



# 776 E RIVERSIDE DR, SUITE 255

## EAGLE, IDAHO

### PROPERTY DESCRIPTION

Discover an exceptional opportunity to lease this spacious Class A office space, ideally situated in the vibrant community of Eagle, Idaho. This modern second floor unit boasts a generous 2,173 square feet of versatile space, perfect for a variety of business needs. Eagles View is a 34,750 sq. ft. two story multi-tenant building featuring contemporary architectural elements and high-end finishes, the office space provides a professional environment that reflects your business's image.

### PROPERTY HIGHLIGHTS

- Located on the second floor with elevator access
- Conference room available for large groups with approval

### Offering Summary

Monthly Rent:	\$5,070.26
Available SF:	2,173 SF
Unit:	Suite 255
Lease Rate:	\$28.00
Lease Type:	Full Service



Each Office Independently  
Owned and Operated

KW Commercial

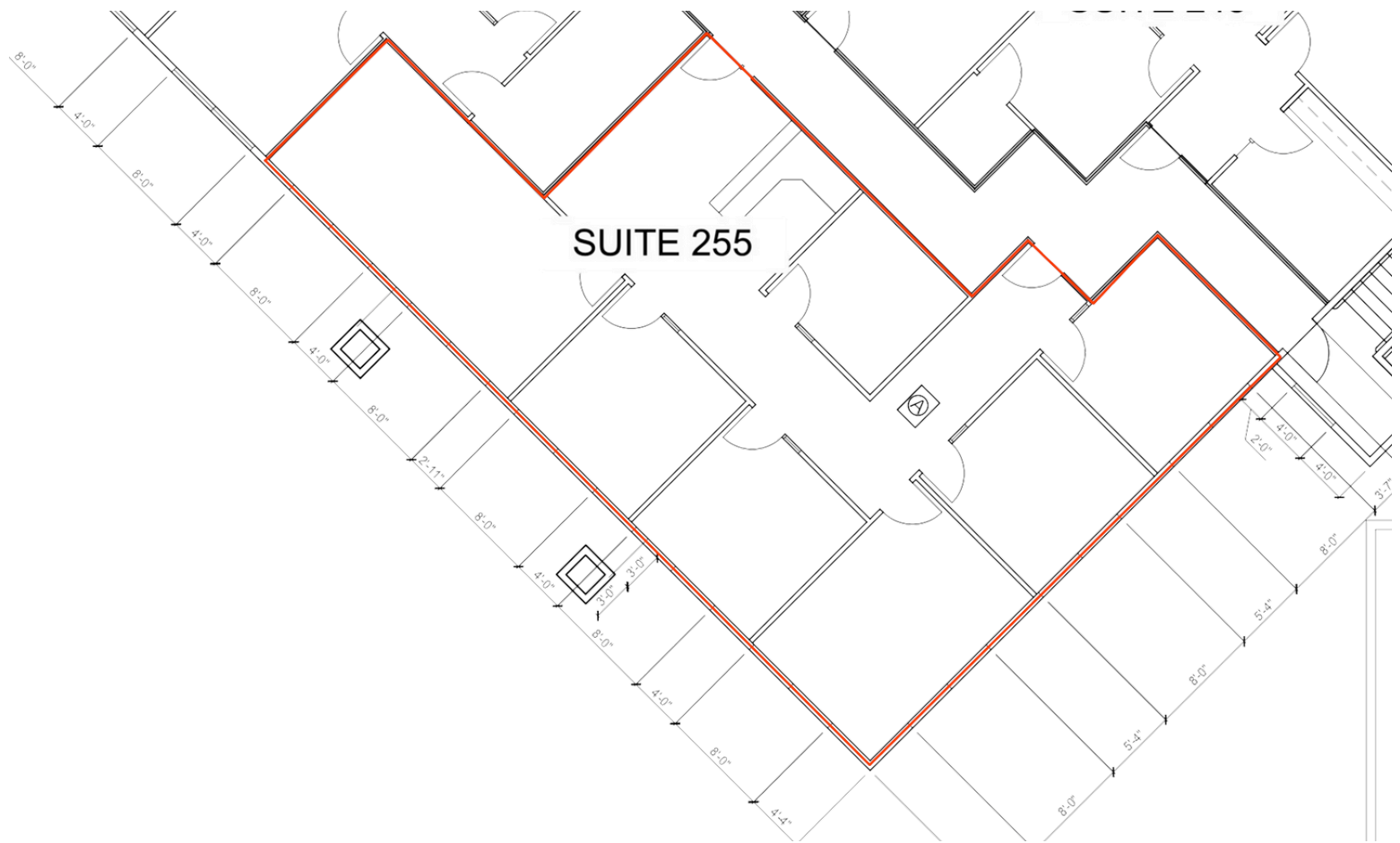
#### Tricia Callies

Director, CCIM, CPM

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We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.







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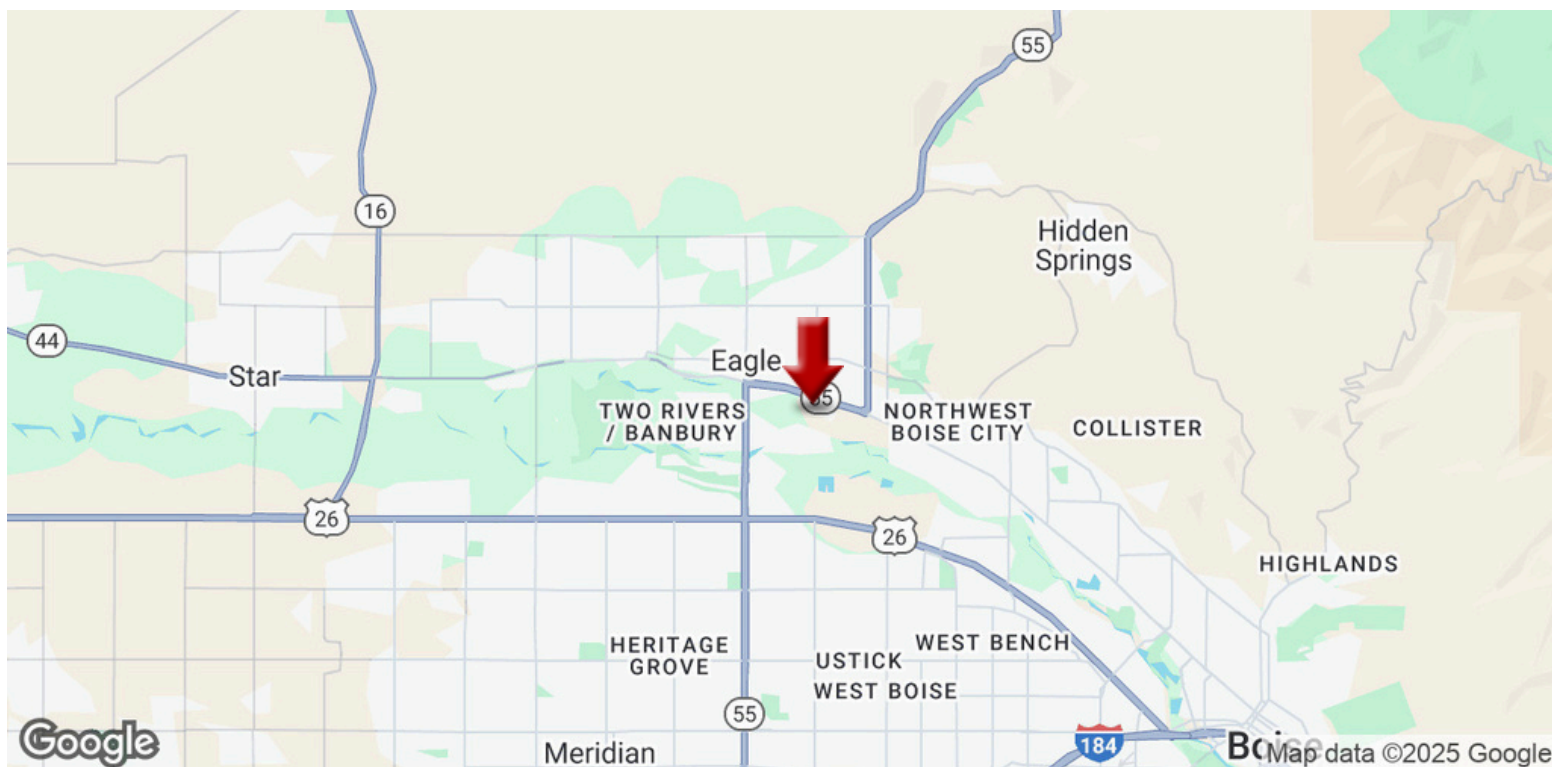
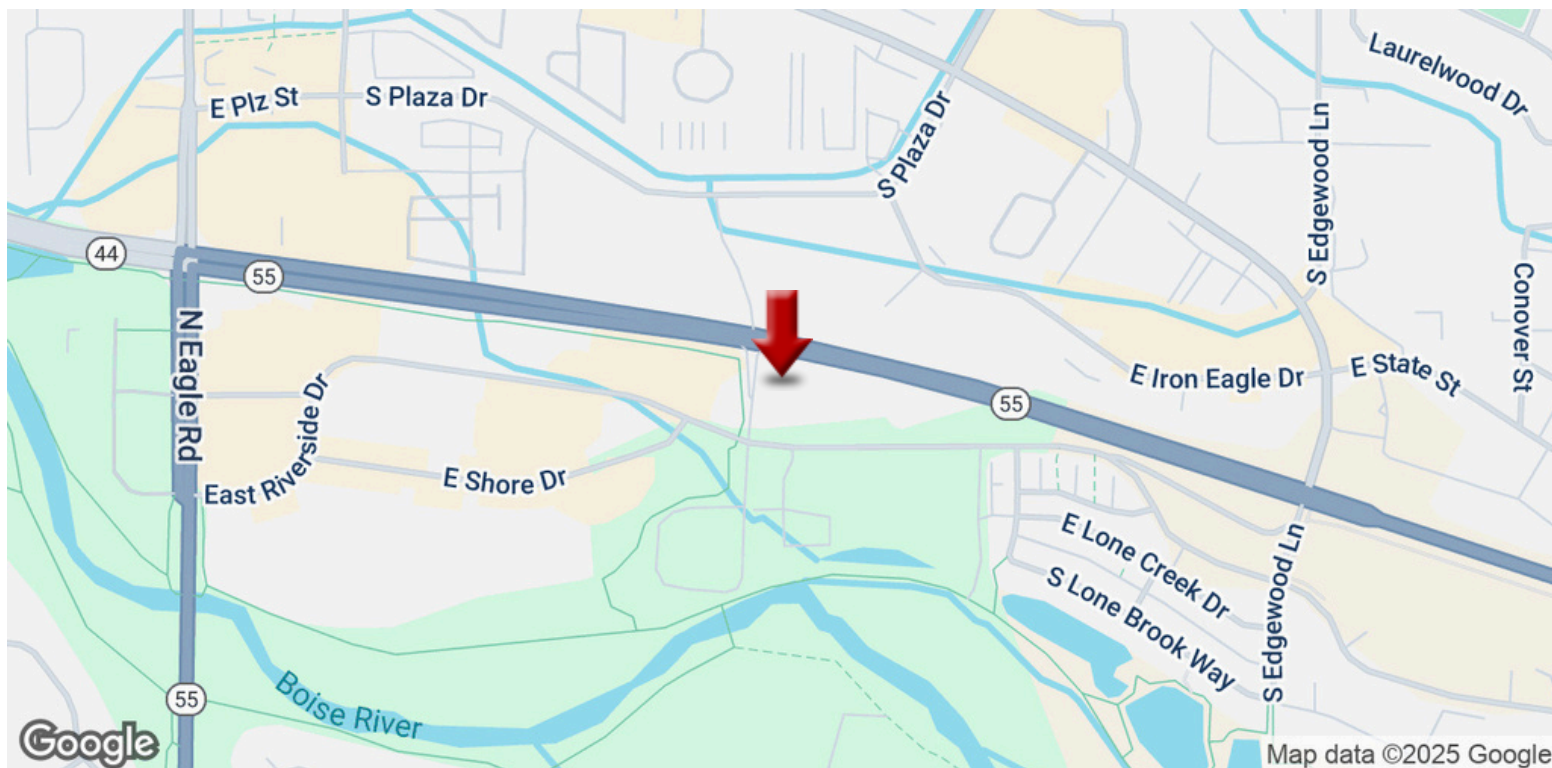
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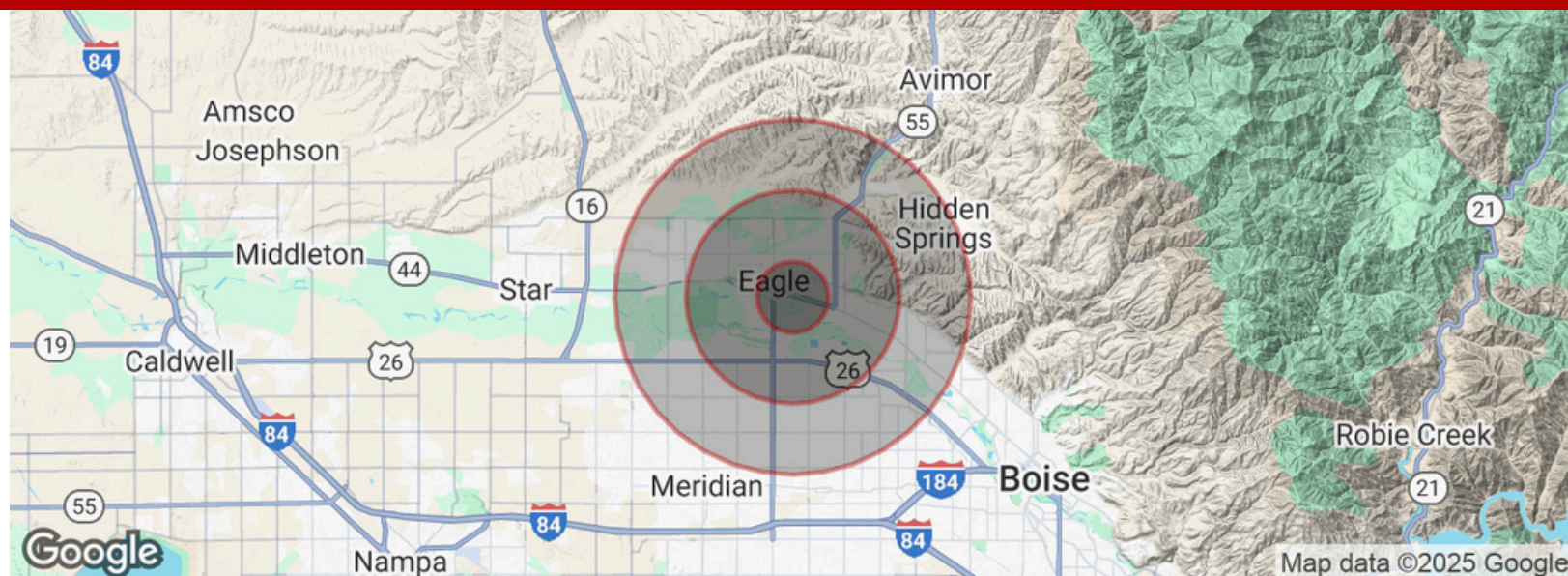


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Population	1 Mile	3 Miles	5 Miles
Total Population	4,986	40,936	114,401
Median Age	41.8	38.6	36.9
Average Age (Male)	42.0	38.6	36.6
Median Age (Female)	41.8	38.8	37.5

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	2,018	14,958	42,019
# of Persons per HH	2.5	2.7	2.7
Average HH Income	\$82,624	\$96,098	\$85,795
Average House Value	\$264,774	\$365,221	\$251,360

\*2020 American Community Survey (ACS)



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