

AHLQUIST.

EVL Office Building 4

MARK CLEVERLEY
208.850.6113
MARK@AHLQUISTDEV.COM

HOLT HAGA
208.371.4658
HOLT@AHLQUISTDEV.COM



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 100,000 SQ. FT

LEASE RATE Contact Agent

TI ALLOWANCE Contact Agent

BUILDING SIZE 100,000 SQ. FT

PARKING 5/1000 SQ. FT

YEAR BUILT 2027

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Overview

Treasure Valley
POPULATION 900,000

EAGLE

DRIVE TIME TO
EAGLE VIEW LANDING: 25 MIN
POP: 33,000

BOISE FOOTHILLS

CALDWELL

DRIVE TIME TO
EAGLE VIEW LANDING: 25 MIN
POP: 68,000

MERIDIAN

DRIVE TIME TO
EAGLE VIEW LANDING: 12 MIN
POP: 140,000

BOISE

DRIVE TIME TO
EAGLE VIEW LANDING: 15 MIN
POP: 240,000

TEN MILE RD.

EAGLE RD.

84

84

Eagle View Landing

EAST BOISE

84

NAMPA

DRIVE TIME TO
EAGLE VIEW LANDING: 20 MIN
POP: 115,000

BOISE AIRPORT

DRIVE TIME TO
EAGLE VIEW LANDING: 12 MIN

KUNA

DRIVE TIME TO
EAGLE VIEW LANDING: 22 MIN
POP: 30,000

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The Site



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Site

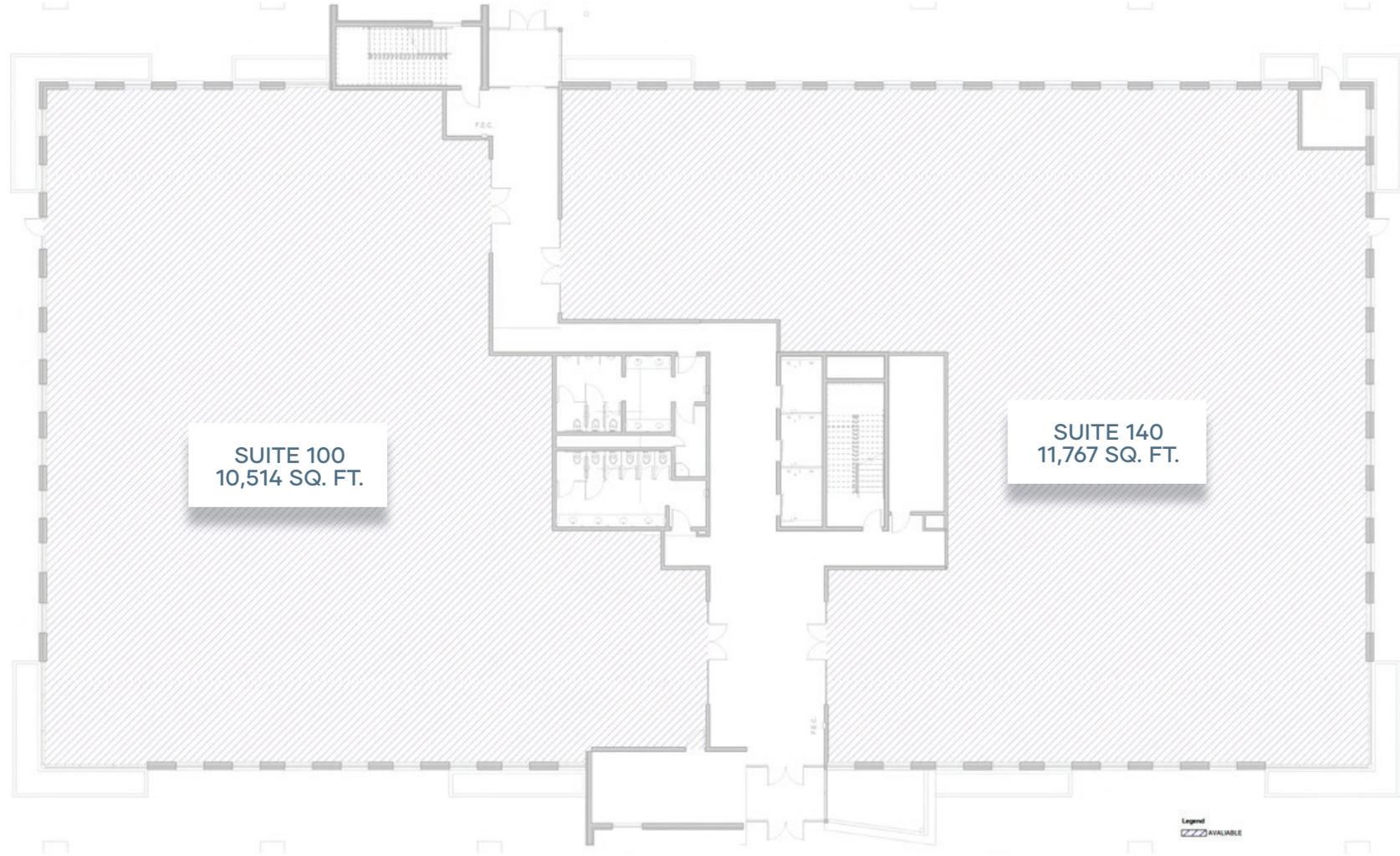


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Rendering

Building Floorplates Floors 1

Images of the building's floor plates showing availability.

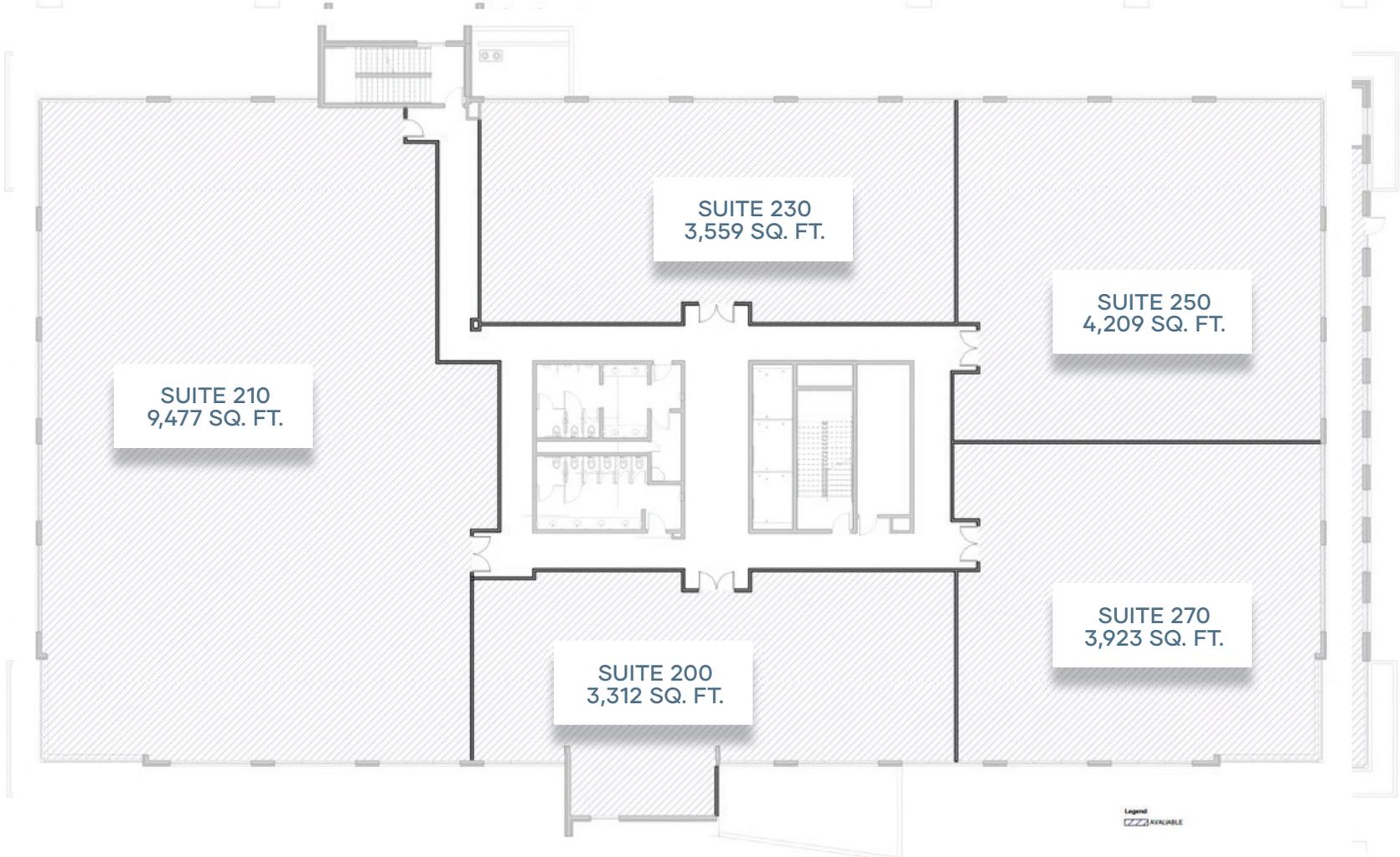


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Site Plan

Building Floorplates Floors 2

Images of the building's floor plates showing availability.

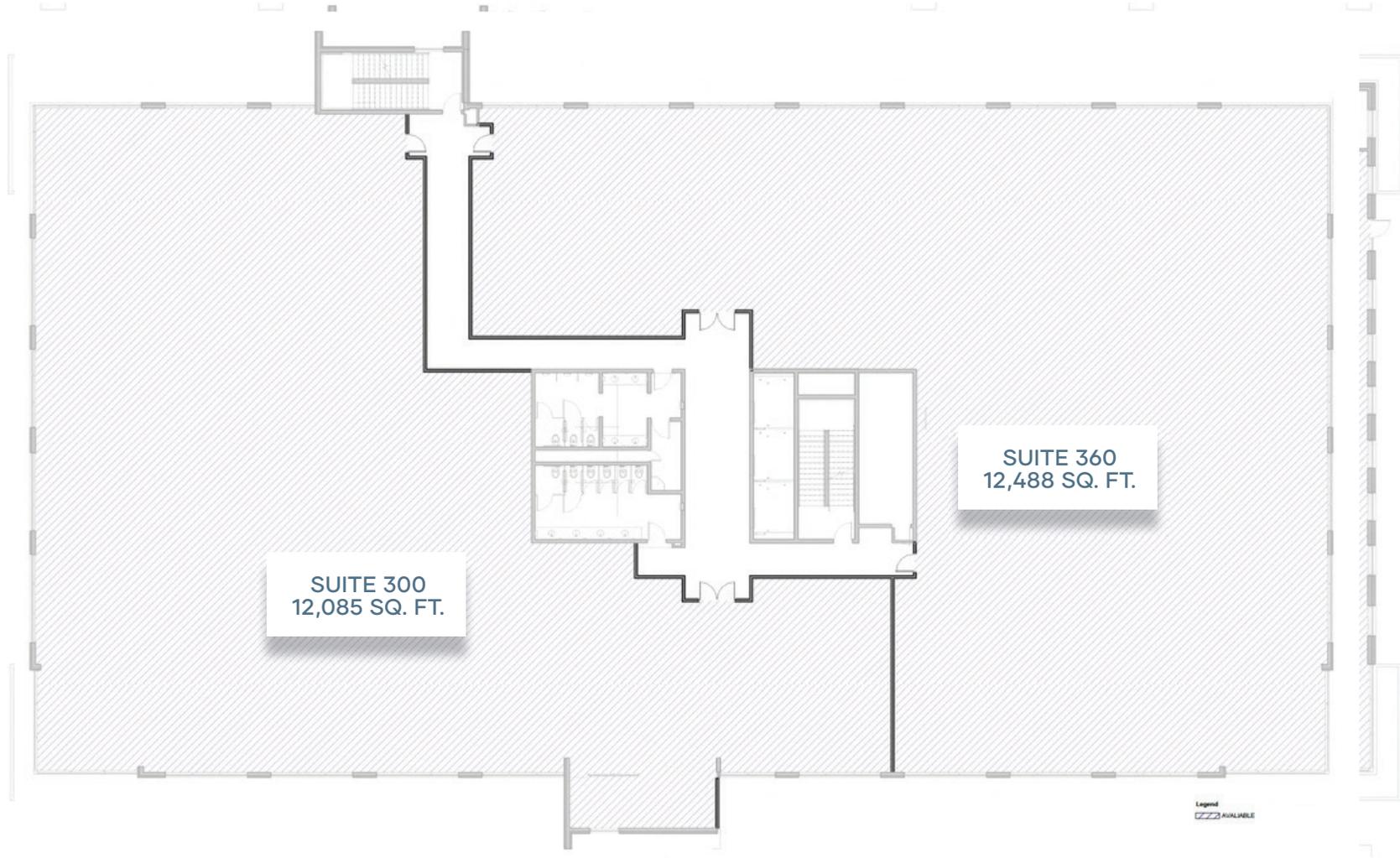


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Site Plan

Building Floorplates Floors 3

Images of the building's floor plates showing availability.



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Site Plan

Building Floorplates Floors 4

Images of the building's floor plates showing availability.



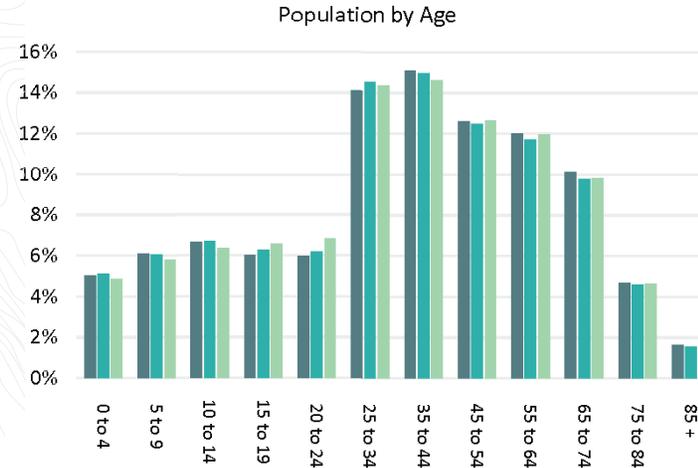
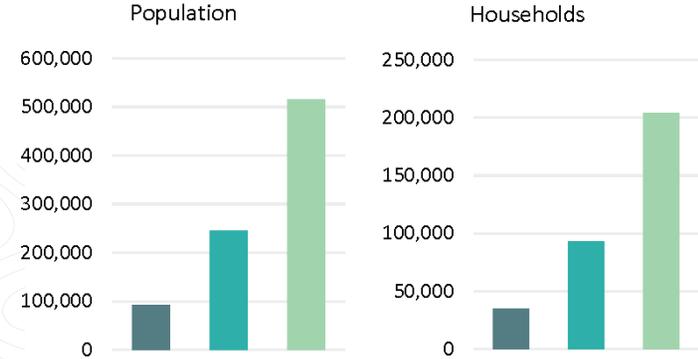
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Site Plan

Consumer Profile Report

Applied Geographic Solutions (AGS), 2023 B

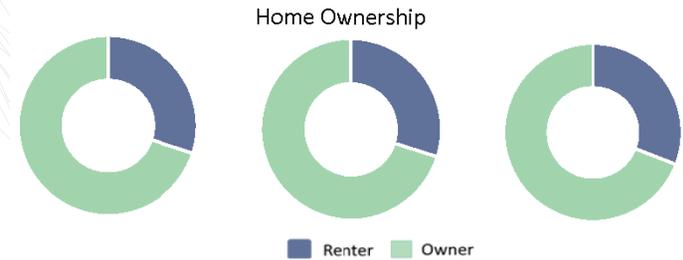
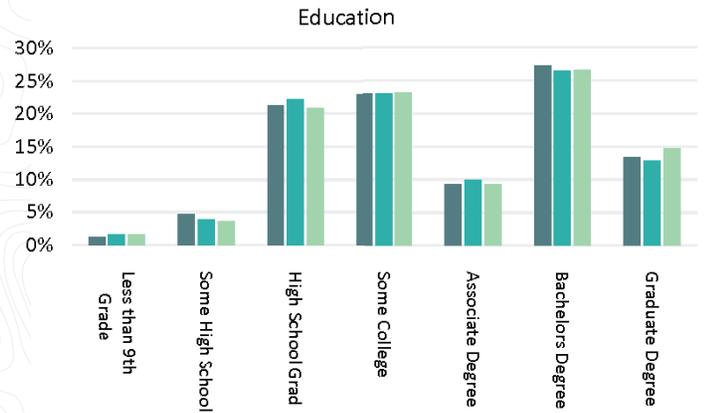
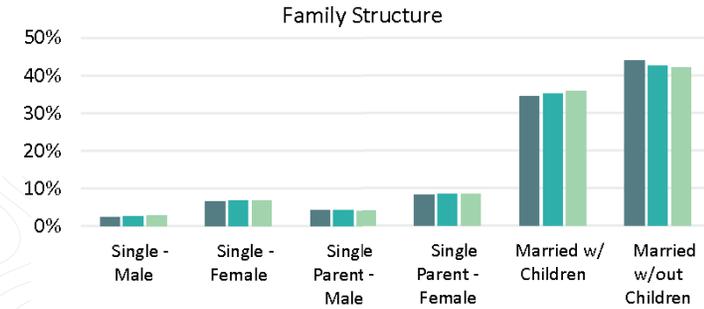
	3 Mile Radius		5 Mile Radius		10 Mile Radius	
Current						
2023 Population	92,402	---	245,234	---	515,668	---
2028 Projected Population	99,500	---	258,329	---	557,029	---
Pop Growth (%)	7.7%	---	5.3%	---	8.0%	---
2023 Households	35,155	---	92,836	---	203,683	---
2028 Projected Households	38,362	---	98,811	---	221,979	---
HH Growth (%)	9.1%	---	6.4%	---	9.0%	---
Daytime Population						
Daytime Population	80,115	---	187,455	---	415,423	---
Average Business Travelers	963	---	2,745	---	6,401	---
Average Leisure Travelers	61	---	182	---	630	---
Average Migrant Workers	0	---	0	---	17	---
Group Quarters Pop	61	---	182	---	630	---
Pop in Family Households	79,600	---	208,631	---	420,857	---
Pop Non-Family Households	11,940	---	33,586	---	85,082	---
Total Population by Age						
Median Age (2023)	38.4		38.1		38.4	
Ages by Year						
0 to 4	4,632	5.0%	12,582	5.1%	24,995	4.8%
5 to 9	5,630	6.1%	14,810	6.0%	29,862	5.8%
10 to 14	6,152	6.7%	16,415	6.7%	32,871	6.4%
15 to 19	5,571	6.0%	15,349	6.3%	33,891	6.6%
20 to 24	5,506	6.0%	15,209	6.2%	35,136	6.8%
25 to 34	13,051	14.1%	35,698	14.6%	74,087	14.4%
35 to 44	13,952	15.1%	36,760	15.0%	75,394	14.6%
45 to 54	11,639	12.6%	30,663	12.5%	65,382	12.7%
55 to 64	11,110	12.0%	28,705	11.7%	61,667	12.0%
65 to 74	9,342	10.1%	24,000	9.8%	50,628	9.8%
75 to 84	4,324	4.7%	11,281	4.6%	23,985	4.7%
85 +	1,493	1.6%	3,762	1.5%	7,771	1.5%



Consumer Profile Report

Applied Geographic Solutions (AGS), 2023 B

	3 Mile Radius	5 Mile Radius	10 Mile Radius
Family Structure (2023)	25,340	66,077	134,902
Single - Male	603 2.4%	1,776 2.7%	3,784 2.8%
Single - Female	1,675 6.6%	4,561 6.9%	9,350 6.9%
Single Parent - Male	1,094 4.3%	2,769 4.2%	5,385 4.0%
Single Parent - Female	2,103 8.3%	5,593 8.5%	11,330 8.4%
Married w/ Children	8,708 34.4%	23,216 35.1%	48,277 35.8%
Married w/out Children	11,157 44.0%	28,162 42.6%	56,776 42.1%
Education (2023)	64,910	170,867	358,913
Less than 9th Grade	780 1.2%	2,841 1.7%	6,041 1.7%
Some High School	3,008 4.6%	6,611 3.9%	12,924 3.6%
High School Grad	13,737 21.2%	37,777 22.1%	74,843 20.9%
Some College	14,953 23.0%	39,374 23.0%	83,118 23.2%
Associate Degree	6,019 9.3%	16,972 9.9%	33,581 9.4%
Bachelors Degree	17,716 27.3%	45,233 26.5%	95,524 26.6%
Graduate Degree	8,698 13.4%	22,060 12.9%	52,881 14.7%
Home Ownership (2023)	46,670	123,392	272,972
Housing Units Occupied	35,155 75.3%	92,836 75.2%	203,683 74.6%
Housing Units Vacant	970 2.1%	2,824 2.3%	6,447 2.4%
Occupied Units Renter	10,546 22.6%	27,732 22.5%	62,842 23.0%
Occupied Units Owner	24,609 52.7%	65,104 52.8%	140,842 51.6%
Unemployment Rate (2023)	1.4%	1.8%	2.0%
Employment, Pop 16+ (2023)	80,115	187,455	415,423
Armed Services	391 0.5%	640 0.3%	1,423 0.3%
Civilian	52,973 66.1%	140,371 74.9%	294,111 70.8%
Employed	51,901 64.8%	136,869 73.0%	285,496 68.7%
Unemployed	1,073 1.3%	3,502 1.9%	8,615 2.1%
Not in Labor Force	21,378 26.7%	56,971 30.4%	125,322 30.2%
Businesses			
Establishments	4,536 ---	9,726 ---	21,692 ---
Employees (FTEs)	41,942 ---	85,683 ---	200,223 ---



Consumer Profile Report

Applied Geographic Solutions (AGS), 2023 B

3 Mile Radius 5 Mile Radius 10 Mile Radius

Population by Race/Ethnicity (2023)

	3 Mile Radius	%	5 Mile Radius	%	10 Mile Radius	%
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)

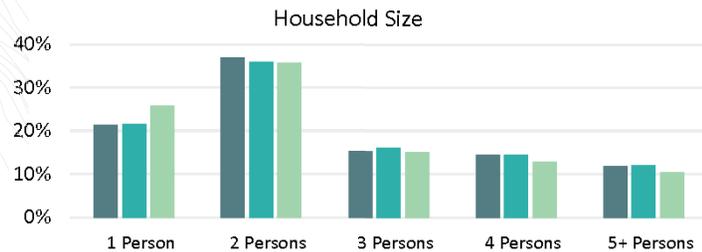
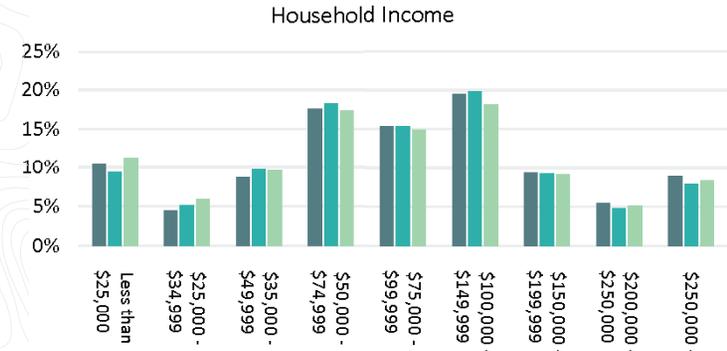
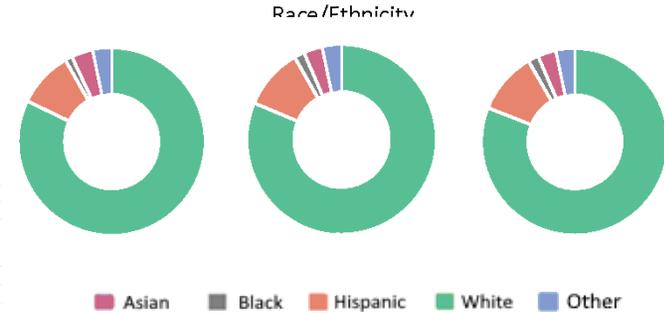
	3 Mile Radius	%	5 Mile Radius	%	10 Mile Radius	%
Spanish Linguistically Isolated	270	0.8%	836	0.9%	1,665	0.8%
Spanish Not Isolated	3,024	8.6%	7,114	7.7%	15,024	7.4%
Asian Linguistically Isolated	267	0.8%	368	0.4%	602	0.3%
Asian Not isolated	469	1.3%	996	1.1%	2,303	1.1%

Household Income (2023)

	3 Mile Radius	%	5 Mile Radius	%	10 Mile Radius	%
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)

	3 Mile Radius	%	5 Mile Radius	%	10 Mile Radius	%
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%

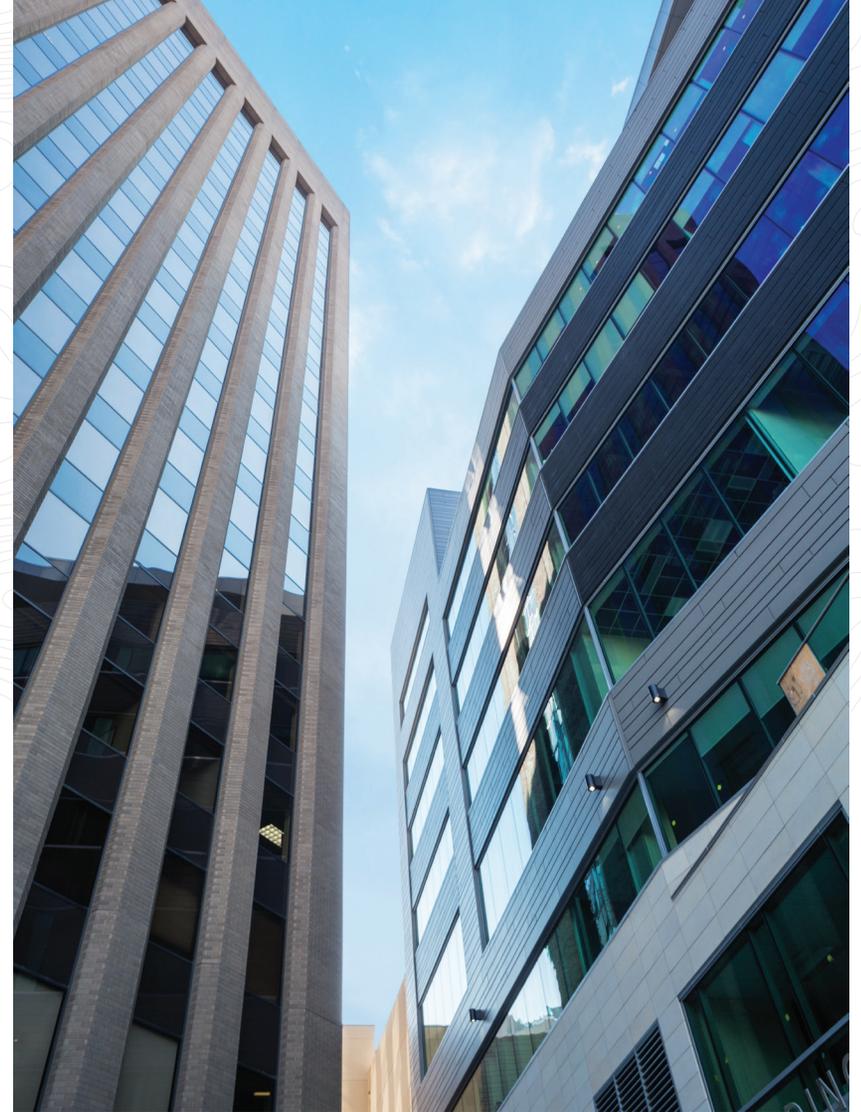


AHLQUIST.

With 20 years of experience in development and a legacy of innovation, Ahlquist is a full-service real estate, construction, and property solutions firm dedicated to building exceptional spaces and lasting relationships. Our expertise spans construction, architecture, development, asset & property management, and leasing, allowing us to take projects from concept to completion with efficiency and excellence.

Over the past two decades, we have developed millions of square feet across commercial, medical, retail, industrial, and multifamily sectors, navigating complex zoning, entitlements, and approvals to bring visionary projects to life. Our construction division ensures transparency, quality, and value at every stage, while our in-house architecture team creates innovative, functional designs. Through proactive asset & property management, we safeguard investments and enhance tenant experiences, and with strategic leasing services, we help businesses find the perfect space to grow.

As we continue to expand, we are actively taking on new projects and remain open for business in every sector of development. Whether you're looking to build, invest, or lease, Ahlquist is ready to bring your vision to life. Let's build something great together.



EVL Office Building 4



Mark Cleverley

CHIEF LEASING OFFICE | 208.850.6113
MARK@AHLQUISTDEV.COM

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

VP OF LEASING | 208.371.4658
HOLT@AHLQUISTDEV.COM

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.

Contact

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Thank you

MARK CLEVERLEY
208.850.6113
MARK@AHLQUISTDEV.COM

HOLT HAGA
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HOLT@AHLQUISTDEV.COM