

TOK

COMMERCIAL

EAGLES GATE AT LAKEMOOR

3187 S. STONE WAY | EAGLE, ID 83616

PLANNED CLASS A OFFICE SPACE

Contemporary design with **expansive glass** and **sweeping views** of the Boise Foothills.

Rooftop lounge, exclusively for tenant's use.

High quality 48,000 SF 3-story office building in coveted Eagle, Idaho. Work where you live!

Showers, lockers, and covered bike storage.

Easy access to **Boise River and Greenbelt**.

Adjacent to **shops, restaurants** and **fitness centers**.

Located just **4 minutes** north of the intersection of S. Eagle Road and Chinden Boulevard.

HIGHLIGHTS



CONTACT



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DETAILS



Submarket:	Eagle
Bldg Class:	Class A
Bldg Size:	48,000 SF
Delivery Status:	Planned
Parking:	4.5/1000
Lease Type:	Full Service
Lease Rate:	Contact Agent

UPDATED: 1.20.2026

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CONCEPT RENDERINGS



UPDATED: 1.20.2026

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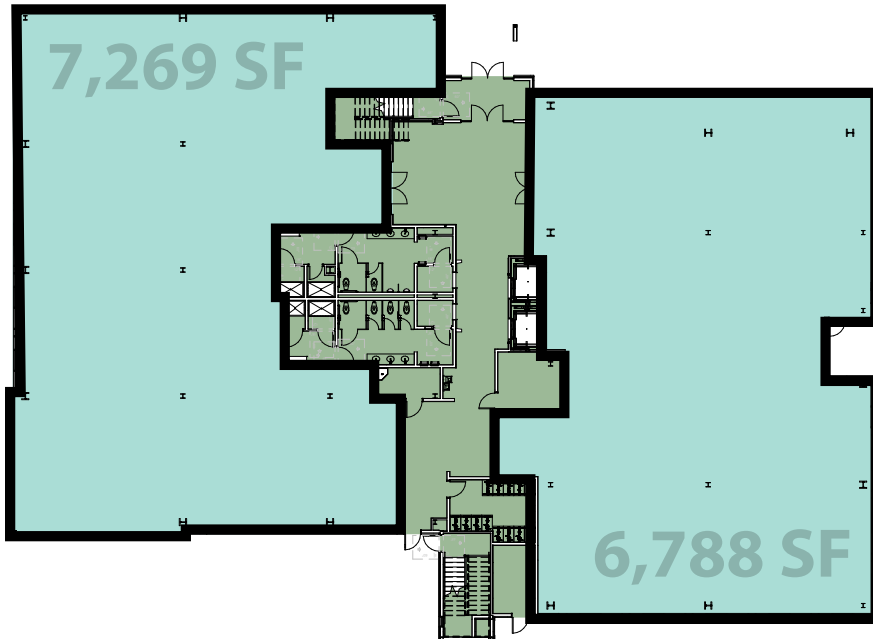
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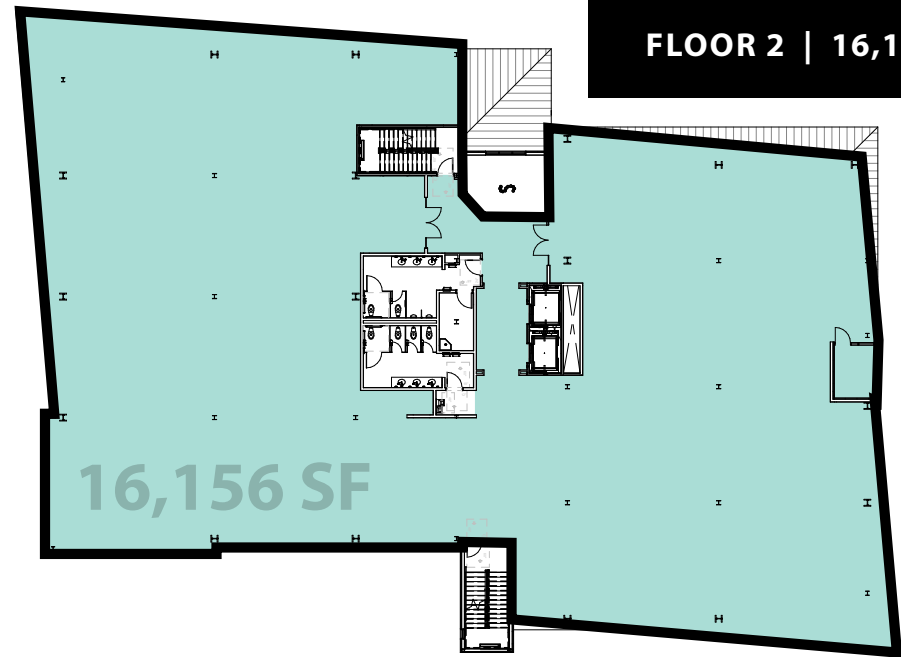
FLOOR PLANS

6,788 - 16,156 SF

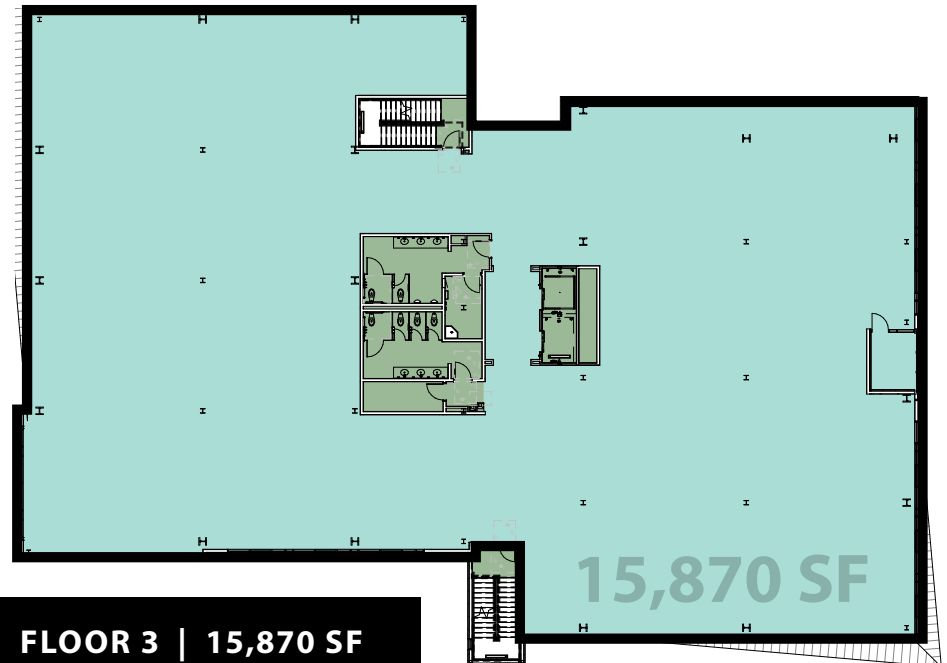
FLOOR 1 | 6,788 - 7,269 SF



FLOOR 2 | 16,156 SF



FLOOR 3 | 15,870 SF



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**ALSO AVAILABLE
EAGLES GATE VIEW
T.I. READY**

PAD A
2 STORY
15,475 S.F.
PARKING:
82 STALLS

**ALSO AVAILABLE
STONE VIEW
PLANNED**

**NEW 3 STORY OFFICE BUILDING
48,000 SF**

EAGLE ROAD

EAGLES GATE DRIVE

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LAKEMOOR, EAGLE, IDAHO

Lakemoor is centrally located in the heart of Eagle, Idaho, just off of Eagle Road. Described as “a community with the unique ability to take your breath away, even after you’ve moved in.” Despite its fantastic location, close to both restaurants and shopping, the community is a world away.

Homes in Lakemoor Eagle, offer residents well-landscaped greenbelts, gorgeous gardens and numerous water features. A family-oriented subdivision, Lakemoor streets are ideal for safely walking the family dog and enjoying a peaceful bike ride with a spectacular view of the Boise foothills. This gated neighborhood provides security alongside its awe-inspiring atmosphere. [Source](#)


LAKEMOOR

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Branbury
Golf Course

Chinden Blvd

27,200 VPD

S Eagle Rd 39,500 VPD

44,300 VPD



LAKEMOOR

SITE



27,400 VPD



Hobbie Creek
Park

4 MINUTES
TO HWY 20/26

22 MINUTES
TO DOWNTOWN BOISE

14 MINUTES
TO I-84

**SURROUNDED BY POPULAR
RETAILERS & AMENITIES!**

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1, 3, 5 DEMOGRAPHICS

2025 ESTIMATES

1 MILE

3 MILES

5 MILES

Population

6,927

79,069

200,546

Households

2,719

30,131

79,061

Avg HH Income

\$187,667

\$149,086

\$135,758

Employees

2,982

22,235

65,117

SITE

W State St

EAGLE

MERIDIAN

N Eagle Rd

BOISE

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BOISE VALLEY INFORMATION

WORKFORCE

LABOR FORCE- BOISE, MSA

The labor force in the Boise, MSA has grown from 403,328 people in 2022 to 453,975 in 2025. That is an increase of over 50,000 people in just three years. The Boise Metro continues to have strong in-migration as well as strong technical training programs and college retention rates.

Occupation Description	2024 Boise Jobs	% Change 2019-2024	2024 Annual Median Wages
Business & Financial Operations	24,798	34%	\$71,236
Construction & Extraction	29,531	23%	\$51,394
Educational Instruction & Library	19,534	-1%	\$48,973
Food Preparation & Serving Related	32,357	2%	\$30,317
Healthcare Practitioners & Technical	24,030	19%	\$85,423
Management	36,502	43%	\$91,688
Office & Administrative Support	54,582	9%	\$43,996
Production	20,032	-9%	\$45,291
Sales & Related	36,569	5%	\$39,323
Transportation & Material Moving	35,898	35%	\$42,060

LARGEST EMPLOYERS

- St. Luke's Health Systems
- Saint Alphonsus Health System
- Micron ● Albertsons
- Amazon ● Wells Fargo
- YMCA ● IDA Corp (Idaho Power)
- Blue Cross of Idaho ● Plexus
- J.R. Simplot Company ● Winco
- Jacksons Food Stores ● HP, Inc.

Data was evaluated for 2-digit SOC occupation codes for largest occupations in Boise across all industries.

TARGET INDUSTRIES



HOME GROWN



NEW TO MARKET



PEOPLE, PLACE, AND POTENTIAL

The Boise Valley offers both enviable access to amazing recreational amenities and quality entertainment for all ages.



RIDGE TO RIVERS TRAIL SYSTEM

Over 190 miles of hiking and single track trails



BOISE GREENBELT

25 miles of paths linking 850 acres of parks



FESTIVALS & EVENTS

Downtown Boise plays host to over 100 annual festivals and large scale events



BOISE WHITEWATER PARK

A whitewater playground in the center of downtown providing surf for kayakers and paddle boarders



BOGUS BASIN

16 miles North of Downtown Boise with 2,600 acres of skiable terrain



BOISE RIVER

Fish for trout and steelhead on your lunch break



BREWERIES

Over 29 craft breweries in the greater Boise area



MUSEUMS & ATTRACTIONS

Over 15 museums and attractions in greater Boise



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