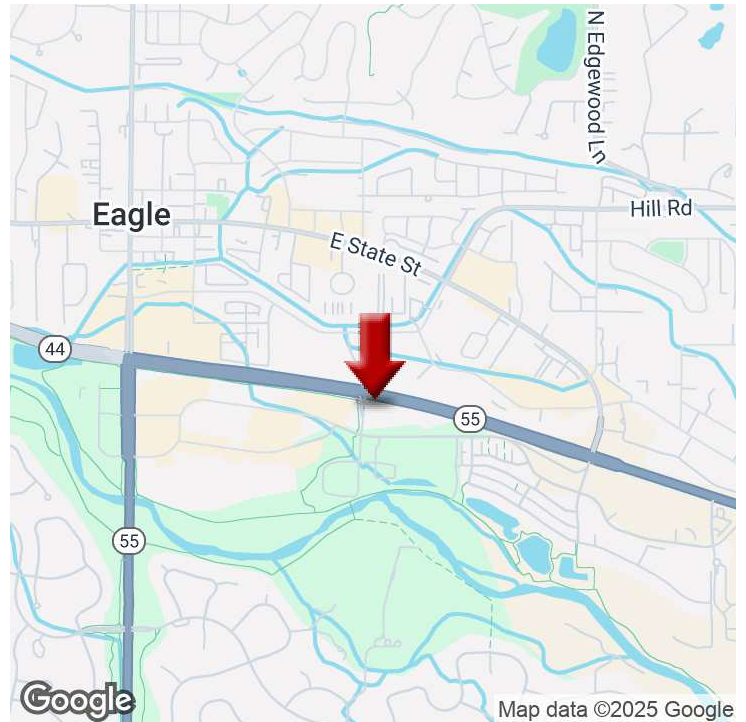


OFFICE BUILDING FOR LEASE

EAGLES VIEW - 776 E RIVERSIDE DR.

776 E. Riversides Dr., Eagle, ID 83616



OFFERING SUMMARY

AVAILABLE SF:	132 SF
LEASE RATE:	\$500 a month
LOT SIZE:	2.23 Acres
BUILDING SIZE:	34,750 SF
ZONING:	MU-DA
MARKET:	Boise, Eagle

PROPERTY OVERVIEW

We currently have two executive suite available for sublease in the Eagles View Class A office building. Three additional cubicles across from the office suites are available as well. Eagles View is a 34,750 sq. ft. two story multi-tenant building located near Eagle Road and State Street, in Eagle, Idaho. The building is showcased by a professionally landscaped and sculpted entrance and inviting foyer. The building was built in 2006 and has recently been upgraded.

PROPERTY HIGHLIGHTS

- Available suites are fully furnished
- New entry road from State Street - right turn access
- Ample parking with well maintained lot
- Close to hotels, dining, gyms, shopping

KW COMMERCIAL
1065 S. Allante Place
Boise, ID 83709

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SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	TERM	COMMENTS
Ste. 150D	Executive Suite	\$500 per month	Full Service	132 SF	Negotiable	

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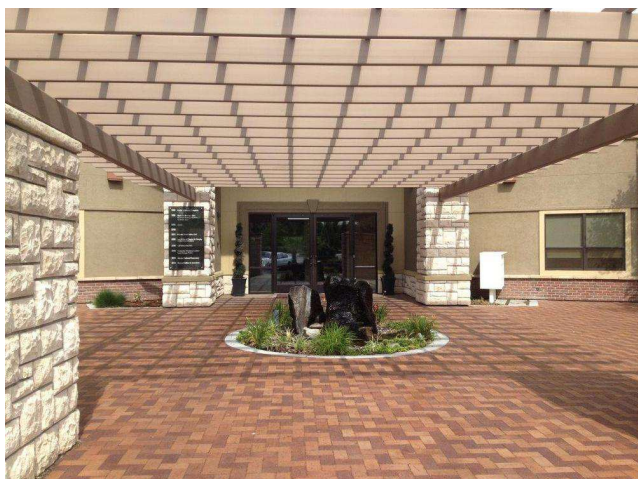
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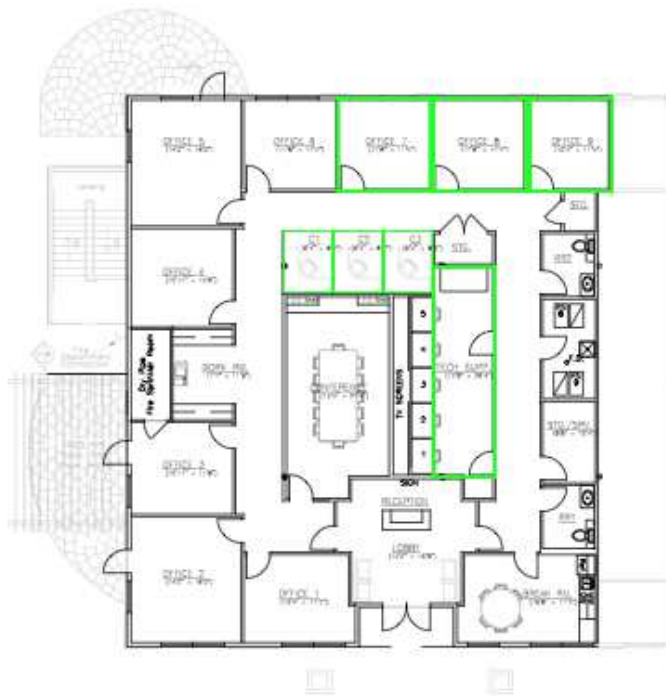
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Suite Floor Plan

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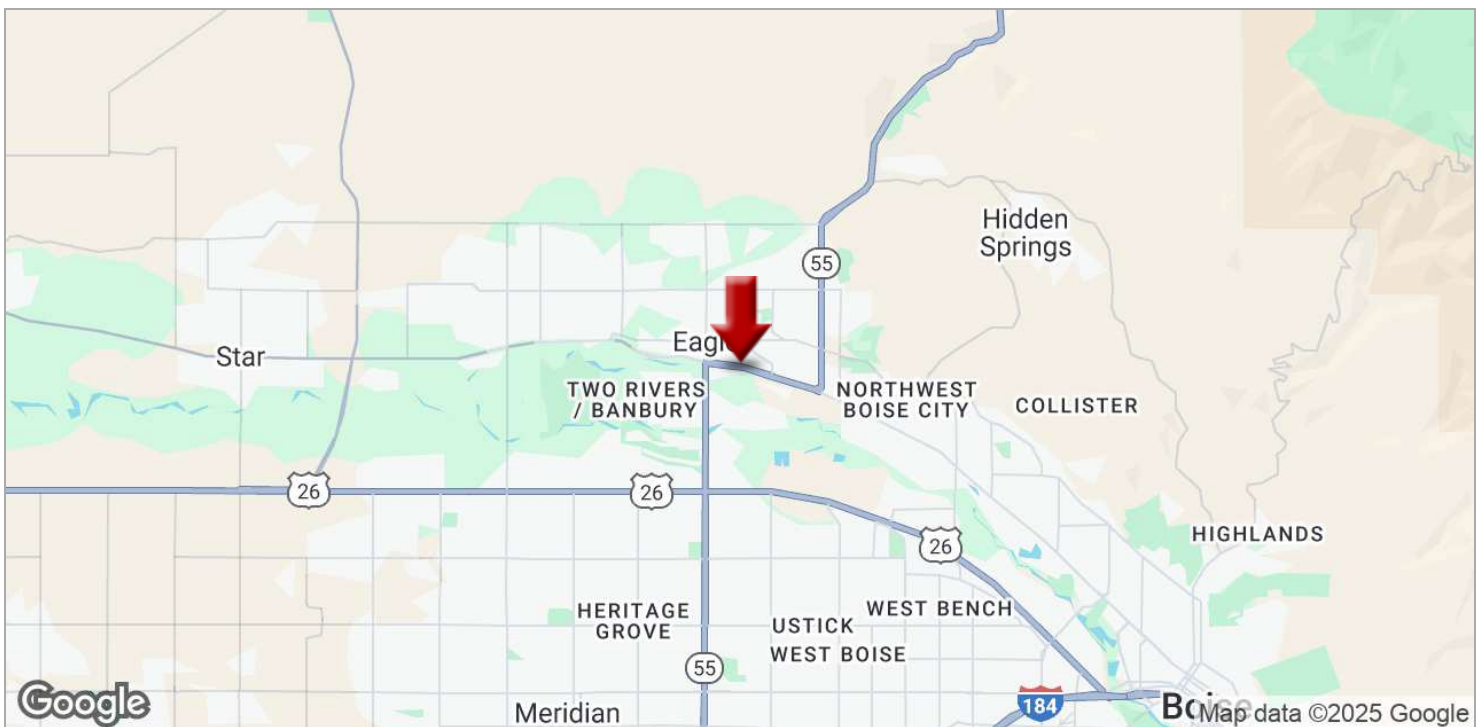
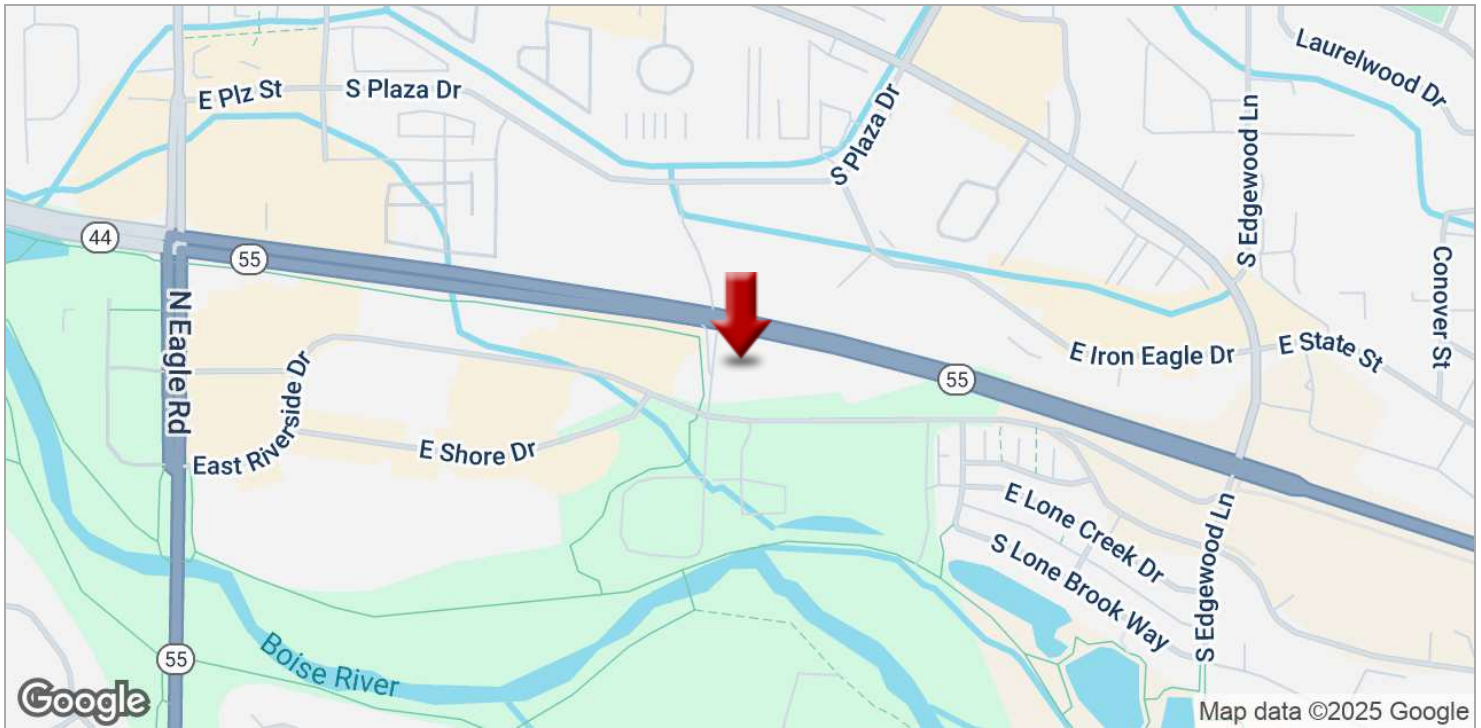
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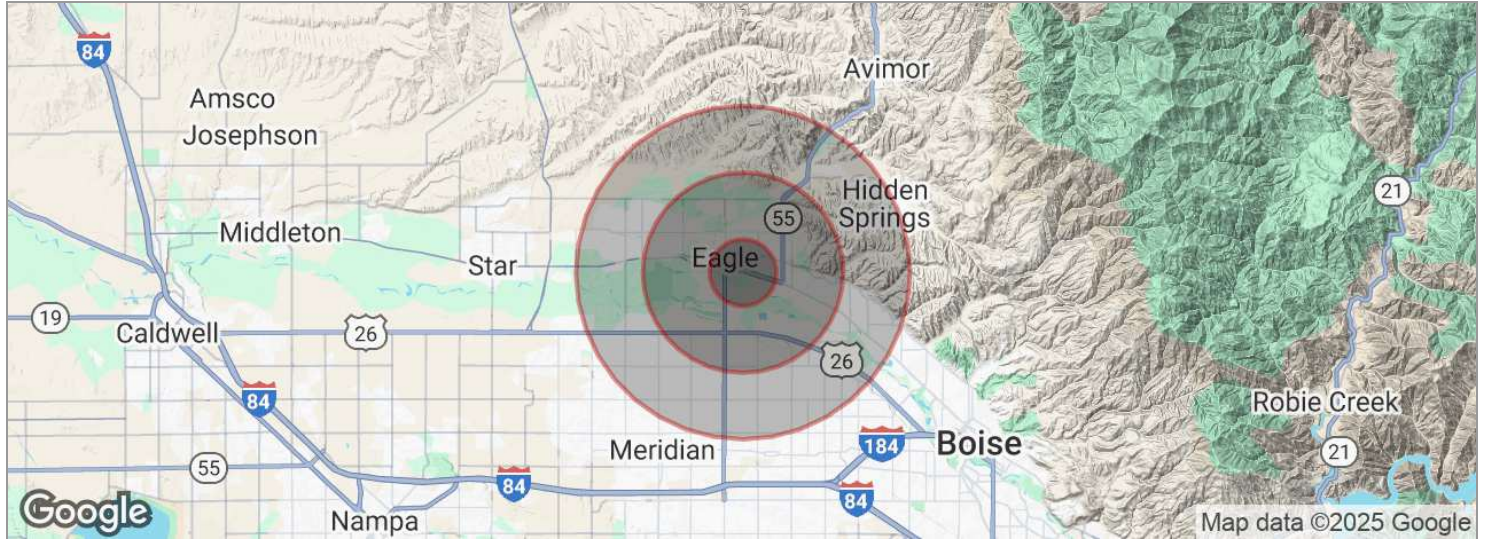
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POPULATION	1 MILE	3 MILES	5 MILES
Total population	4,986	40,936	114,401
Median age	41.8	38.6	36.9
Median age (male)	42.0	38.6	36.6
Median age (Female)	41.8	38.8	37.5
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,018	14,958	42,019
# of persons per HH	2.5	2.7	2.7
Average HH income	\$82,624	\$96,098	\$85,795
Average house value	\$264,774	\$365,221	\$251,360

** Demographic data derived from 2020 ACS - US Census*

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