



Colliers



# For Lease

342 E. Idaho Street | Eagle, ID 83616

Contact:

**Aaron Flynn**

208 807 3332

[aaron.flynn@colliers.com](mailto:aaron.flynn@colliers.com)

- Rare freestanding building in the heart of downtown Eagle
- Convenient access to both State Street and Eagle Road
- Ample parking with 6 off-street spaces on a large lot, plus additional on-street parking
- Inviting outdoor social spaces for added enjoyment
- Versatile space ideal for office, daycare, school, and more
- Zoned CBD (Central Business District)

Accelerating success.

# 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 practice, counseling center, studio, professional services, café, daycare, school, specialty shop, 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

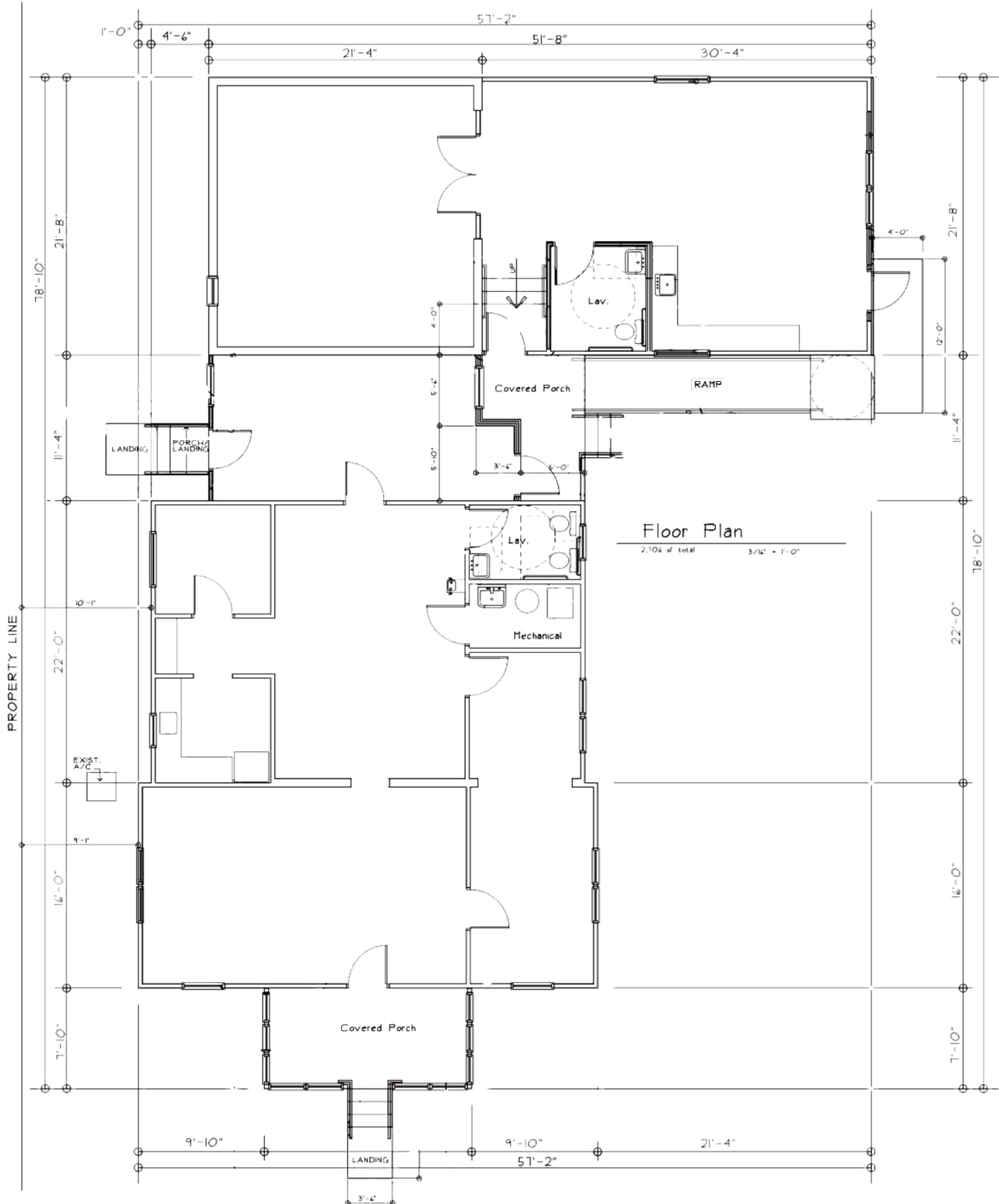
<b>Property Type</b>	Retail & Office
<b>Building Size</b>	2,346 SF
<b>Land Size</b>	.33 Acres
<b>Parking</b>	6 + off-street parking spaces plus available street parking
<b>Lease Type</b>	NNN

## Space Available

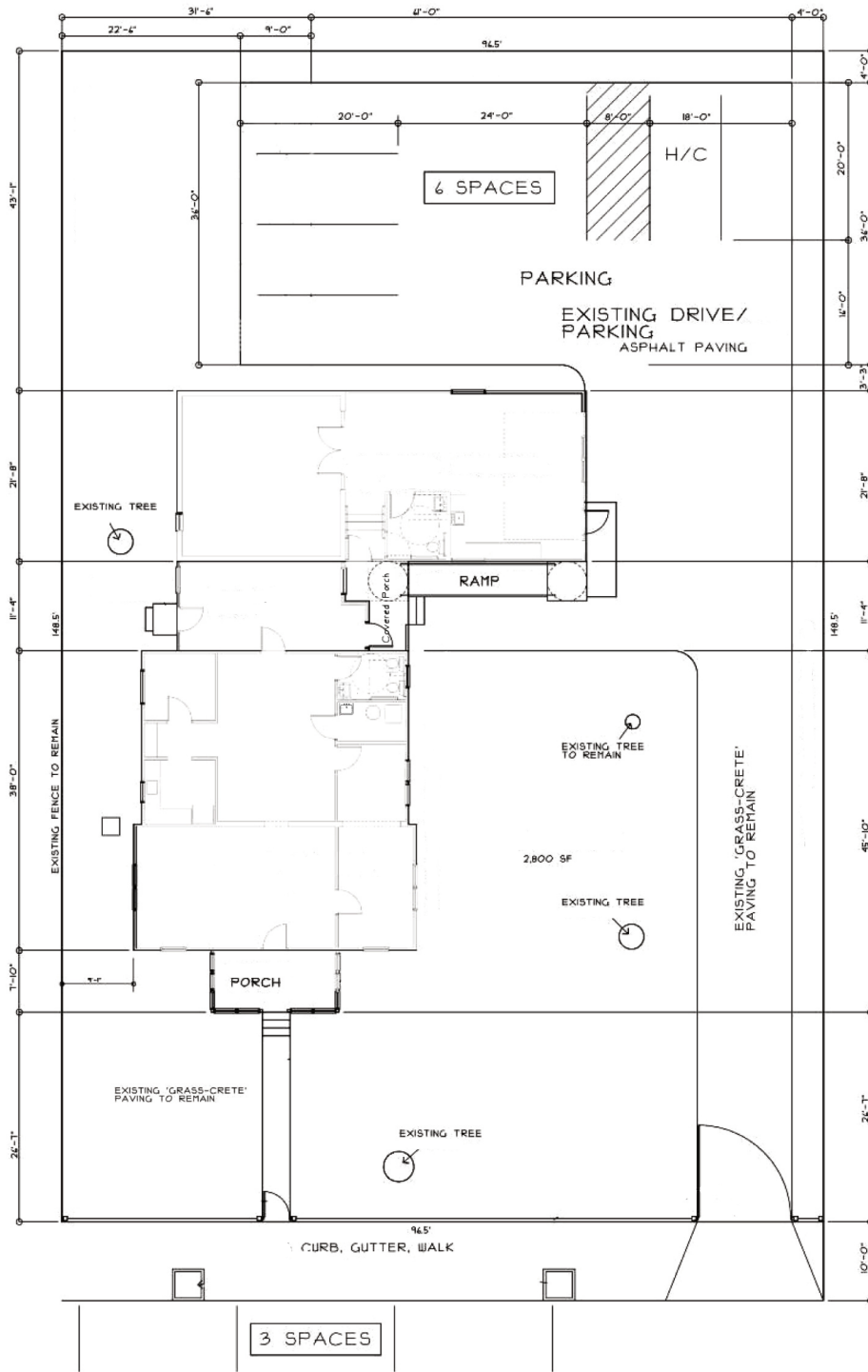
Suite	Size	Rate PSF	Monthly Rate
Main	1,379 SF	\$20.00 PSF	\$2,298.33/MO
Studio*	967 SF	\$18.00 PSF	\$1,450.50/MO
			<b>\$3,748.83/MO total</b>
Estimated NNN's			\$594.47/MO

\*detached, fully finished

# Floor Plan



# Site Plan



## SITE PLAN

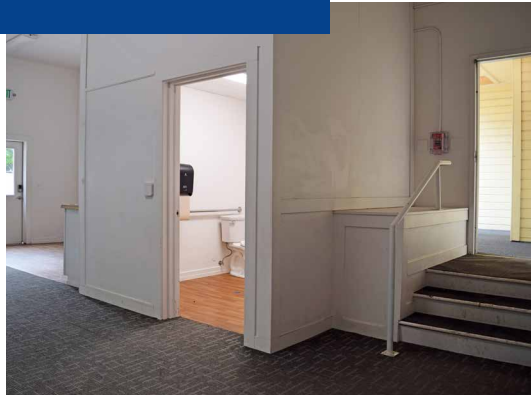
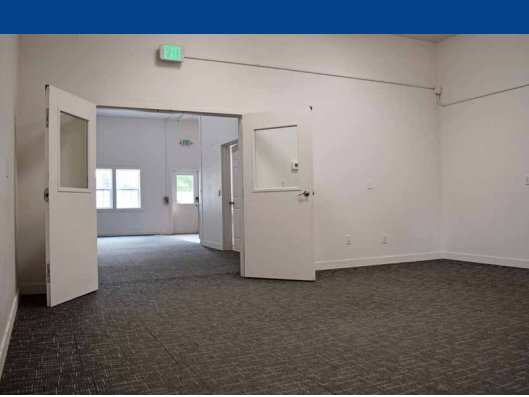
1"=10'-0"



LOT 4 & 5 EXC 3.5' & PT VAC  
ALLEY ADJ BLOCK 4  
CARPENTERS THIRD ADD. EDAGLE, ADA CO. ID  
PARCEL R1296140010

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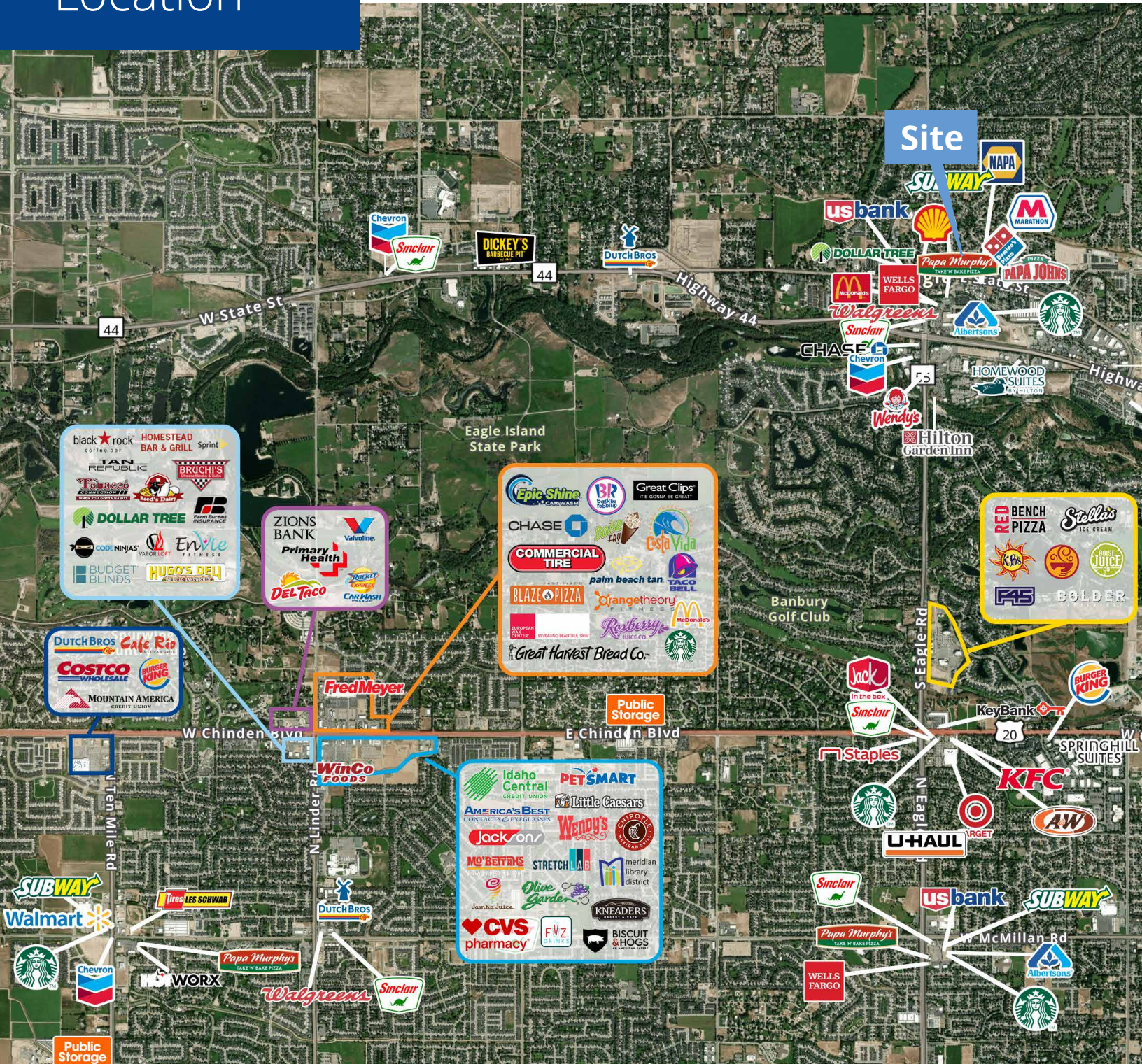
# Property Gallery



# Location

 [Google Map](#)

 [Street View](#)



## Contact:

**Aaron Flynn**  
208 472 1652  
[aaron.flynn@colliers.com](mailto:aaron.flynn@colliers.com)



5700 E Franklin Road, Suite 205  
Nampa, Idaho 83686  
208 472 1660  
[colliers.com/idaho](http://colliers.com/idaho)