



Colliers



*Ask agent about  
partial ownership!*

For Lease

**Scott Feighner**

208 861 4812

scott.feighner@colliers.com

755 West Front Street, Suite 300

Boise, Idaho 83702

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
- Spaces Range from Built-Out & Shell Condition, Shell is Ready for Custom Build-Out
- This Location Currently Provides a Broad Range of Healthcare Services Including Emergency Care, Medical, Surgical, Pediatric, Heart Care, Lab Service & Rehabilitation
- Amenities Include Large Parking Area for Clients & Staff, 2 Elevators, Exam & X-Ray Rooms, Sinks, Large Windows, Reception / Nurses Stations, On-Site Pharmacy, Fire Suppression, Multi-Zone HVAC, Server Room & more

Accelerating success.



# For Lease

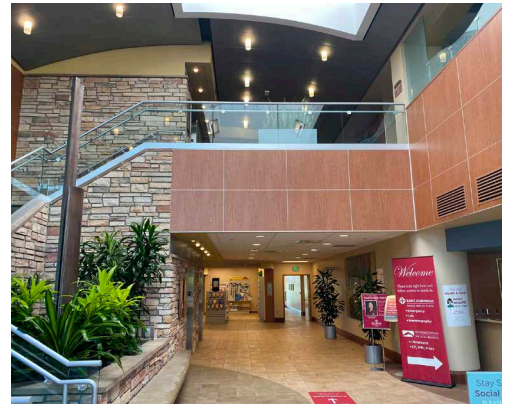
## Property Information

<b>Property Type</b>	Medical Office
<b>Building Size</b>	76,173 SF
<b>Zoning</b>	City of Eagle - MUDA
<b>Stories</b>	2 - Mid-Rise Office
<b>Signage</b>	Suite & Directory Space
<b>Lease Type</b>	NNN's= \$6.97 PSF includes utilities

## Space Available

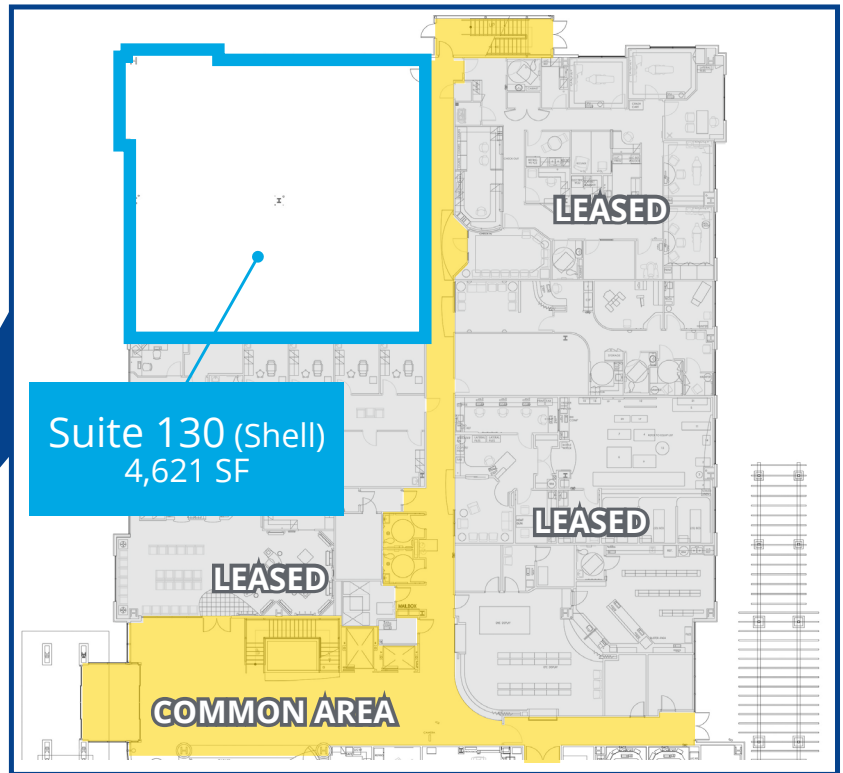
Suite	Size	Rate
130 - Shell	4,621 SF	\$25 PSF NNN (\$50 PSF TI Allowance)
234 - Built-Out*	2,970 SF	\$25 PSF NNN

\* Available October 1, 2023

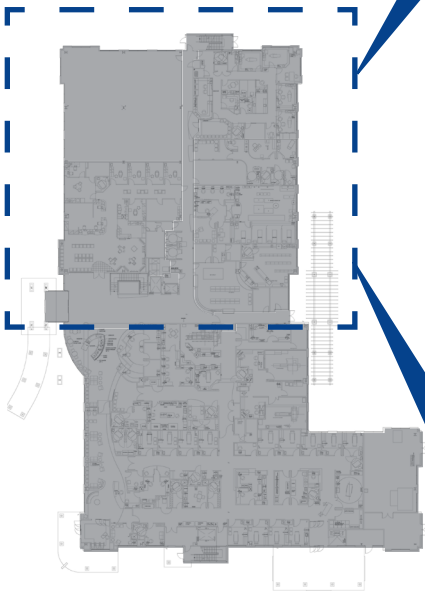


# Floor Plans

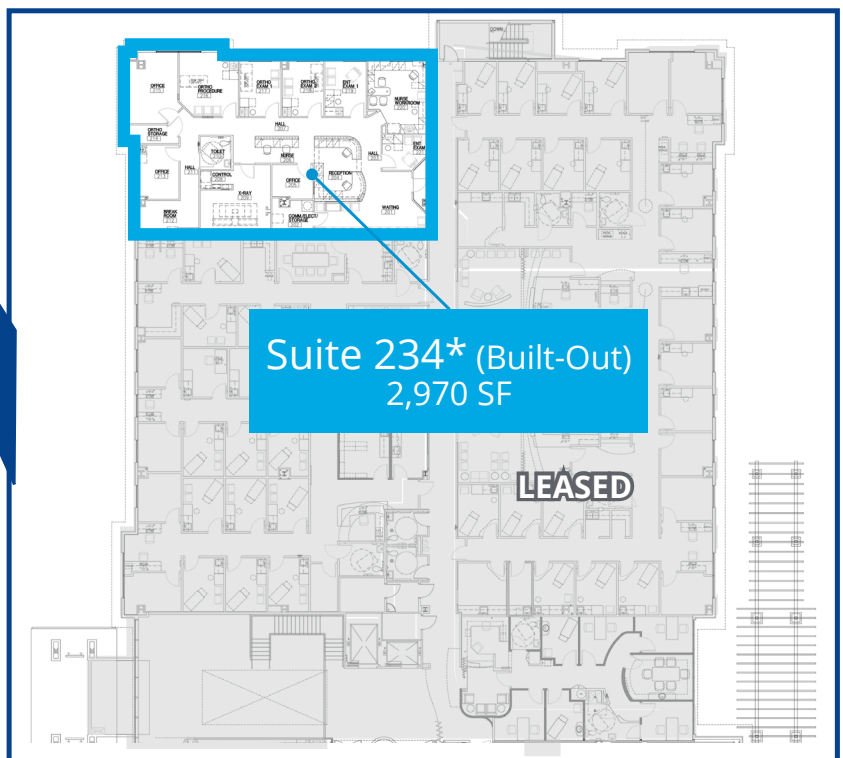
## 1<sup>st</sup> Floor



## Building layout



## 2<sup>nd</sup> Floor



\* Available October 1, 2023



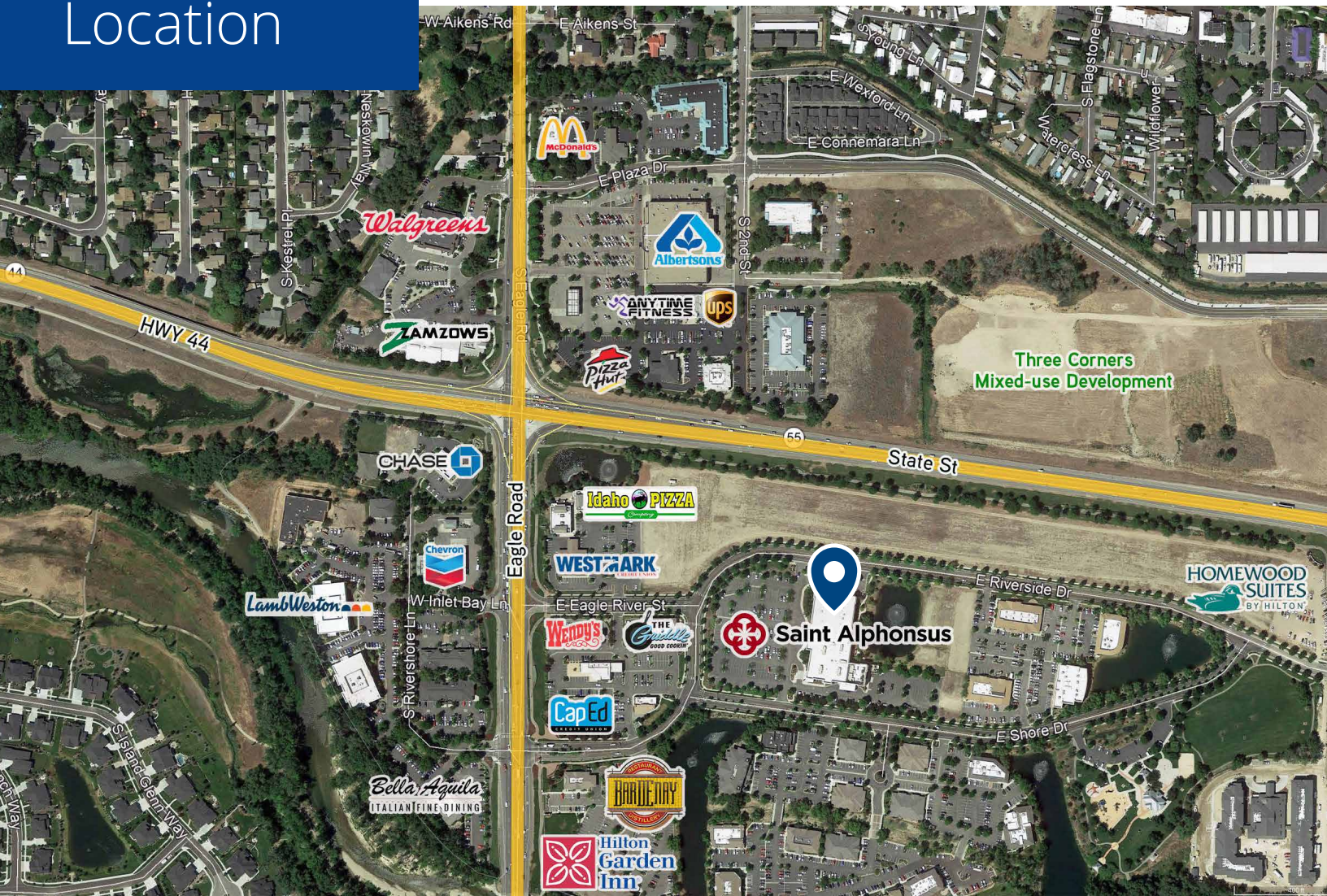
# Location



Google Map



Street View



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