10.8%
Black, Non-Hispanic	1,137	1.2%	4,290	1.7%	9,474	1.8%
Asian, Non-Hispanic	3,473	3.8%	7,863	3.2%	16,428	3.2%
Other	2,993	3.2%	8,089	3.3%	16,875	3.3%
Language at Home (2023)						
Spanish Linguistically Isolated	270	0.8%	836	0.9%	1,665	0.8%
Spanish Not Isolated	3,024	8.6%	7,114	7.7%	15,024	7.4%
Asian Linguistically Isolated	267	0.8%	368	0.4%	602	0.3%
Asian Not isolated	469	1.3%	996	1.1%	2,303	1.1%
Household Income (2023)						
Per Capita Income	\$45,462	---	\$45,431	---	\$47,572	---
Average HH Income	\$119,265	---	\$119,642	---	\$119,940	---
Median HH Income	\$99,343	---	\$94,867	---	\$92,635	---
Less than \$25,000	3,666	10.4%	8,722	9.4%	23,079	11.3%
\$25,000 - \$34,999	1,559	4.4%	4,822	5.2%	12,000	5.9%
\$35,000 - \$49,999	3,082	8.8%	9,069	9.8%	19,532	9.6%
\$50,000 - \$74,999	6,195	17.6%	16,982	18.3%	35,470	17.4%
\$75,000 - \$99,999	5,397	15.4%	14,294	15.4%	30,424	14.9%
\$100,000 - \$149,999	6,860	19.5%	18,429	19.9%	36,882	18.1%
\$150,000 - \$199,999	3,295	9.4%	8,652	9.3%	18,691	9.2%
\$200,000 - \$250,000	1,929	5.5%	4,491	4.8%	10,450	5.1%
\$250,000 +	3,171	9.0%	7,375	7.9%	17,155	8.4%
Avg Family Income	\$132,476		\$132,338		\$138,720	
Avg Non-Family Income	\$94,291		\$104,168		\$99,933	
Household Size (2023)						
1 Person	7,498	21.3%	20,102	21.7%	52,565	25.8%
2 Persons	12,981	36.9%	33,265	35.8%	72,919	35.8%
3 Persons	5,392	15.3%	14,898	16.0%	30,979	15.2%
4 Persons	5,099	14.5%	13,398	14.4%	26,063	12.8%
5+ Persons	4,184	11.9%	11,173	12.0%	21,157	10.4%



Asian Black Hispanic White Other



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Demographics



Mark Cleverley

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Mark is one of the founding members of Ahlquist. As Chief Leasing Officer, Mark oversees all leasing and marketing operations, taking care to put an incredible level of care and attention into each project. Mark received his associates degree in Accounting from Ricks College and his BS degree in Accounting and Finance from Boise State University. With over 20 years of experience in the Treasure Valley real estate field, Mark has a depth of understanding of the market that enables him to help each tenant find a perfect fit for their unique situation.



Holt Haga

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Holt is one of the founding members of Ahlquist. As VP of Leasing, Holt has delivered the successful completion of over 4 million square feet of commercial development. Holt specializes in office, industrial, and retail leasing within the company's portfolio. Holt graduated Summa Cum Laude with a degree in Finance from Westminster College in Salt Lake City and received his MBA from Boise State University. Holt's outstanding attention to detail and relentless work ethic ensure a seamless and enjoyable experience with each client he works with.

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Contact

AHLQUIST.

Thank you

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