

EAGLE RIVER VII Now Pre-Leasing

Contact

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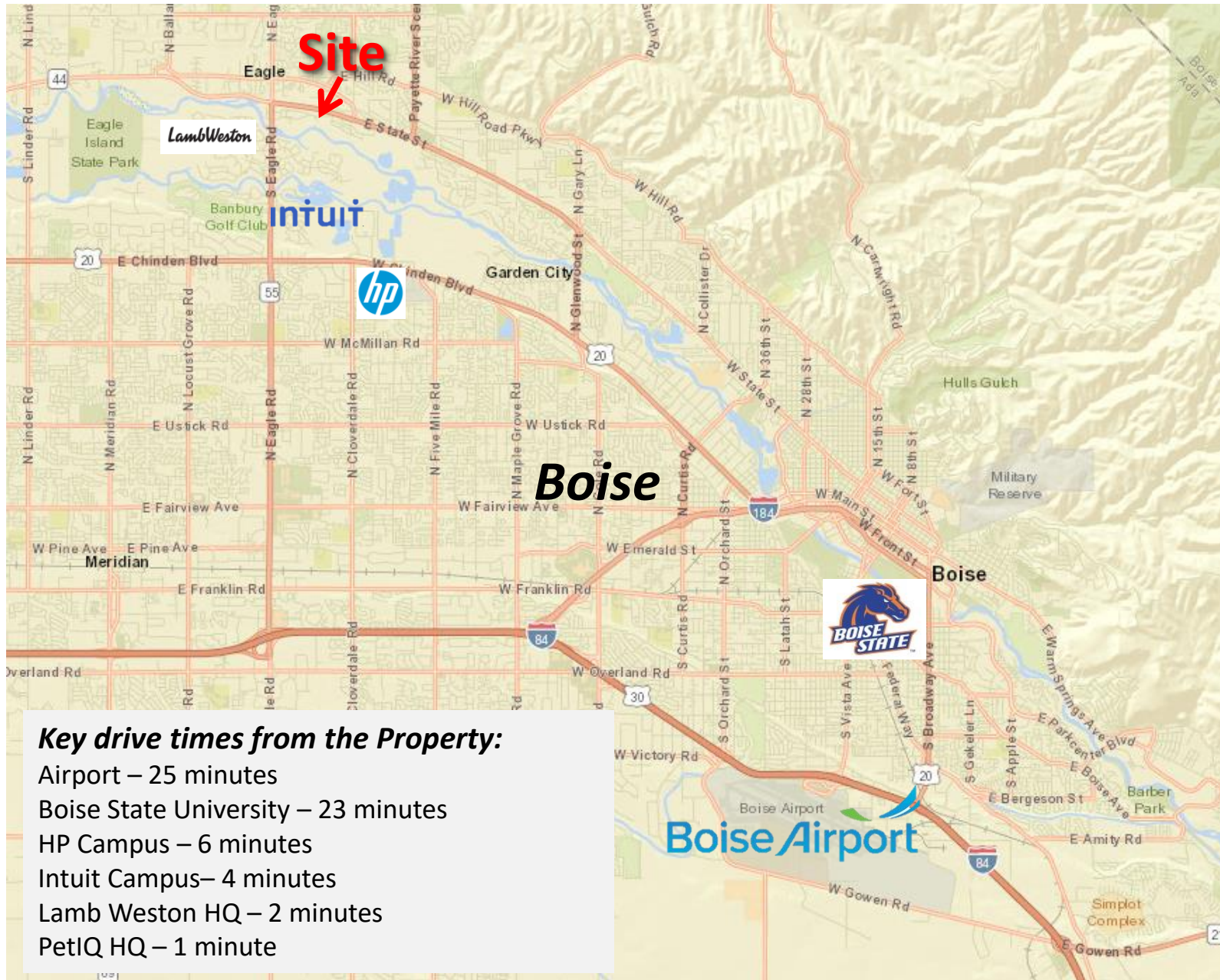
New Best-in-Class Office Building | 24,567 Square Feet
1100 E. Riverside Dr., Eagle, ID 83616

SUMMARY

- Eagle River VII: **24,567 sf** two-story new construction office building. **Ample surface parking.**
- Suites available from **1,300 sf to 12,897 sf.** Negotiable lease terms.
- Best-in-market office space located in the heart of **Boise's most affluent submarket.**
- Located in Eagle River: Home to **Bardenay, Coyne's Restaurant,** the **Hilton Garden Inn** and a new **Homewood Suites by Hilton.**
- Great visibility from Sate Highway 44 boasting over **32,500 average daily vehicle trips** with highly visible **signage.**
- A short walk to the scenic **Boise River Greenbelt** and spectacular **mountain views.**
- The Eagle River team brings **decades of development experience** and a top-shelf cast to design and develop this building including Cushing Terrell Architects and The Land Group.
- The landscape architecture, materials, exterior design and interior finishes create **a refined look** while engendering a **sense of place** that is unique to the **beautiful natural setting.**



LOCATION OVERVIEW



LOCATION



SITE PLAN



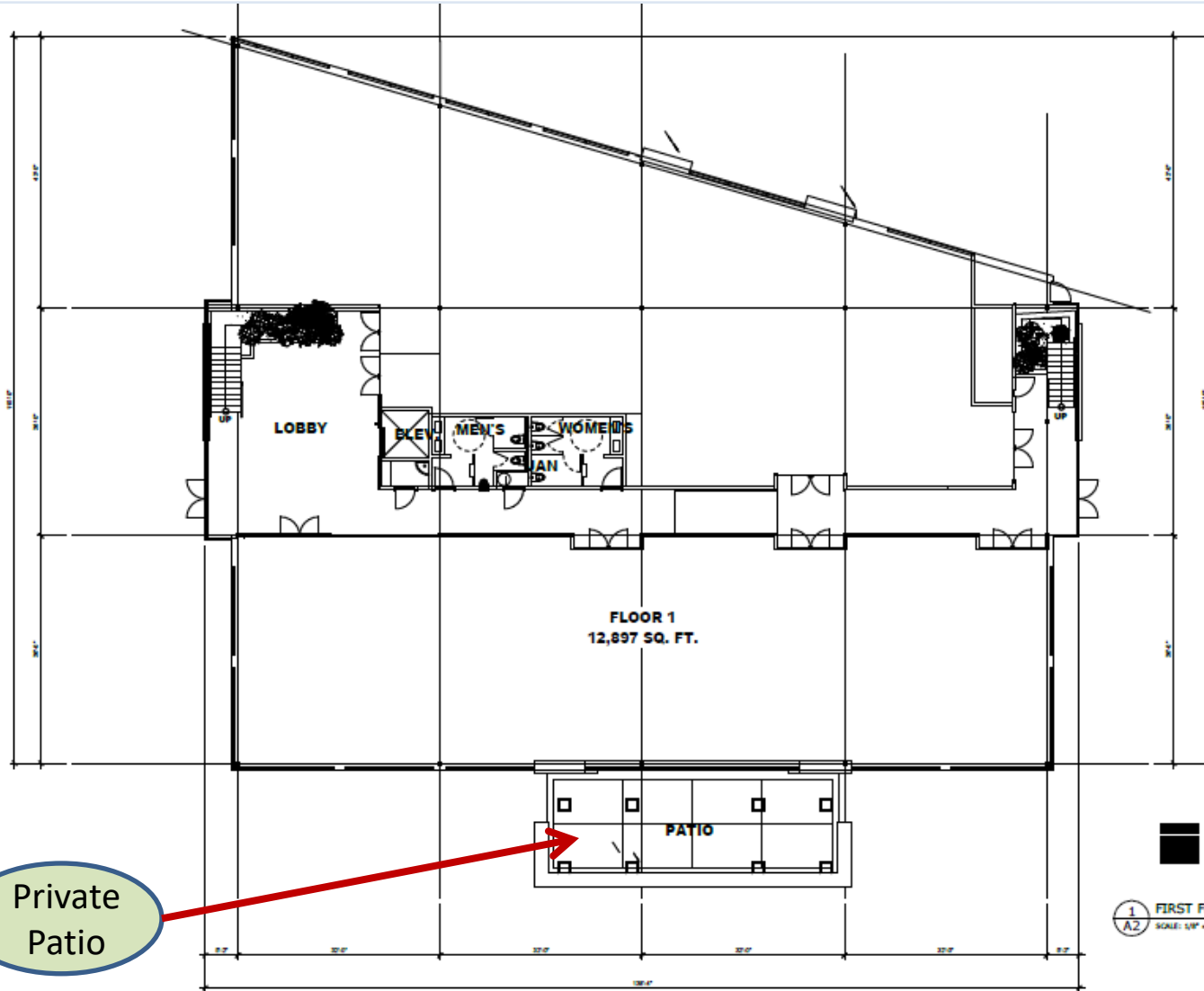
SOUTHWEST ELEVATION



NORTH EAST ELEVATION



FIRST FLOOR PLAN



Private
Patio

WEST ENTRY RENDERINGS



EAGLE, ID - DEMOGRAPHICS

Population			
	2 mile	5 mile	10 mile
2020 Population	21,399	141,967	395,905
2024 Population	23,619	151,803	431,466
2029 Population Projection	26,915	172,186	491,168
Annual Growth 2020-2024	2.6%	1.7%	2.2%
Annual Growth 2024-2029	2.8%	2.7%	2.8%
Households			
2020 Households	8,241	52,150	151,738
2024 Households	9,137	55,811	165,801
2029 Household Projection	10,446	63,464	189,250
Income			
Avg Household Income	\$130,209	\$114,449	\$101,819
Median Household Income	\$99,795	\$90,436	\$77,741

Eagle River



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