

TOK

COMMERCIAL

SHORELINE BUILDING

CLASS A OFFICE FOR LEASE | 435 E SHORE DRIVE | EAGLE, ID 83616

PROFESSIONAL OFFICE
IN PREMIER OFFICE PARK
FOR LEASE

CONTACT



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HIGHLIGHTS



Fiber to building.

Class A office space.

Located in Eagle's premier office park.

Close proximity to restaurants and services.

Easy access to Eagle Road and Highway 44.

Walking distance to the Greenbelt and Boise River.

DETAILS



SPACE

Suite 120

SIZE

1,740 SF

RATE

\$31.00/SF

CONTACT AGENTS FOR SHOWING

SUBMARKET

Eagle

PARKING

Ample

BLDG TYPE

Office

AVAILABLE

7/1/2026

BLDG SIZE

13,021 SF

TI ALLOWANCE

Negotiable

OF FLOORS

2

LEASE TYPE

FSEJ

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FIRST FLOOR

SUITE 120
1,740 SF





COMMON AREA



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OPTIMAL LOCATION

EASY ACCESS TO EAGLE RD AND STATE ST

N EAGLE RD

DOWNTOWN EAGLE

EAGLE PAVILION

Albertsons D.L. Evans BANK UPS
Sunclair TSO Cafe Rio FLYING PIE PIZZERIA

MOLINARI PARK TOWNHOMES



EAGLE RIVER

Hilton Garden Inn Saint Alphonsus Medical Group
DUNKIN' WENDY'S PIZZA MAN THE CRUSTIBLE PUB & BREWERY
PETIQ WESTMARK

SHORELINE BUILDING



COYNE'S RESTAURANT & BAR

W STATE ST / HWY 55

EAST END RIVERSIDE

STARBUCKS COFFEE CACI Jekines
tropical CAFE model home FURNISHINGS
reclaimed interiors ETC EAGLE TENNIS CLUB

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