For Lease

342 E. Idaho Street | Eagle, ID 83616

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- Rare freestanding building in the heart of downtown Eagle
- Convenient access to both State Street and Eagle Road
- Versatile space ideal for professional office, retail, coffee shop, gallery, boutique, salon, fitness, art studio and more!
- Ample parking with 6 off-street spaces on a large lot, plus additional on-street parking
- Inviting outdoor social spaces for added enjoyment
- Zoned CBD (Central Business District)

For Lease

Welcome to 342 E Idaho St, Eagle, ID 83616—a unique, freestanding commercial property in the vibrant heart of downtown Eagle. This adaptable space offers a versatile floor plan that can accommodate a variety of uses, including office, small medical or veterinary practice, yoga/pilates studio, counseling center, collaborative art space, cafe, retail, boutique and more. The Central Business District zoning provides flexibility to meet your specific business needs.

Set on a spacious lot with inviting outdoor social areas, this property features a fresh, bright interior and offers 6+ off-street parking spaces, along with additional on-street parking for convenience. Whether you're looking to establish a new business or expand an existing one, this property presents an exceptional opportunity.

PROPERTY INFORMATION

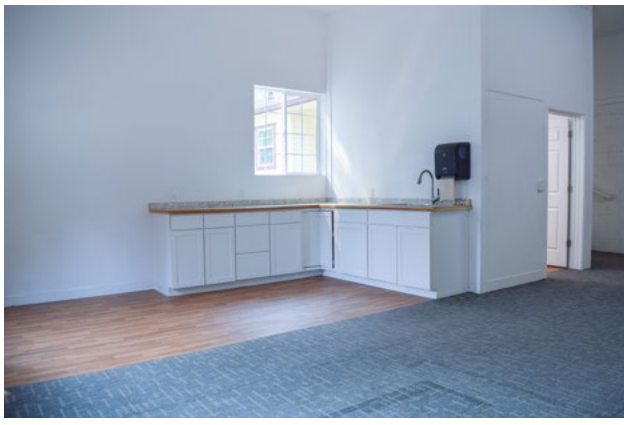
Property Type	Retail/Office/Medical
Building Size	2,346 SF
Land Size	0.33 Acres
Parking	6 + off-street parking spaces plus available street parking

Lease Type **NNN** (estimated $4psf)

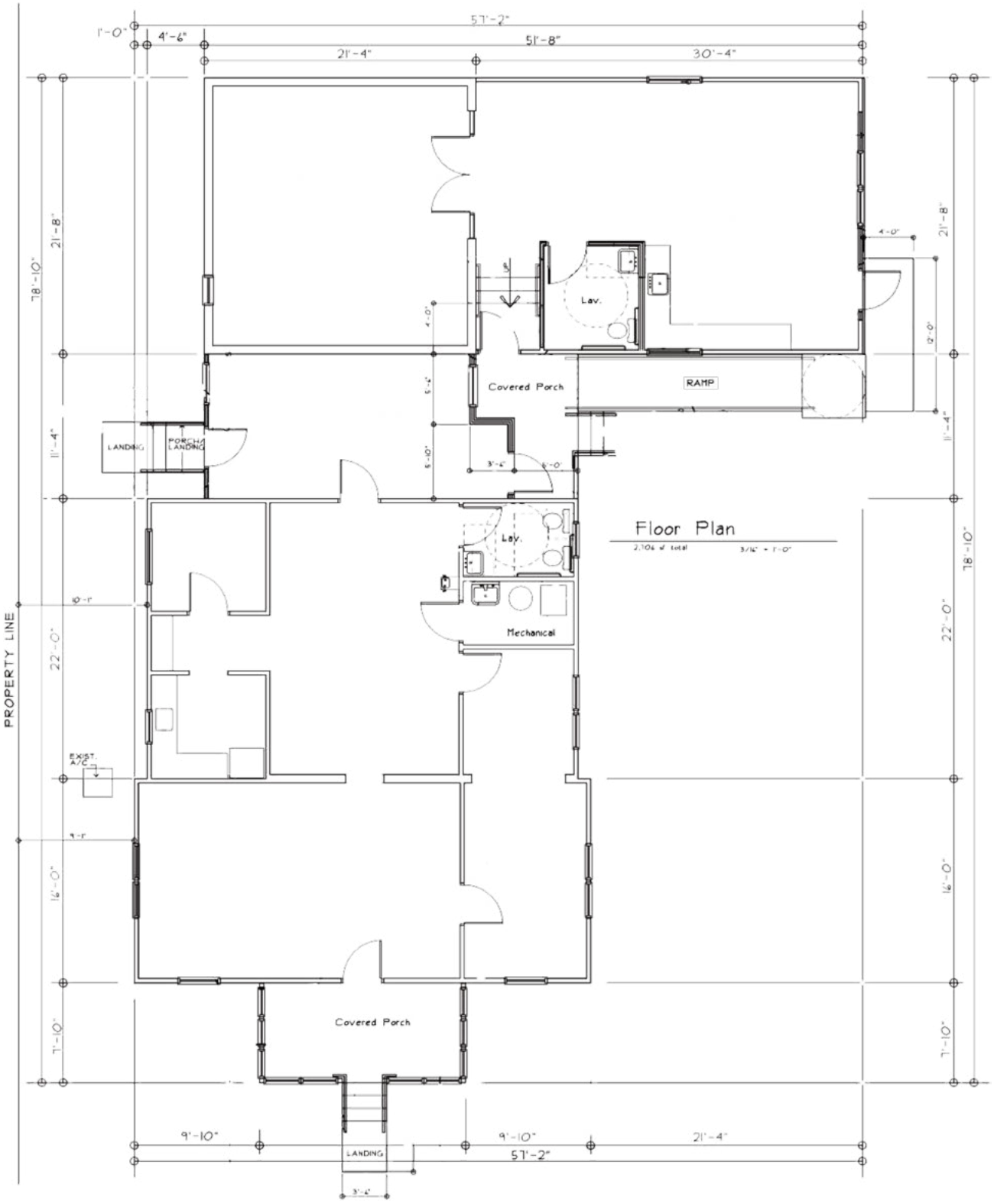
SPACE AVAILABLE

Suite	Size	Rate PSF	Monthly Rate
Main	1,379 SF	$18.50 PSF	$2,126/mo
Studio*	967 SF	$15.50 PSF	$1,249/mo
Total			$3,375/mo

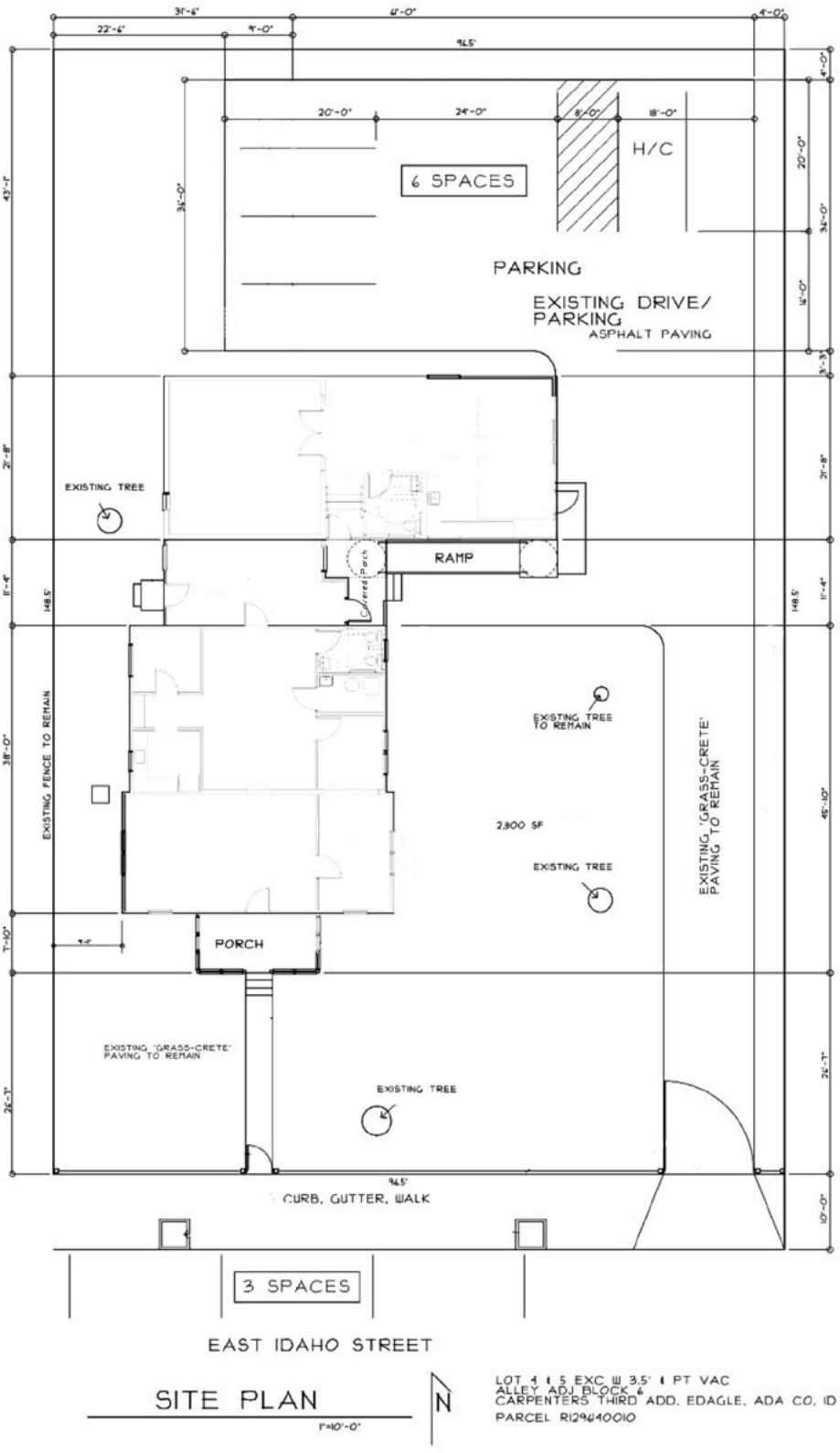
**Detached, fully finished*



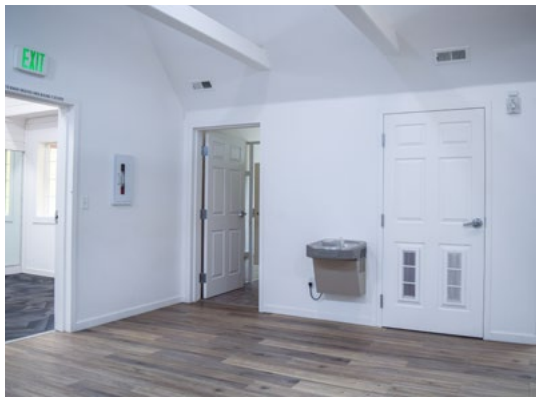
Floor Plan

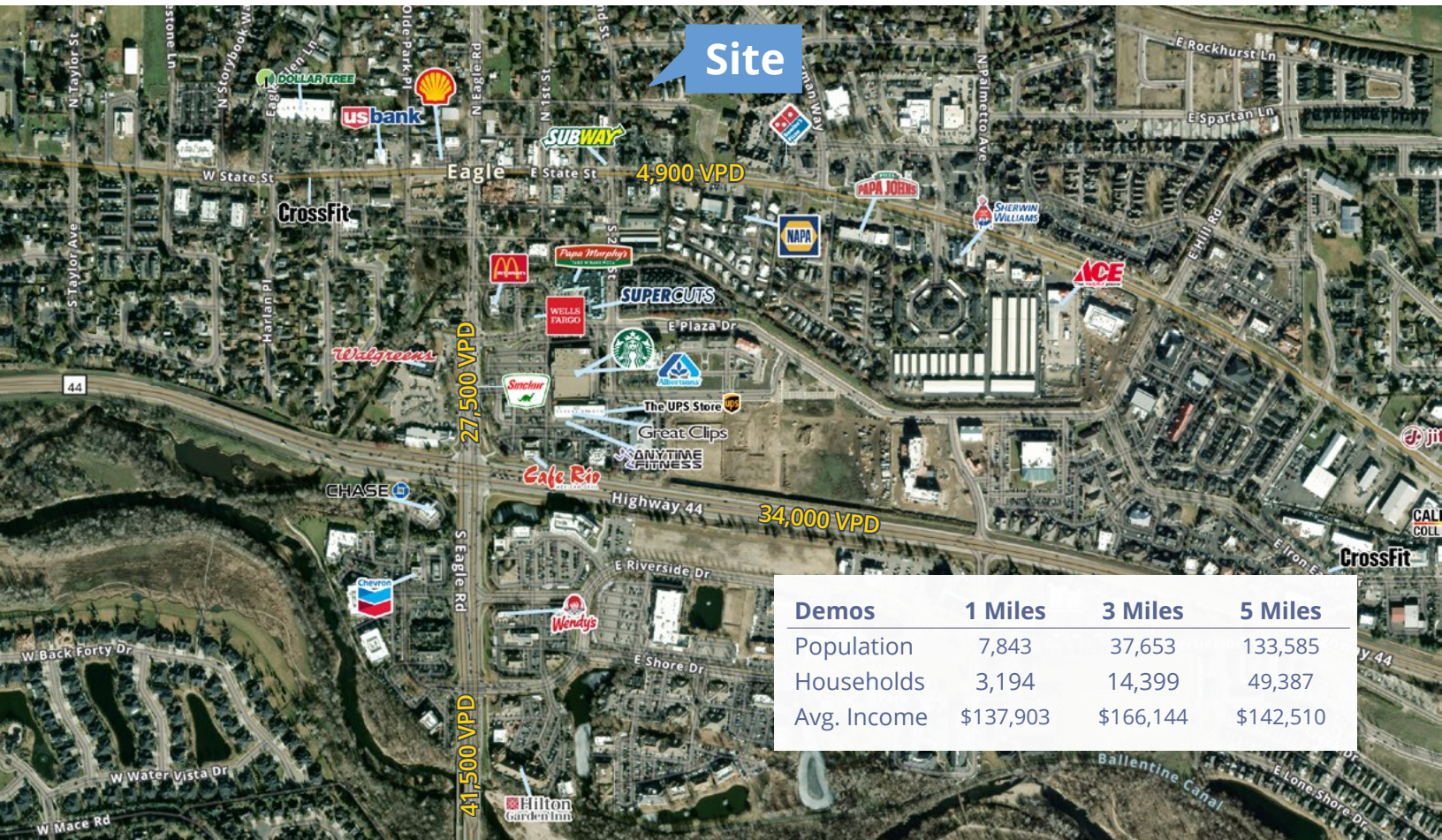

Floor Plan
Lav.
Covered Porch
RAMP
LANDING
PORCH LANDING
Lav.
Mechanical
PROPERTY LINE
EXIST. A/C
Covered Porch
LANDING
57'-2"
51'-8"
21'-4"
30'-4"
1'-0"
4'-6"
78'-10"
21'-8"
11'-4"
22'-0"
16'-0"
7'-10"
9'-10"
9'-10"
21'-4"
57'-2"

Site Plan


6 SPACES
H/C
PARKING
EXISTING DRIVE/ PARKING
ASPHALT PAVING
EXISTING TREE
RAMP
Covered Porch
EXISTING FENCE TO REMAIN
EXISTING TREE TO REMAIN
2,900 SF
EXISTING TREE
EXISTING 'GRASS-CRETE' PAVING TO REMAIN
PORCH
EXISTING 'GRASS-CRETE' PAVING TO REMAIN
EXISTING TREE
CURB, GUTTER, WALK
3 SPACES
EAST IDAHO STREET
SITE PLAN
1"=10'-0"
N
LOT 4 & S EXC W 3.5' & PT VAC ALLEY ADJ BLOCK 6 CARPENTERS THIRD ADD. EDAGLE, ADA CO. ID
PARCEL R1294400I0

Property Gallery

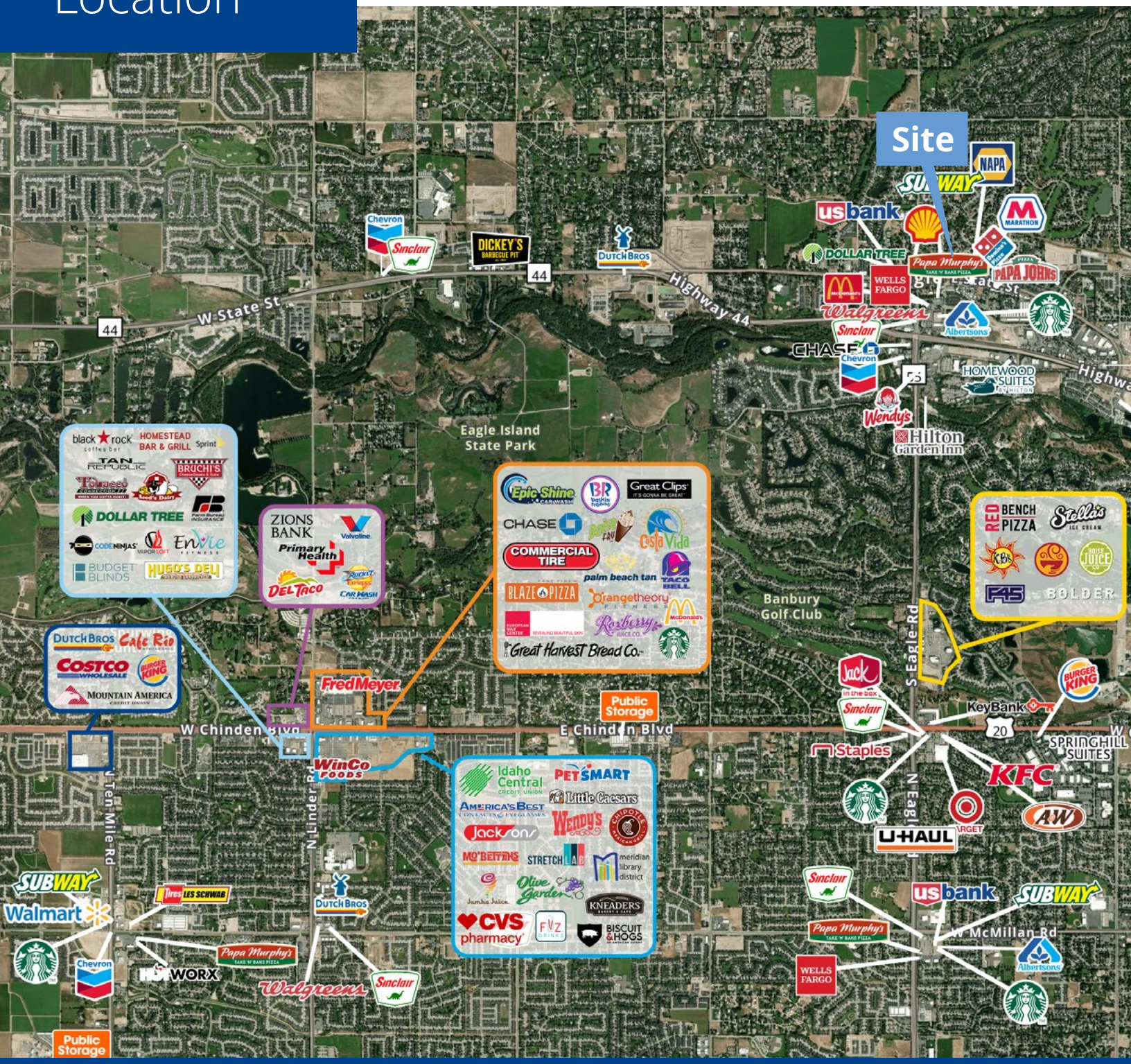




Demos	1 Miles	3 Miles	5 Miles
Population	7,843	37,653	133,585
Households	3,194	14,399	49,387
Avg. Income	$137,903	$166,144	$142,510

Location

Google Map Street View



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