

# EAGLE RIVER IV Office Space for Lease

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**Best-in-Class Office Space**  
**868 E. Riverside Dr., Eagle, ID 83616**

## SUMMARY

- Eagle River IV: **38,363 sf** two-story office building. **Ample surface parking.**
- Best-in-market office space located in the heart of **Boise's most affluent submarket.**
- Located in Eagle River: Home to **Bardenay, Coyne's Restaurant, the Hilton Garden Inn** and the **Homewood Suites by Hilton.**
- A short walk to the scenic **Boise River Greenbelt** and spectacular **mountain views.**
- The landscape architecture, materials, exterior design and interior finishes create a **refined look** while engendering a **sense of place** that is unique to the **beautiful natural setting.**



# LOCATION

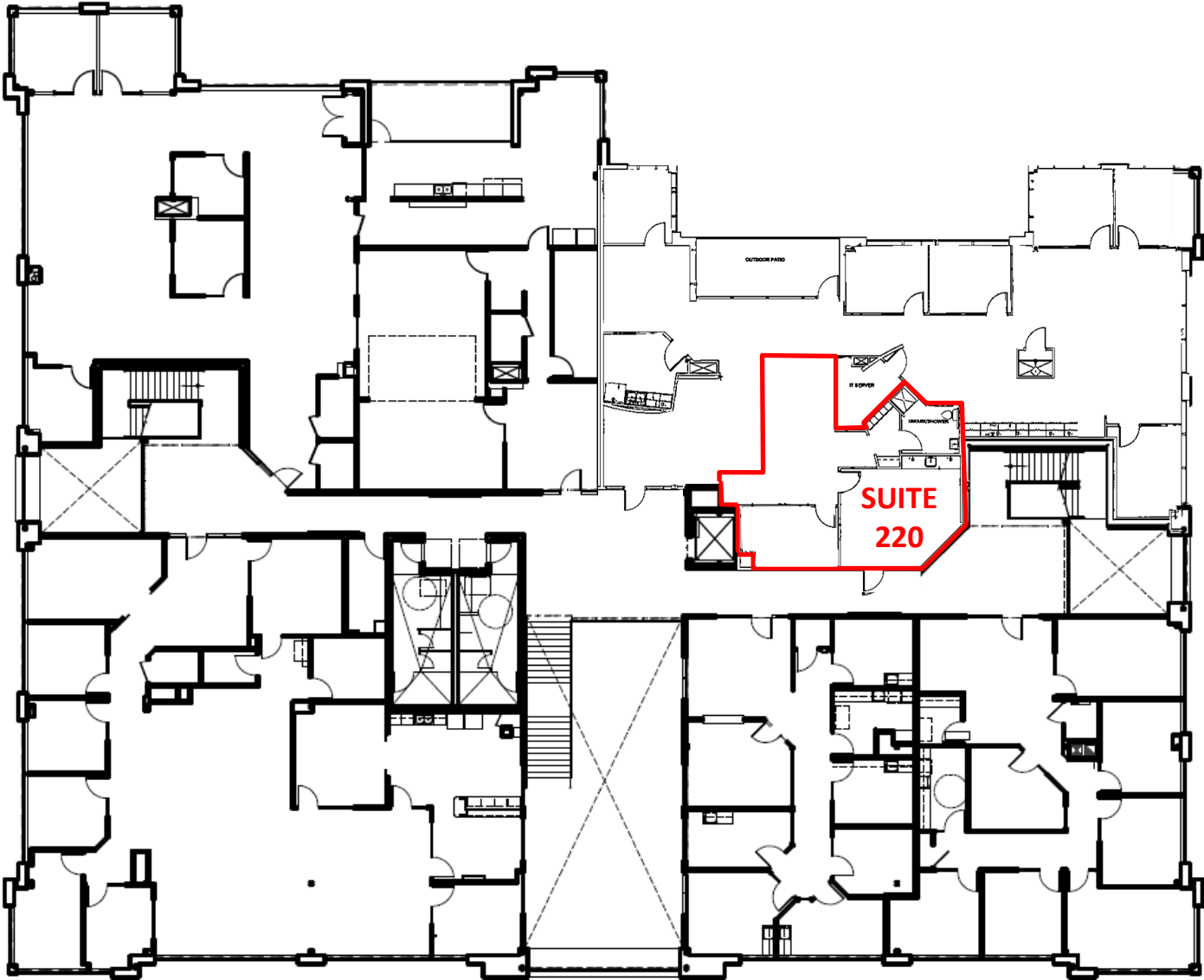


## Available

- Suite 220: 824 Useable Square Feet, 981 Rentable Square Feet
  - Available June, 2026

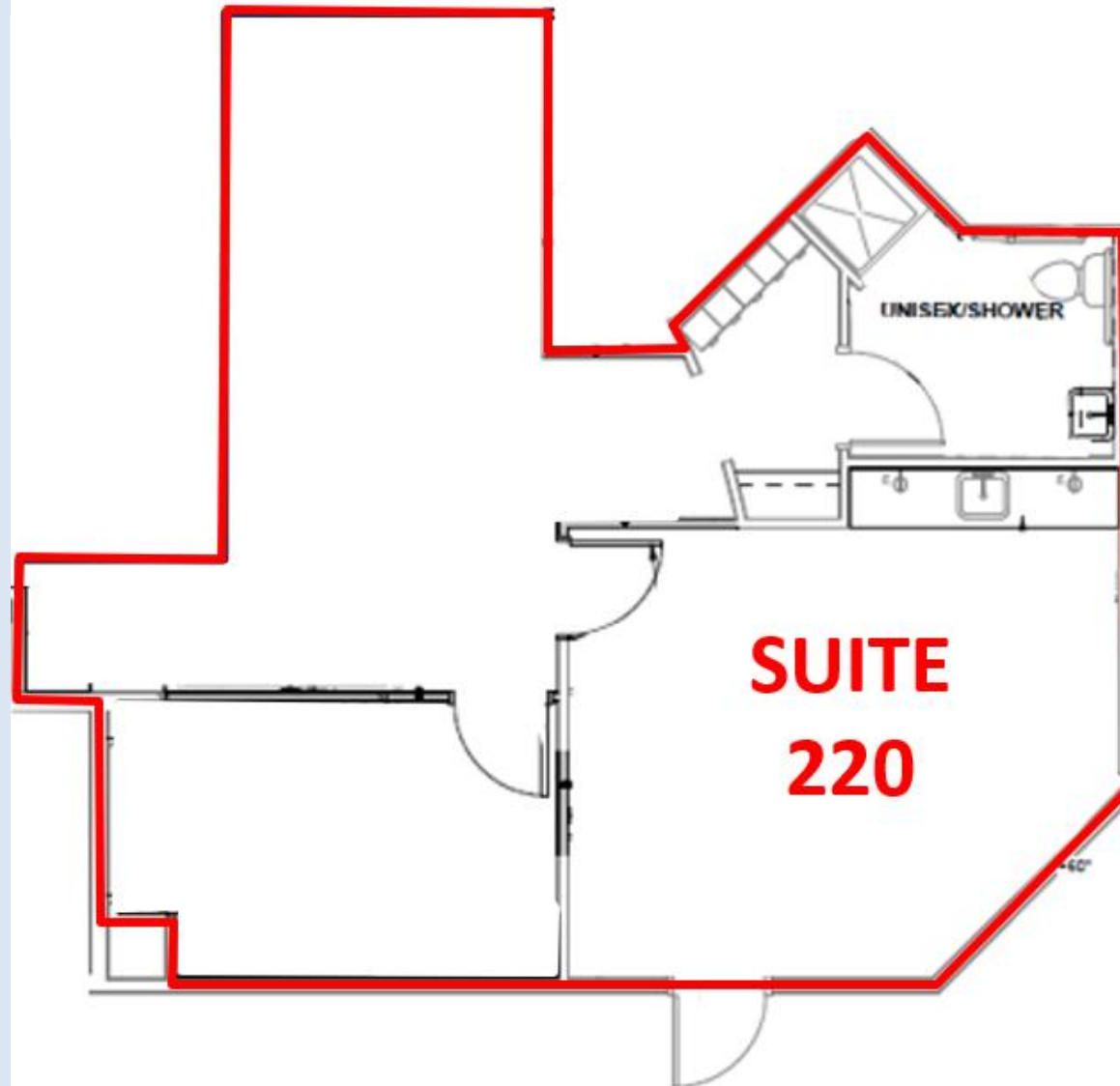


# SECOND FLOOR PLAN



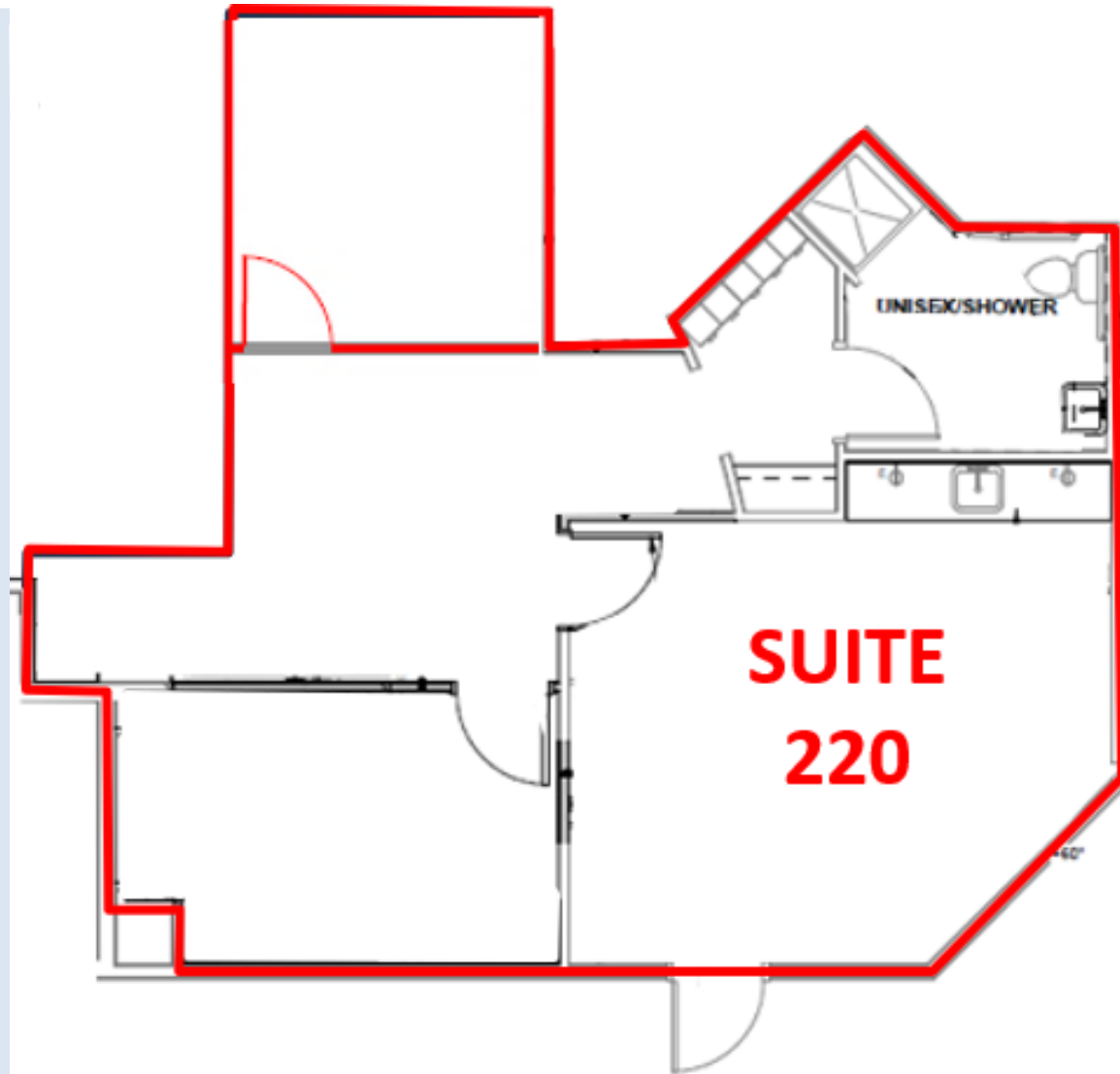
## SUITE 220 FLOOR PLAN - EXISTING

824 Useable Square Feet, 981 Rentable Square Feet



## SUITE 220 FLOOR PLAN - CONCEPT

824 Useable Square Feet, 981 Rentable Square Feet



# INTERIOR PHOTOS

ENTRANCE/LOBBY



CONFLUENCE



BATHROOM ENTRANCE



BATHROOM



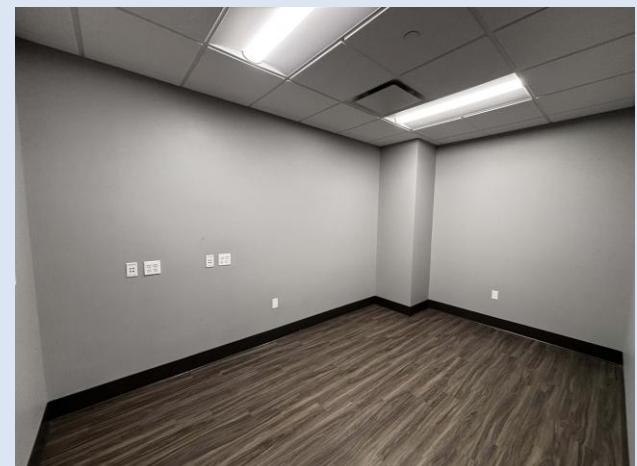
SHOWER



OPEN SPACE



OFFICE/CONFERENCE ROOM



## MONUMENT SIGNAGE EXAMPLE RENDERING



Contact: Joe Sharpes or Chad Hamel (208) 938-4270

# *Eagle River*

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## CONTACT

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