

# TOK

COMMERCIAL

# EAGLES GATE AT LAKEMOOR

3187 S. STONE WAY | EAGLE, ID 83616 | 2025 DELIVERY - NOW PRE-LEASING

**CLASS A OFFICE SPACE**

Contemporary design with **expansive glass** and **sweeping views** of the Boise Foothills.

**Rooftop lounge**, exclusively for tenant's use.

**High quality 48,000 SF 3-story office building** in coveted Eagle, Idaho. Work where you live!

Showers, lockers, and covered bike storage.

Easy access to **Boise River and Greenbelt**.

Adjacent to **shops, restaurants** and **fitness centers**.

Located just **4 minutes** north of the intersection of S. Eagle Road and Chinden Boulevard.

## HIGHLIGHTS



## CONTACT



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## DETAILS



<b>Submarket:</b>	Eagle
<b>Bldg Class:</b>	Class A
<b>Bldg Size:</b>	48,000 SF
<b>Completion:</b>	2025
<b>Parking:</b>	4.5/1000
<b>Lease Type:</b>	Full Service
<b>Lease Rate:</b>	Contact Agent

UPDATED: 1.22.2024

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# CONCEPT RENDERINGS



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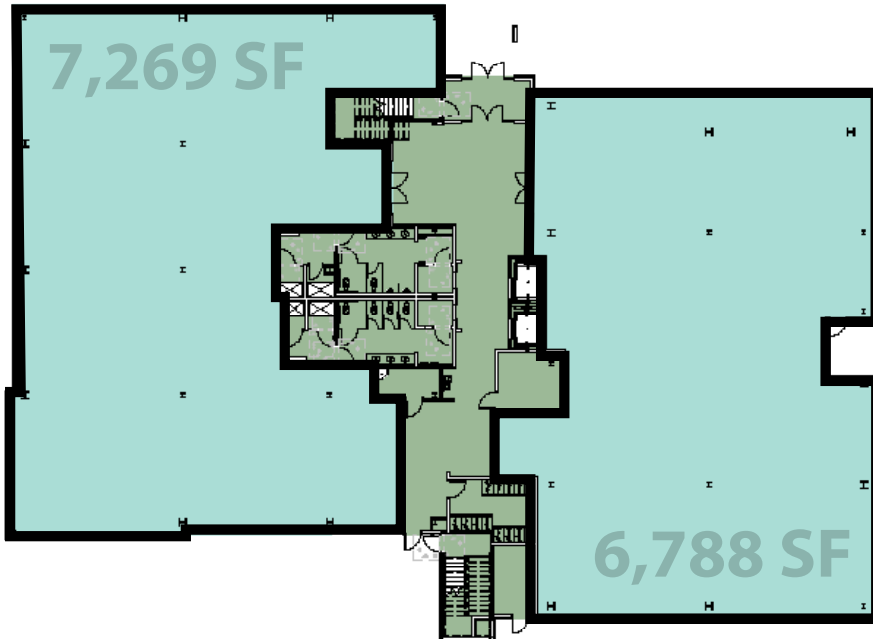
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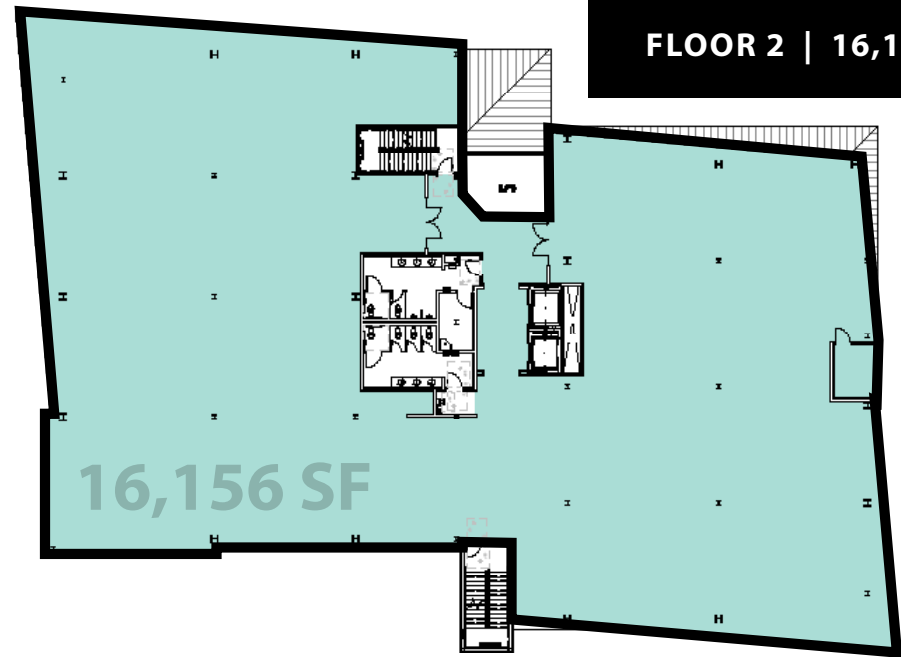
# FLOOR PLANS

6,788 - 16,156 SF

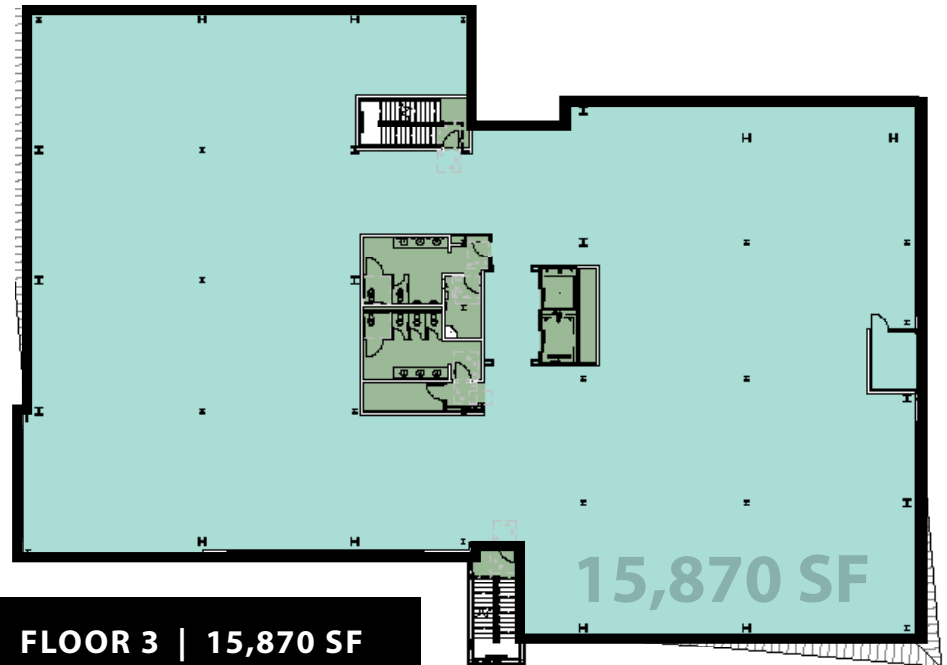
FLOOR 1 | 6,788 - 7,269 SF



FLOOR 2 | 16,156 SF



FLOOR 3 | 15,870 SF



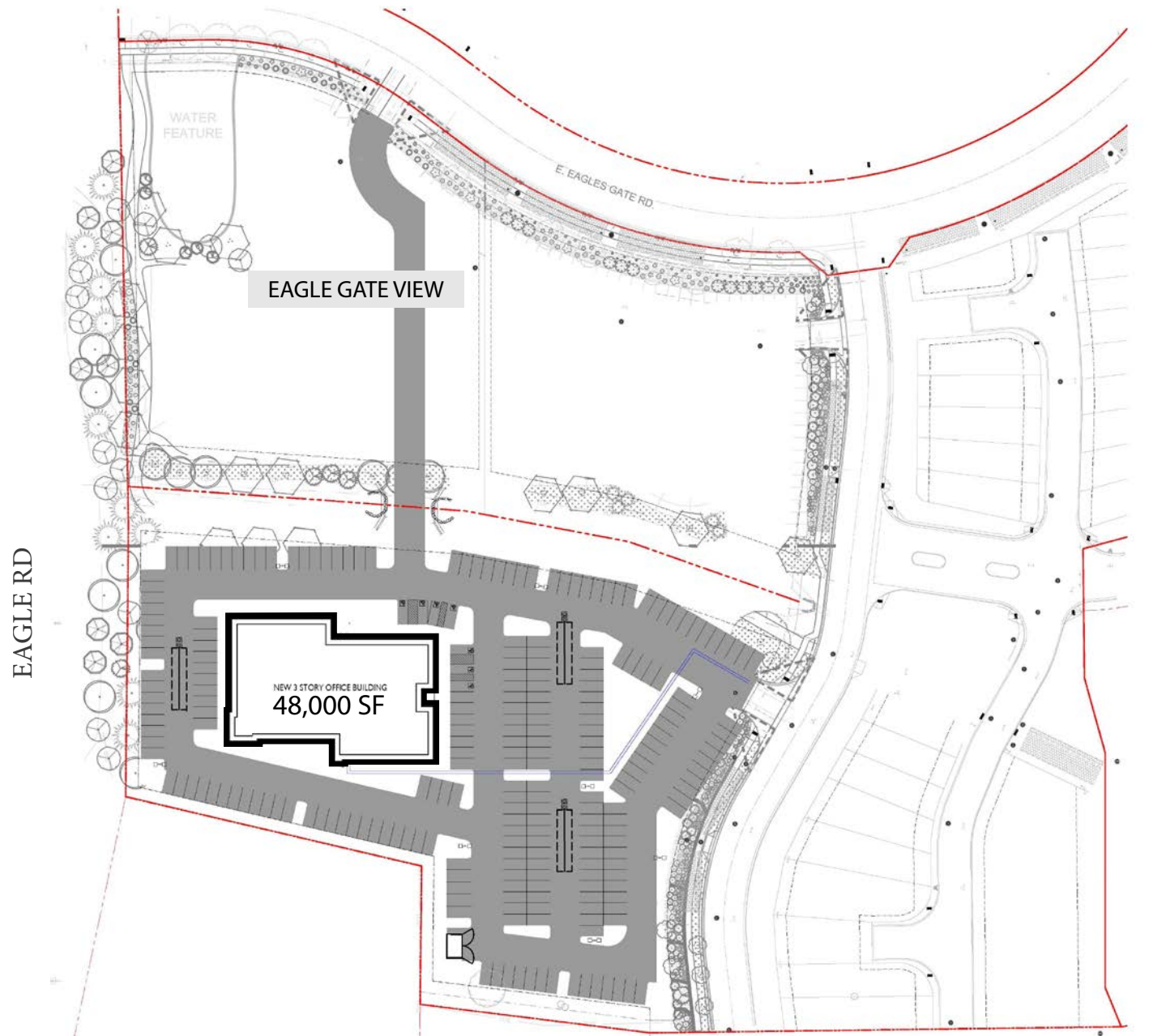
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# CONCEPT SITE PLAN



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## LAKEMOOR, EAGLE, IDAHO

Lakemoor is centrally located in the heart of Eagle, Idaho, just off of Eagle Road. Described as “a community with the unique ability to take your breath away, even after you’ve moved in.” Despite its fantastic location, close to both restaurants and shopping, the community is a world away.

Homes in Lakemoor Eagle, offer residents well-landscaped greenbelts, gorgeous gardens and numerous water features. A family-oriented subdivision, Lakemoor streets are ideal for safely walking the family dog and enjoying a peaceful bike ride with a spectacular view of the Boise foothills. This gated neighborhood provides security alongside its awe-inspiring atmosphere. [Source](#)

  
**LAKEMOOR**



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Branbury  
Golf Course

Chinden Blvd

27,200 VPD

S Eagle Rd 39,500 VPD

44,300 VPD



LAKEMOOR

**SITE**



27,400 VPD



Hobbie Creek  
Park

**4 MINUTES**  
TO HWY 20/26

**22 MINUTES**  
TO DOWNTOWN BOISE

**14 MINUTES**  
TO I-84

**SURROUNDED BY POPULAR  
RETAILERS & AMENITIES!**

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## 1, 3, 5 DEMOGRAPHICS

### 2022 ESTIMATES

### 1 MILE

### 3 MILES

### 5 MILES

Population

7,113

84,159

202,342

Households

2,607

29,546

75,218

Avg HH Income

\$173,824

\$111,186

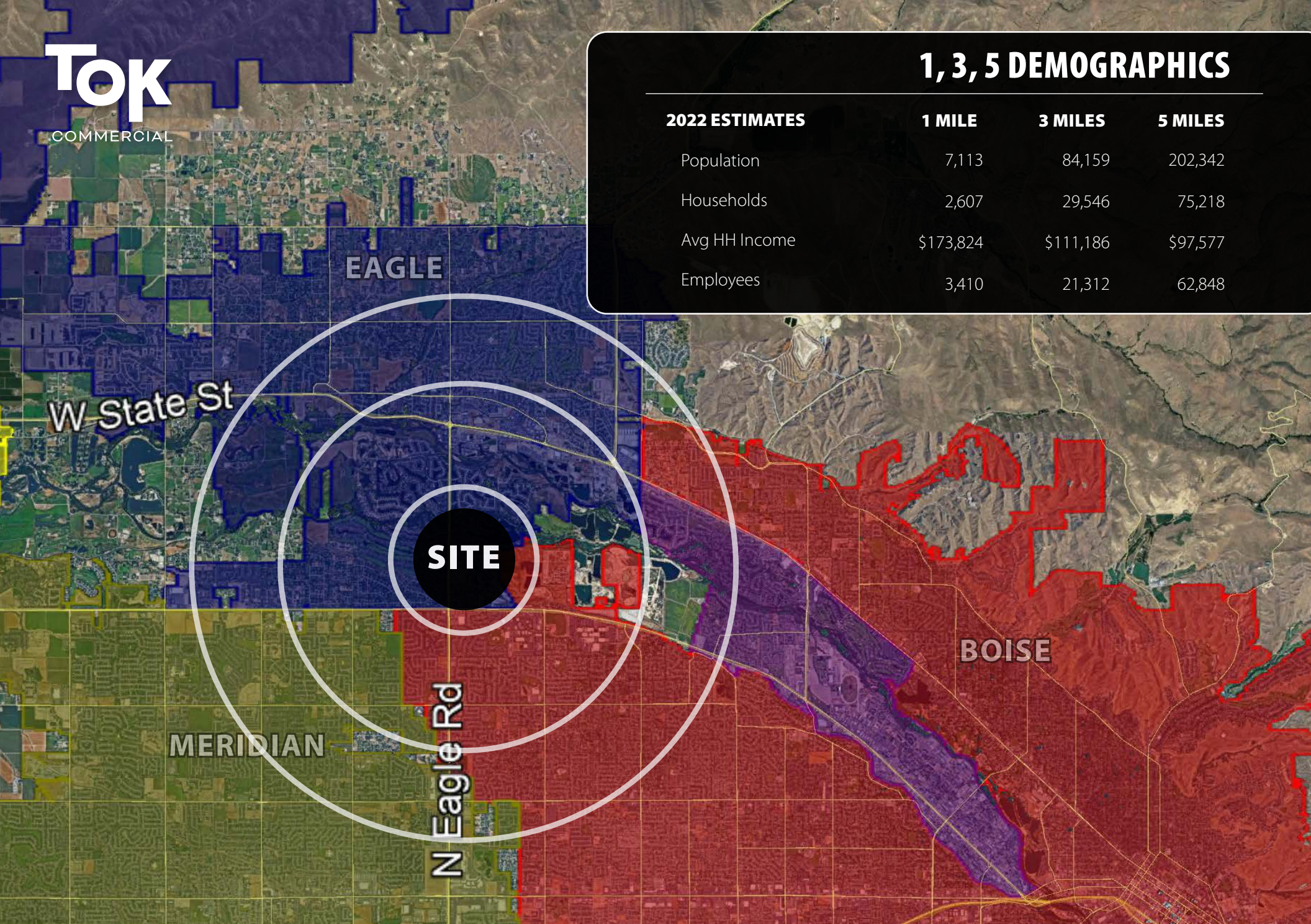
\$97,577

Employees

3,410

21,312

62,848



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# BOISE VALLEY INFORMATION

## BOISE VALLEY ECONOMIC PARTNERSHIP

### → WORKFORCE

Below is a snapshot of the workforce distribution in the Boise Metro Region.

Covered Employment & Average Annual Wages Per Job 2008 & 2018	2008 Avg Employment	2008 Avg Wages	2018 Avg Employment	2018 Avg Wages
Total - All Industries	272,090	\$37,314	319,435	\$45,403
Agriculture and Mining	5,139	\$28,052	5,913	\$36,142
Construction	18,619	\$42,004	23,211	\$45,259
Manufacturing	28,197	\$56,196	28,458	\$72,053
Trade, Transportation, and Utilities	55,085	\$33,772	62,542	\$43,398
Information	5,696	\$40,850	4,456	\$52,451
Financial Activities	13,980	\$44,383	16,562	\$60,828
Professional and Business Services	40,304	\$39,871	46,758	\$49,125
Education and Health Services	53,419	\$36,336	68,935	\$43,297
Leisure and Hospitality	25,171	\$13,667	33,983	\$17,545
Other Services	7,518	\$25,070	8,858	\$31,307
Government	18,962	\$44,719	19,759	\$54,565

Source: Idaho Department of Labor

#### → LARGE EMPLOYERS

- Micron Technology, Inc.
- St. Lukes Health Systems
- Saint Alphonsus Health System
- Hewlett-Packard Company
- J.R. Simplot Company
- IDACorp (Idaho Power)
- WinCo Foods, LLC
- Albertson's/SuperValu
- Wells Fargo, N.A.
- U.S. Bank
- Boise Inc.
- Plexus Corp
- MWI Veterinary Supply, Inc.
- Key Bank
- Scentsy, Inc.
- Lactalis American Group
- Blue Cross of Idaho

#### → SCIENTIFIC/TECHNICAL SERVICES, ENGINEERING, ARCHITECTURE, LEGAL

- CSHQA, a design collaboration
- HDR, Inc.
- CH2M Hill
- Power Engineers
- J-U-B ENGINEERS, Inc.
- Hawley Troxell
- Eide Bailly, LLP
- Kount
- Givens Pursely, LLP
- Perkins Coie, LLP
- Stoel Rives, LLP
- Paylocity
- Healthwise
- Clearwater Analytics
- Keynetics Inc.
- INL - Battelle Energy Alliance

#### → CUSTOMER SUPPORT CENTERS

- Wells Fargo, N.A.
- DIRECTV
- Alaska Airlines
- WDS Global
- CenturyLink
- Sykes Enterprises
- T-Mobile U.S.A., Inc.
- EDS, an HP Company
- Citi Card
- Intermountain Gas Company
- ProService Boise
- Teleperformance

#### → TARGET INDUSTRIES

- Food Processing & Agri-Business
- Technology
- Manufacturing
- Professional Services: Back-Office & Shared Services

→ Headquartered in Boise, ID, Micron Technology (MU, Fortune 500) is one of the region's largest employers with approximately 6,000 people in the Boise Valley. CEO Mark Durcan explains, "We look for people that are high-energy, entrepreneurial, and able to go out and create new lines of business because our business is always changing." He continues, "There is a lot of talent in Boise and Micron is not the only high-tech company in town."

Read more at [www.bvep.org](http://www.bvep.org)



### → THE LIFESTYLE

The Boise Valley offers both enviable access to amazing recreational amenities as well as affordable housing.



#### BOGUS BASIN SKI RESORT

Season pass cost:  
\$429/Adult \$99/Child



#### RIDGE TO RIVERS TRAIL SYSTEM

Over 190 miles of hiking and single track trails



#### BOISE RIVER

Fish for trout and steelhead on your lunchbreak



#### BOISE WHITEWATER PARK

A whitewater playground in the center of downtown providing surf for kayakers and paddle boarders



#### BOISE GREENBELT

25 miles of paths linking 850 acres of parks



#### PLANTATION COUNTRY CLUB

\$295/month for full access



#### COST OF HOUSING

Average cost of a home in 2018 is 92% of the national average

# BVEP

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# 2025 EXPECTED DELIVERY!



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