

Colliers

Saint Alphonsus



Ask agent about
partial ownership!

For Lease

Scott Feighner

+1 208 861 4812

scott.feighner@colliers.com

755 West Front Street, Suite 300

Boise, Idaho 83702

+1 208 345 9000

colliers.com/idaho

Eagle Health Plaza

323 E Riverside Drive | Eagle, ID

Highlights:

- Class A Medical Office Space for Lease Located in the St. Alphonsus Eagle Health Plaza in the Eagle River Development
- Inquire about ownership
- Shell is Ready for Custom Build-Out from 2,300 SF to 4,621 SF
- This Location Currently Provides a Broad Range of Healthcare Services Including Emergency Care, Medical, Surgical, Pediatric, Heart Care, Lab Service & Rehabilitation, Orthopedics & Family Medicine.
- Amenities Include Large Parking Area for Clients & Staff, Exam & X-Ray Rooms, Large Windows, Fire Suppression, Multi-Zone HVAC, Server Room, class A lobby finishes & more

Accelerating success.

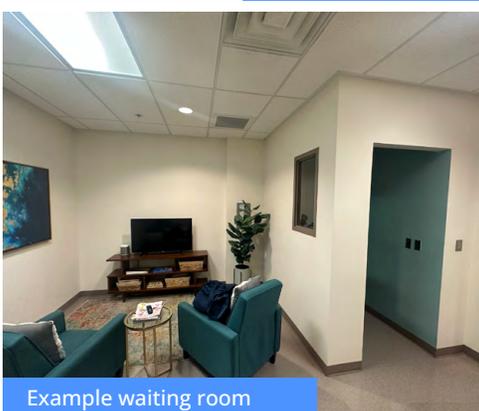
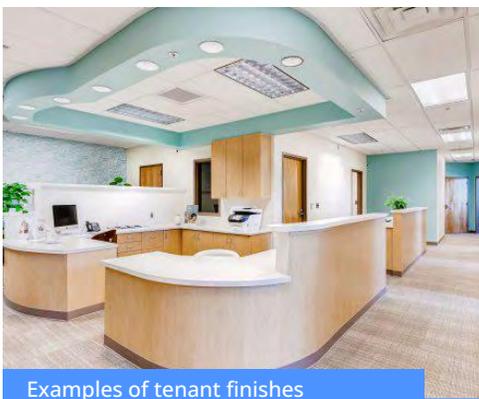
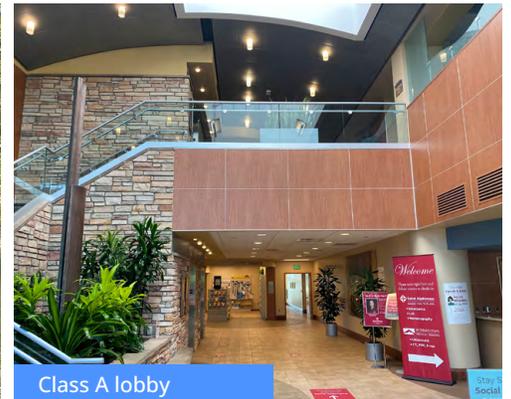
For Lease

Property Information

Property Type	Medical Office
Building Size	76,173 SF
Zoning	City of Eagle - MUDA
Stories	2 - Mid-Rise Office
Signage	Suite & Directory Space
Lease Type	NNN's = \$7.84 PSF includes utilities

Space Available

Suite	Size	Rate
130 - Shell	2,300 - 4,621SF	\$25 PSF NNN (\$50 PSF TI Allowance)



Floor Plans

1st Floor

Possible demising line

Suite 130 (Shell)
2,300 - 4,621 SF

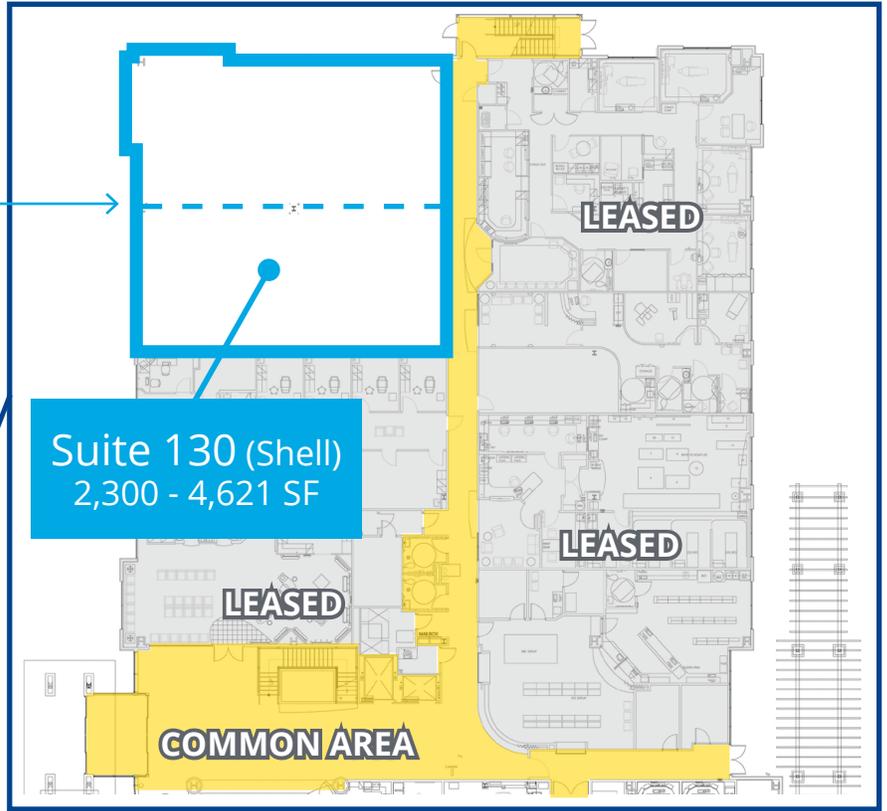
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LEASED

LEASED

COMMON AREA

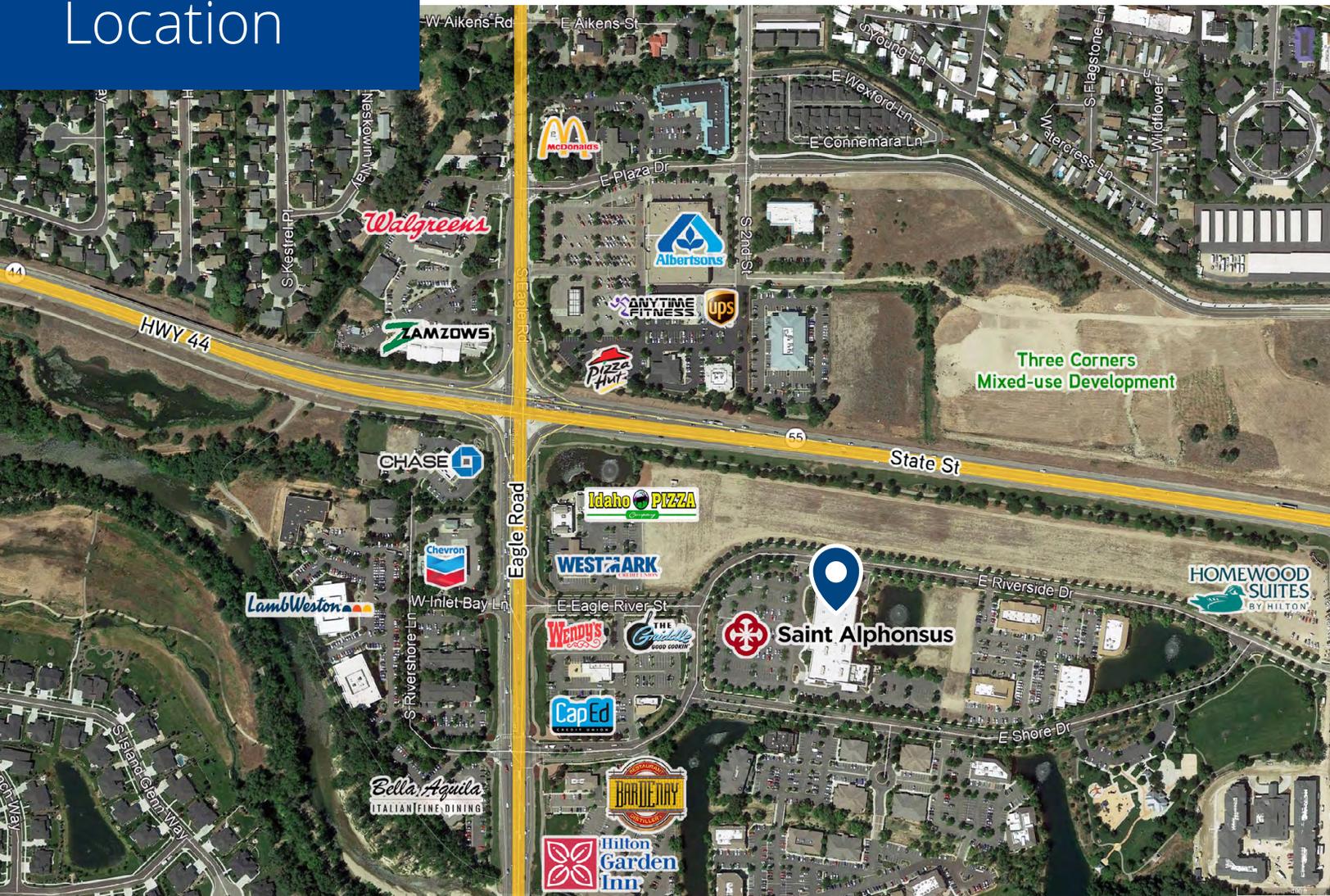
Building layout



Location

 [Google Map](#)

 [Street View](#)



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