

EAGLE RIVER IV

CLASS A OFFICE SPACE FOR LEASE / 868 RIVERSIDE DRIVE / EAGLE, ID 83616



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Monument signage available.

Easy access to State Hwy 44/State Street.

Class A office space in the Eagle River development.

Surrounded by restaurants, retailers, parks, and the Boise River Greenbelt.

Located in Eagle River home to: Bardenay, Coyne's Restaurant, The Hilton Garden Inn, and a new Homewood Suites by Hilton.

Building features grand entry lobby and two-story water feature, and lake views!

Located at the prominent intersection of Eagle Road and Highway 44.

SPACE	SIZE	RATE
Suite 150*	5,663 SF	\$29.00/SF (FSEJ)
Suite 270	4,850 SF	\$29.00/SF (FSEJ)

*Can be demised

CONTACT AGENTS FOR SHOWINGS

SUBMARKET	Eagle	TI ALLOWANCE	Negotiable
BLDG. TYPE	Office	PARKING	4: 1000
BLDG. SIZE	42,153 SF	LEASE TYPE	FSEJ
# OF FLOORS	2	AVAILABILITY	Immediately
DIVISIBLE	Yes		

CONTACT

HIGHLIGHTS

DETAILS



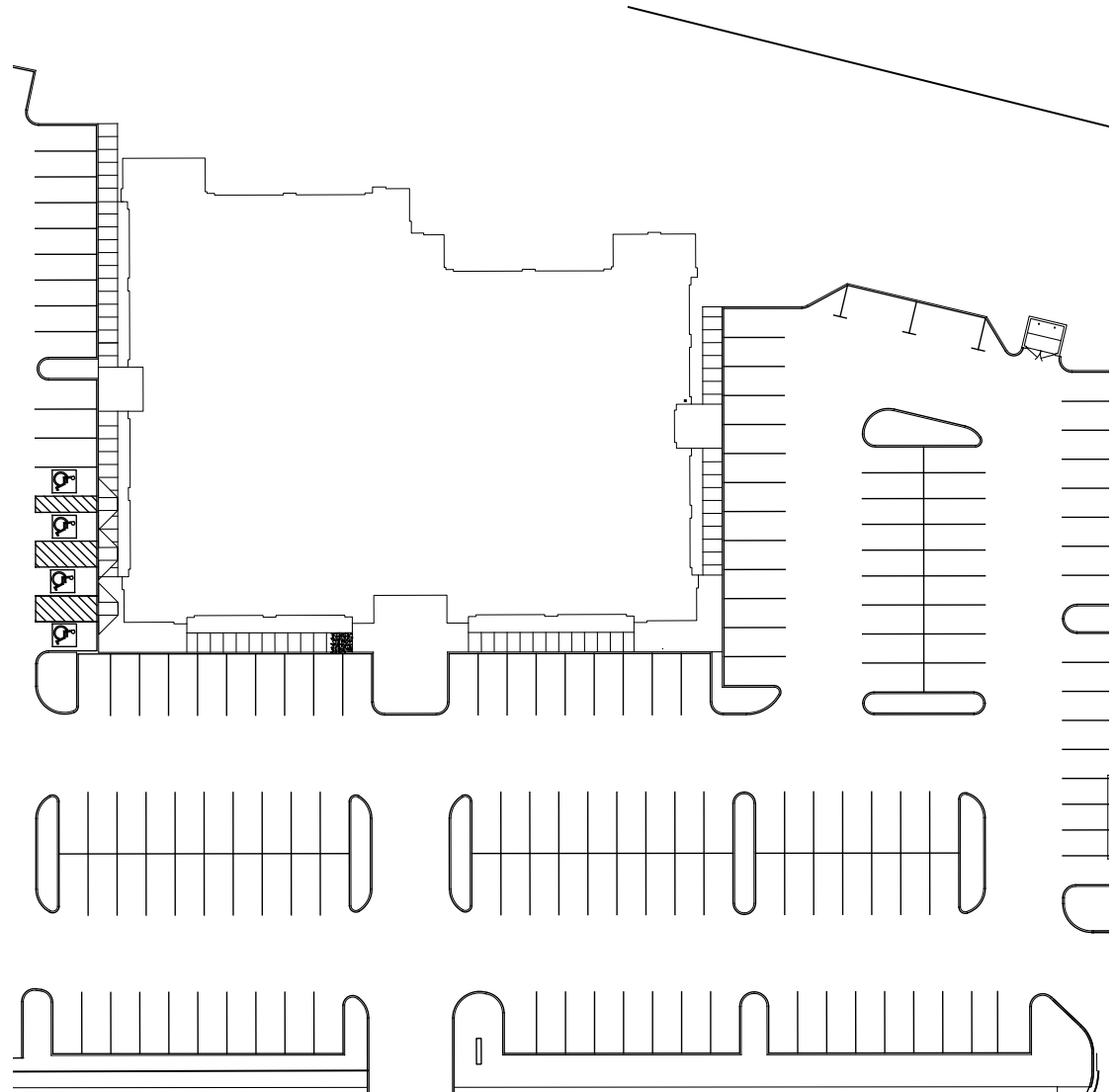
UPDATED: 12.15.2025

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SITE PLAN



UPDATED: 12.15.2025

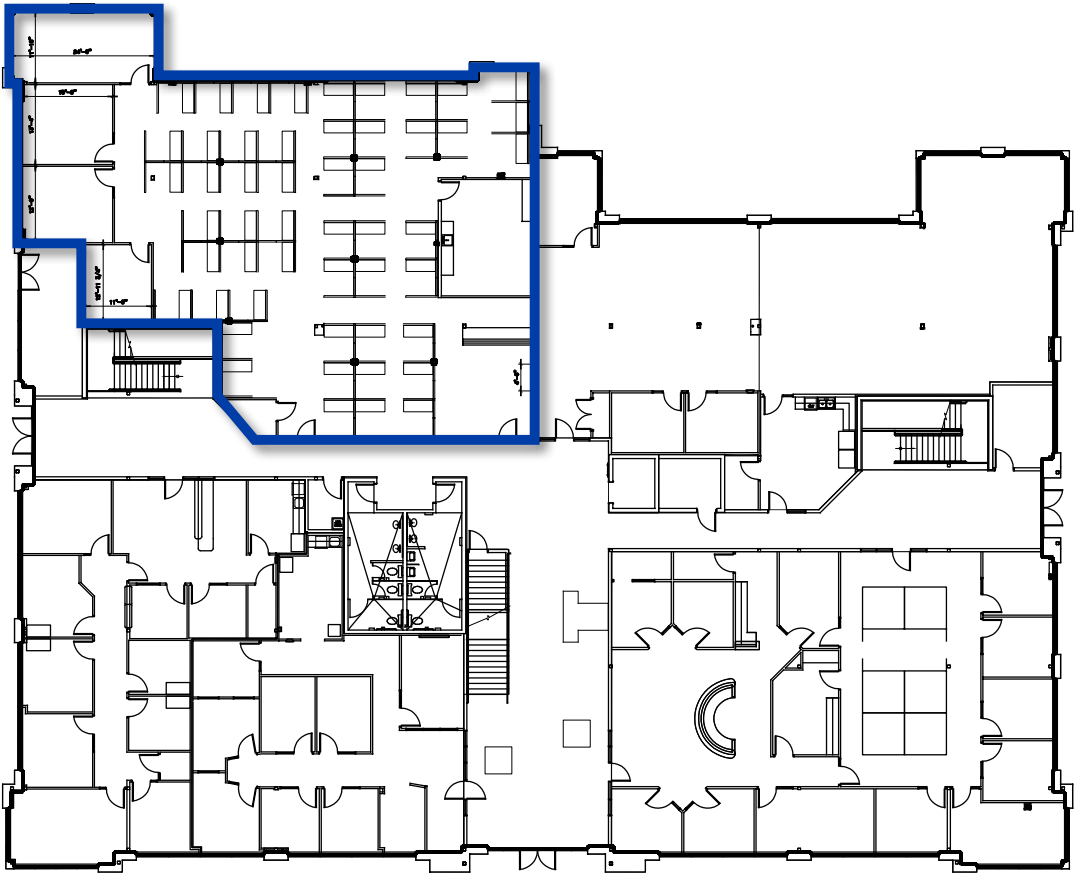
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SUITE 150
5,663 SF



FIRST FLOOR

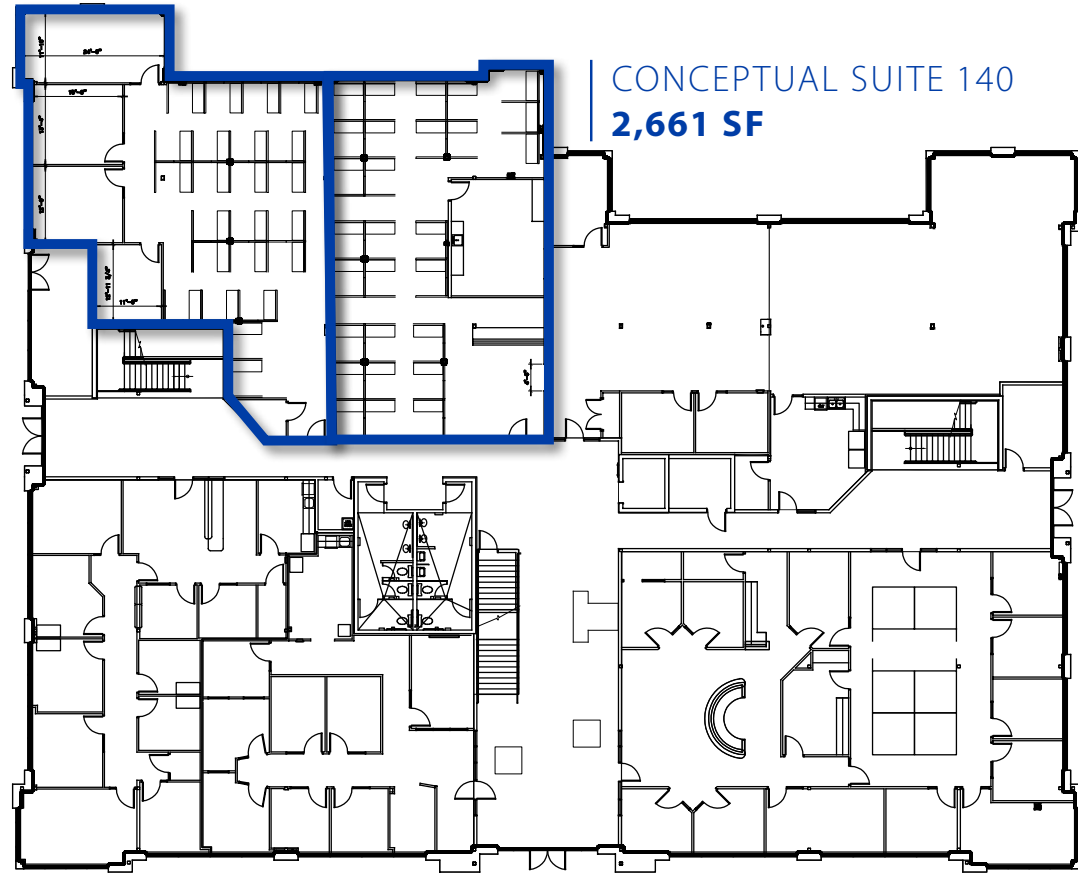
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CONCEPTUAL SUITE 150
2,903 SF

CONCEPTUAL SUITE 140
2,661 SF



**DEMISED OPTIONS
FIRST FLOOR**

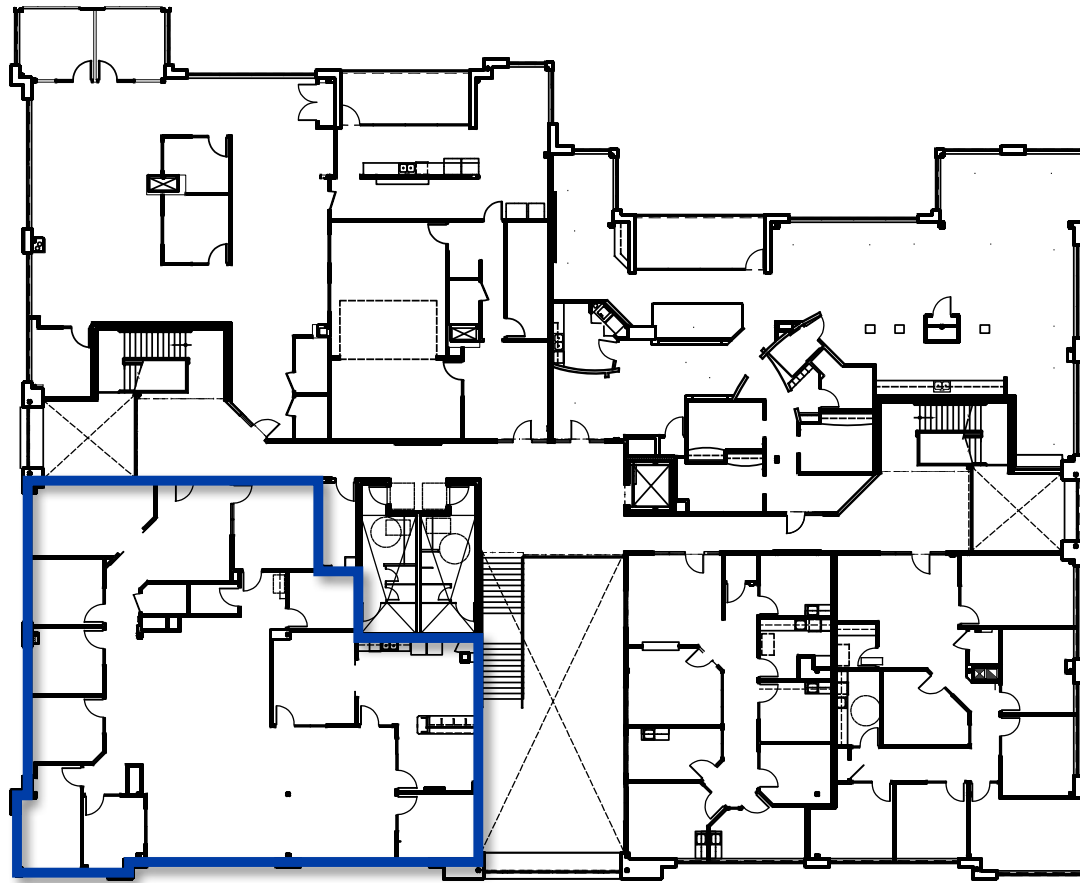
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SECOND FLOOR

SUITE 270
4,850 SF
*FULLY FURNISHED



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SUITE 270 | CLASS A FINISHES



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EXTERIOR BUILDING SIGNAGE AVAILABLE

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N EAGLE RD

DOWNTOWN EAGLE

EAGLE PAVILION

EAGLE RIVER



MOLINARI PARK TOWNHOMES

E STATE ST

W STATE ST / HWY 55



EAGLE RIVER BLDG IV

EAST END RIVERSIDE