

## EAGLES GATE AT LAKEMOOR

3187 S. STONE WAY | EAGLE, ID 83616



## PLANNED CLASS A OFFICE SPACE

## CONTACT

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## HIGHLIGHTS

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.

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

## DETAILS

UPDATED: 1.20.2026

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# CONCEPT RENDERINGS



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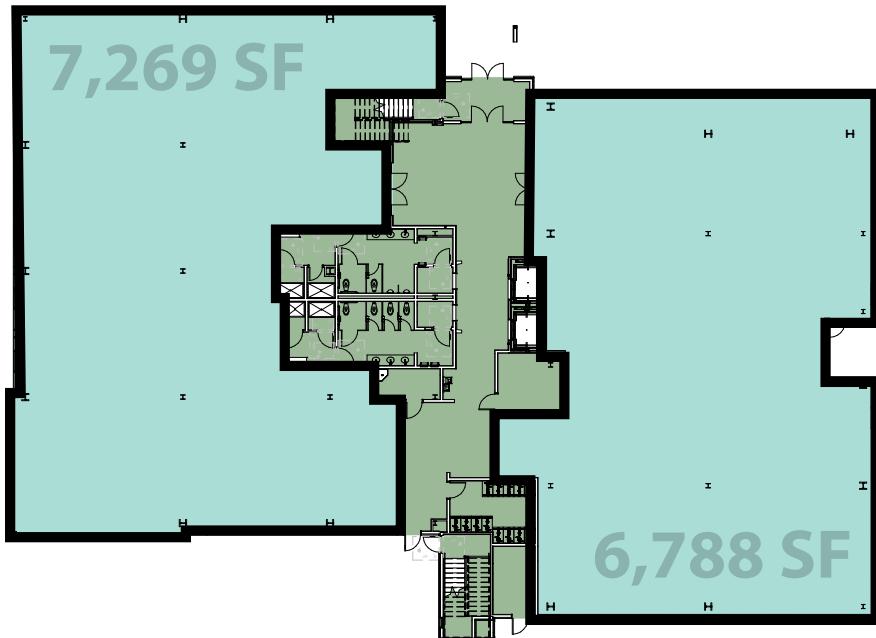
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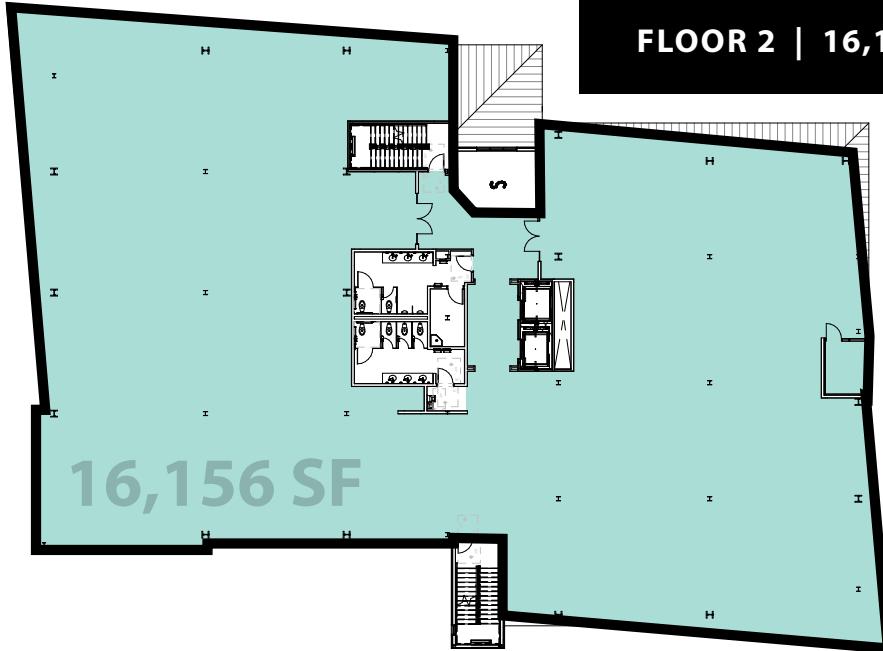
# FLOOR PLANS

6,788 - 16,156 SF

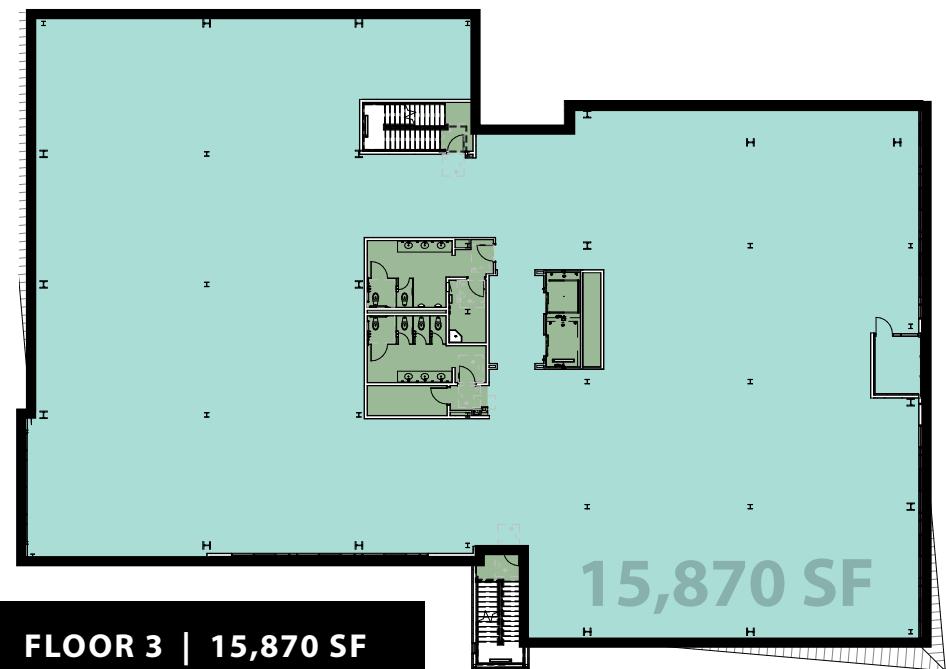
FLOOR 1 | 6,788 - 7,269 SF



FLOOR 2 | 16,156 SF



FLOOR 3 | 15,870 SF



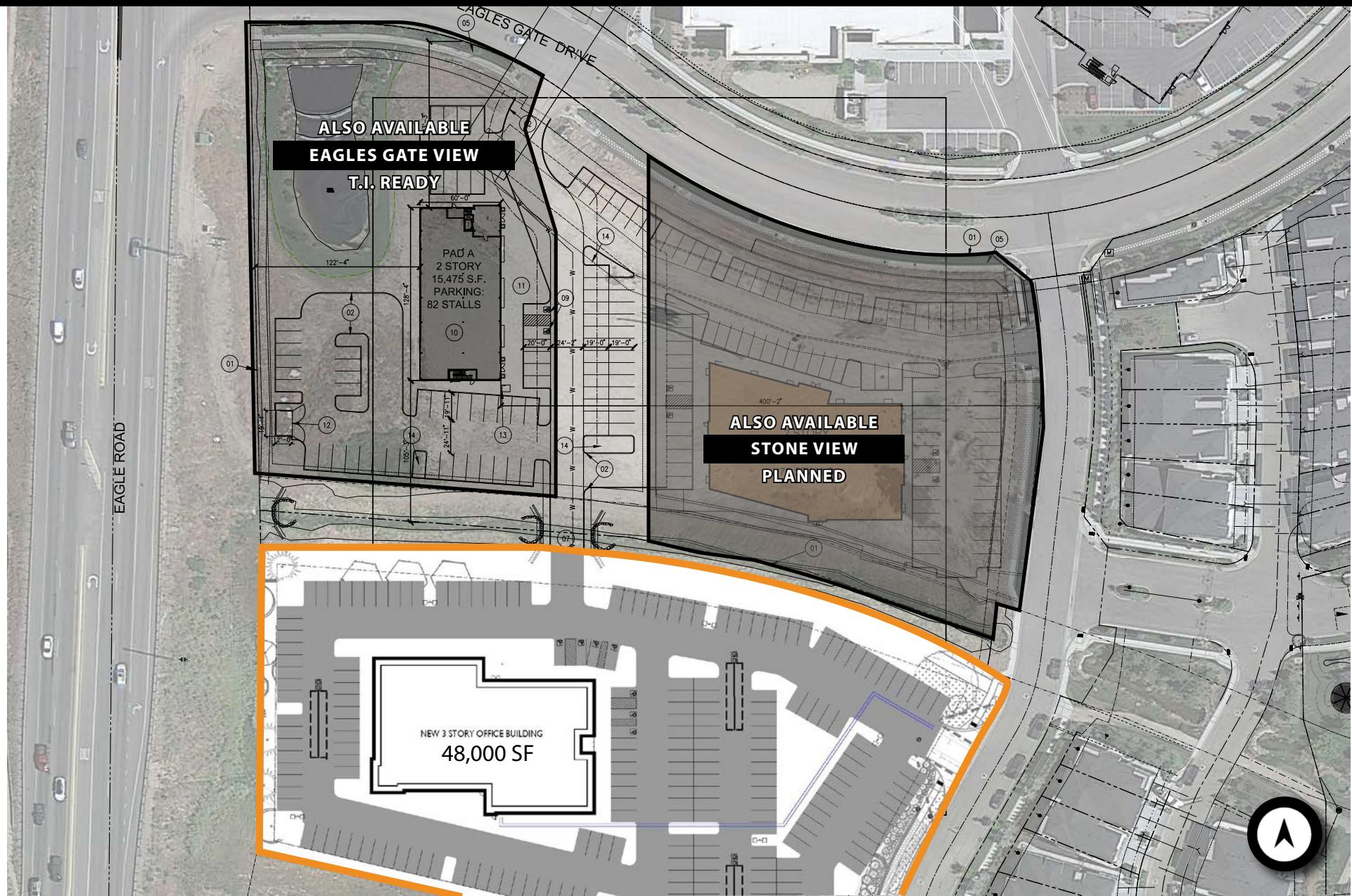
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# CONCEPT SITE PLAN



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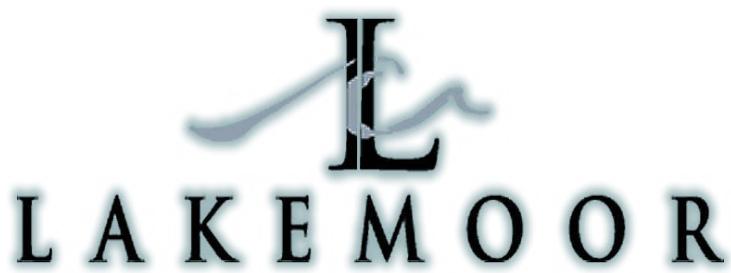
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## LAKE MOOR, EAGLE, IDAHO

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](#)

**TOK** Boe River  
COMMERCIAL

Branbury  
Golf Course

Chinden Blvd

27,200 VPD

SURROUNDED BY POPULAR  
**RETAILERS & AMENITIES!**



44,300 VPD

S Eagle Rd 39,500 VPD



27,400 VPD



**4 MINUTES**  
TO HWY 20/26

**22 MINUTES**  
TO DOWNTOWN BOISE

**14 MINUTES**  
TO I-84

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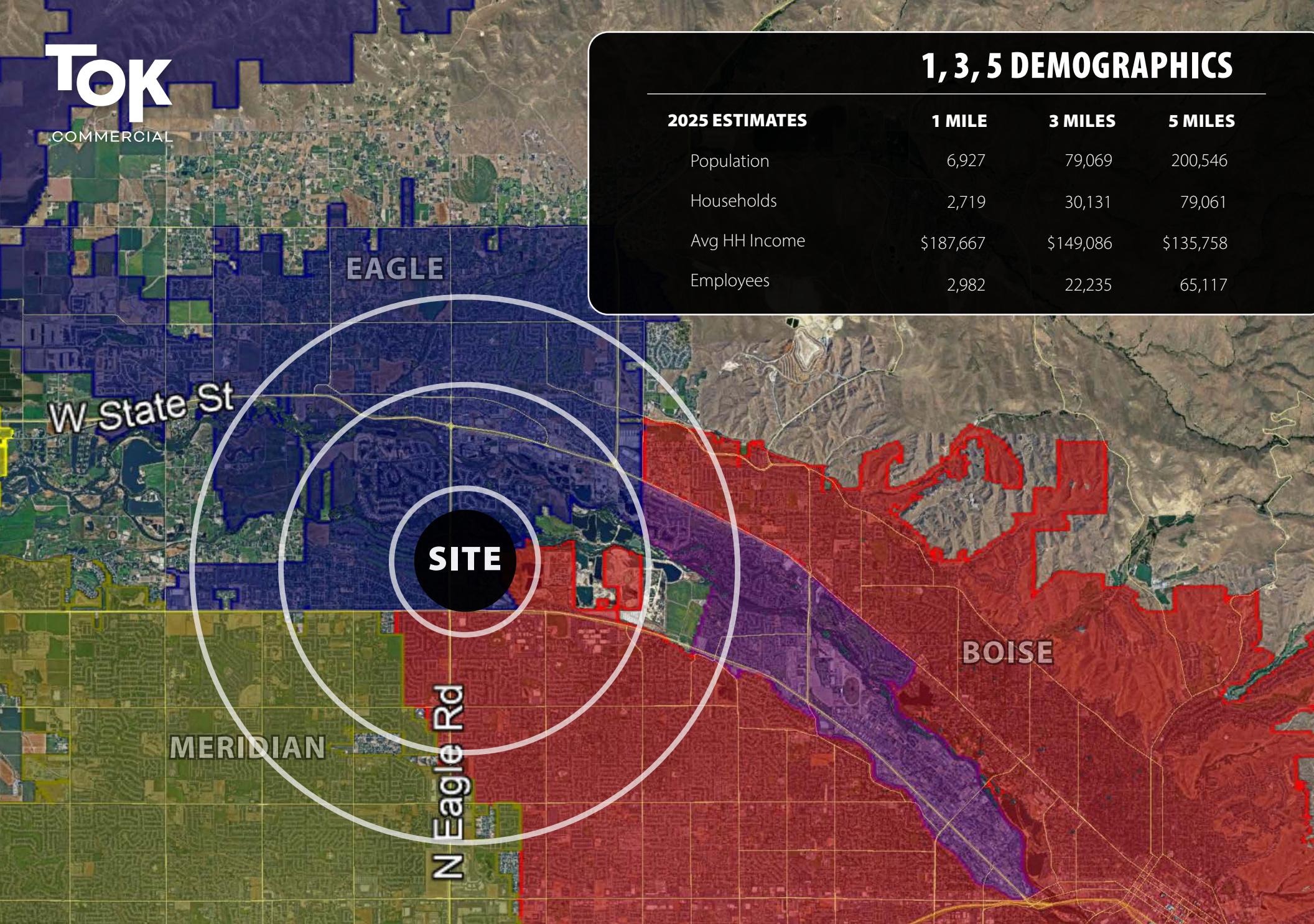
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# BOISE VALLEY INFORMATION

## 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

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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