



**235 E
COLCHESTER
DRIVE**
EAGLE IDAHO

OFFICE SPACE FOR SUBLEASE



ENTIRE BUILDING FOR SUBLEASE

21,688 - 65,064 RSF
3 STORIES

LEASE RATE
\$24.50/SF/YR

LEASE TYPE
NNN

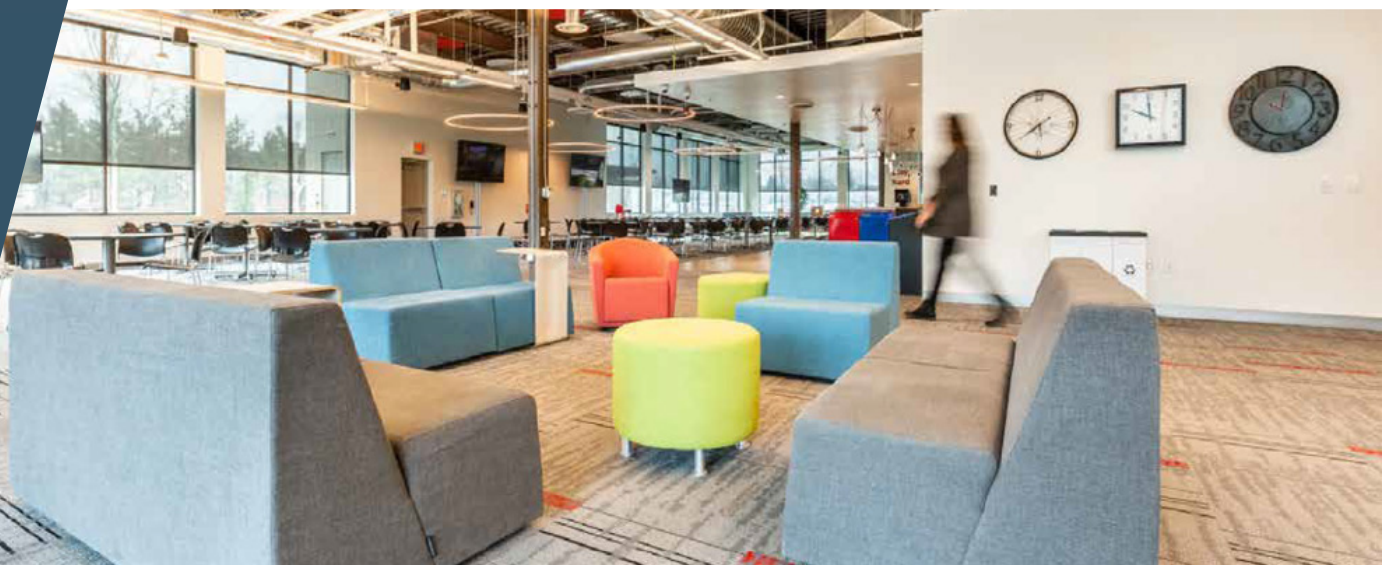
ALL OFFICE FURNITURE
INCLUDED

TERM
SUBLEASE THROUGH 2/28/31

BUILDING TYPE
CLASS A OFFICE

BUILT
2017

PARKING
387 STALLS



BUILDING HIGHLIGHTS



LOCATED IN THE
HEART OF EAGLE



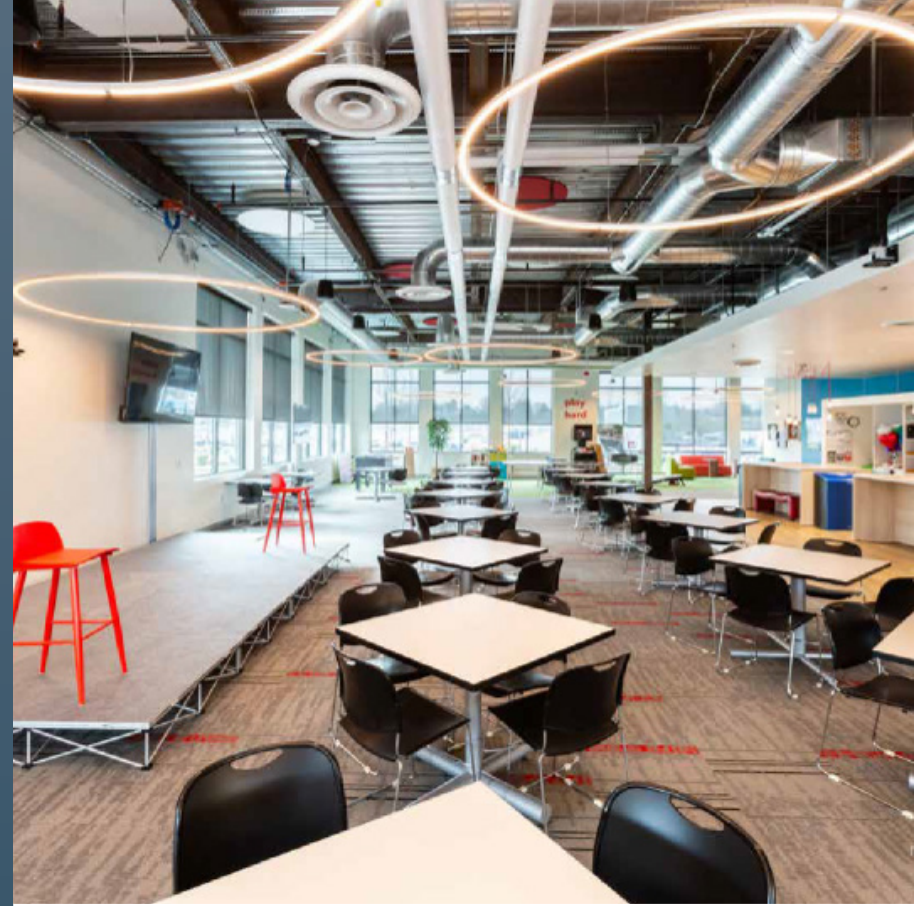
CONVENIENT ACCESS
FROM EAGLE ROAD



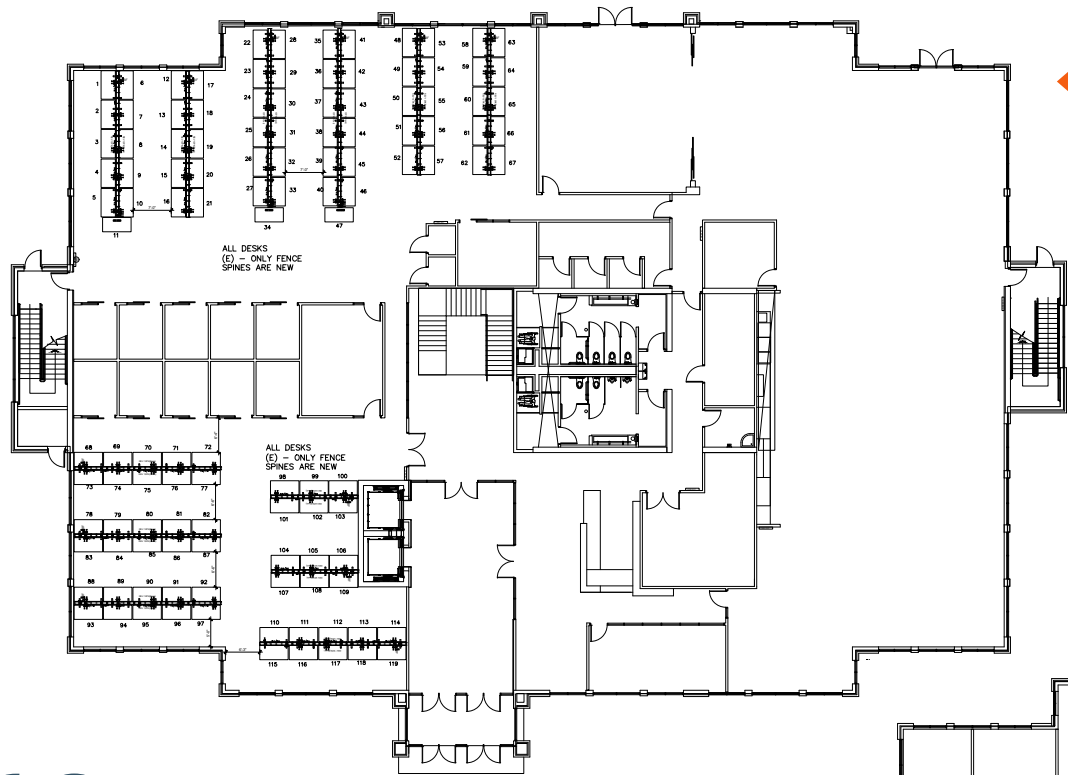
INCREDIBLE OPPORTUNITY FOR
SIGNAGE AND EXPOSURE



SURROUNDED BY THE MANY
AMENITIES WITHIN THE
BRIDGES AT LAKEMOOR

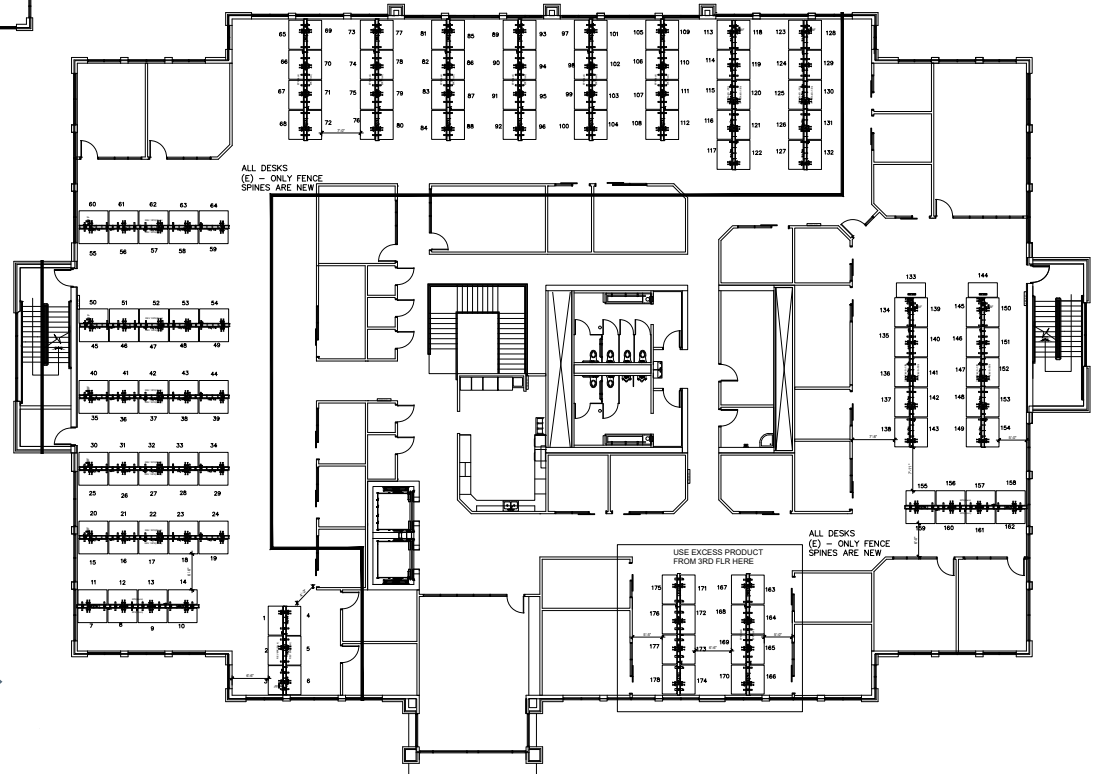


FLOOR PLANS



◀ FLOOR
ONE

FLOOR
TWO ▶

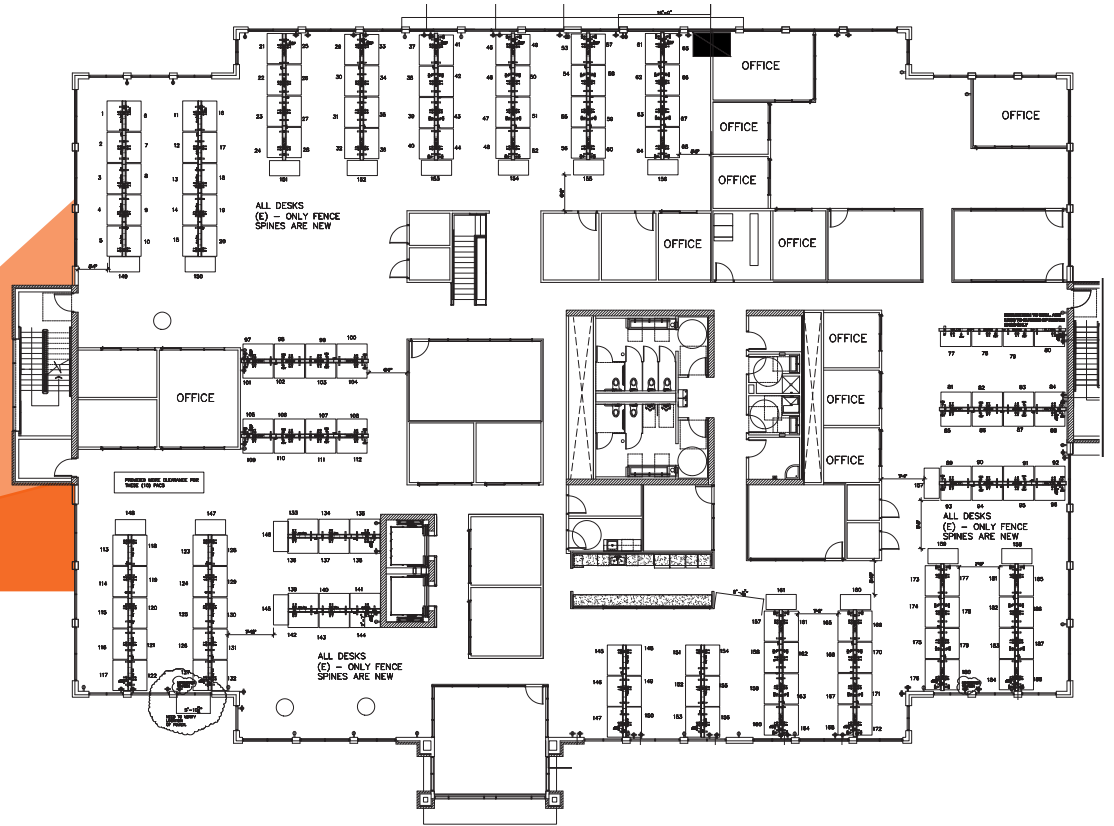


E COLCHESTER DR

S EAGLE ROAD

235 E COLCHESTER DRIVE

S EAGLES GATE ROAD




**FLOOR
THREE**

- RESTAURANTS
- SHOPS
- HOTELS + SERVICES

235 E COLCHESTER DRIVE



KEY DRIVING DISTANCES

DOWNTOWN MERIDIAN, ID	6.3 MILES	17 MIN
UNIVERSITY OF IDAHO - BOISE	9.7 MILES	23 MIN
DOWNTOWN BOISE, ID	9.8 MILES	22 MIN
BOISE STATE UNIVERSITY	10.4 MILES	22 MIN
BOISE AIRPORT	12.9 MILES	23 MIN
NAMPA MUNICIPAL AIRPORT	14.6 MILES	27 MIN
DOWNTOWN NAMPA, ID	16.3 MILES	31 MIN



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