



Accelerating success.



For Lease

**Forum One Building**  
408 S. Eagle Road | Eagle, ID

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# Property Overview

Property Type	Office
Building Size	31,698 SF
Land Size	2 acres
Parking	5:1,000
Lease Type	FSEJ

# Space Available

Suite	Size	Rate
103	2,000 – 3,642 SF*	\$23.00 FSEJ

\*Suite can be demised

# Demos

	1 Mile	3 Miles	5 Miles
Population	7,492	43,205	144,184
Households	3,045	16,146	53,198
Median Home Value	\$473,342	\$461,200	\$387,020
Avg. HH Income	\$127,122	\$138,474	\$122,737

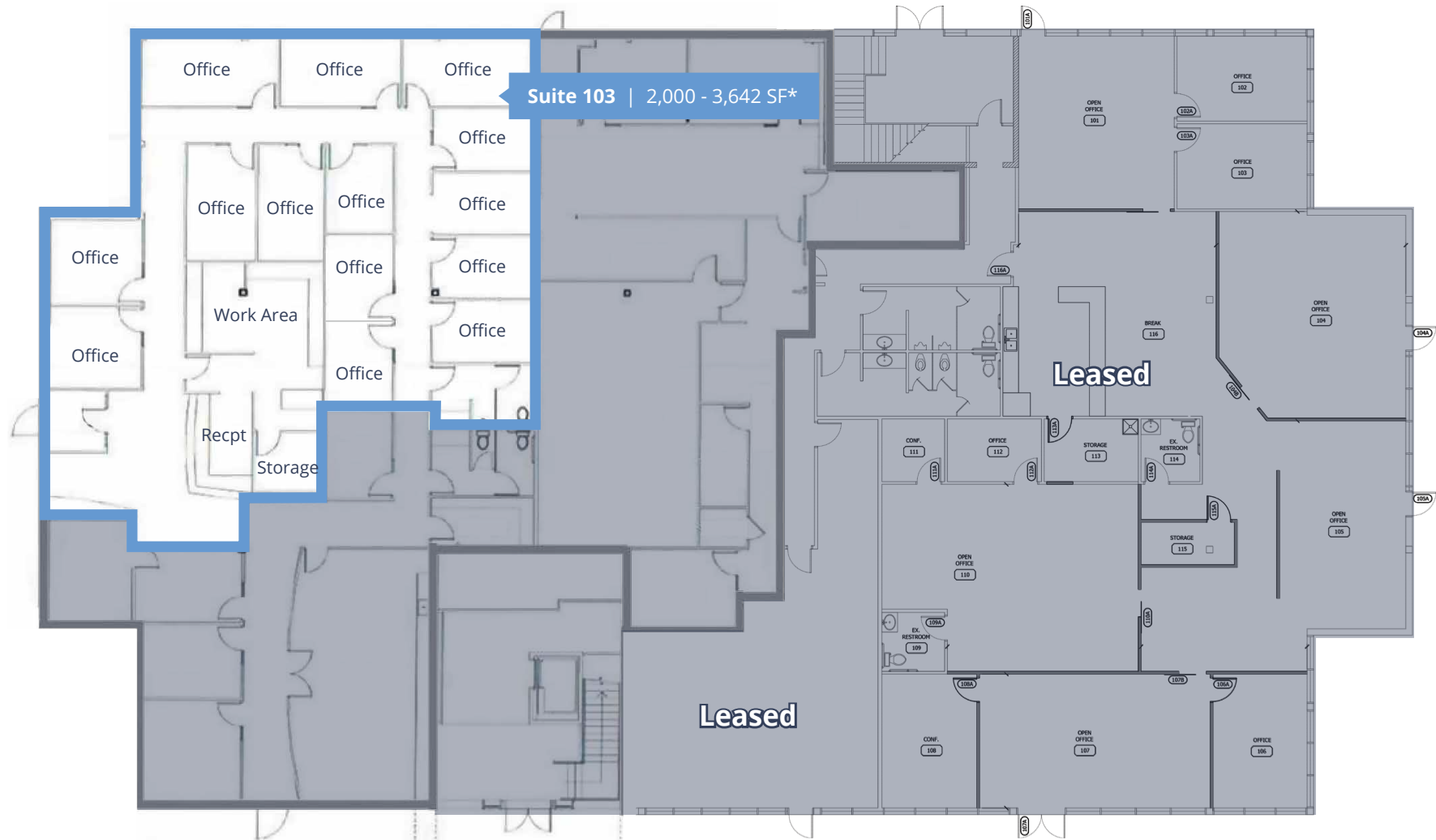


# Key Highlights

- Class “A” office space available in Downtown Eagle
- Close to shopping, restaurants, financial services and Eagle Road x State Street Intersection
- Large usable first story office space with direct suite access
- Monument and building signage available with visibility from Highway 44
- Tenant Improvement packages negotiable
- **Do not disturb tenant — Contact agent for showings**

# Floor Plans

1<sup>st</sup> floor



\*Suite can be demised

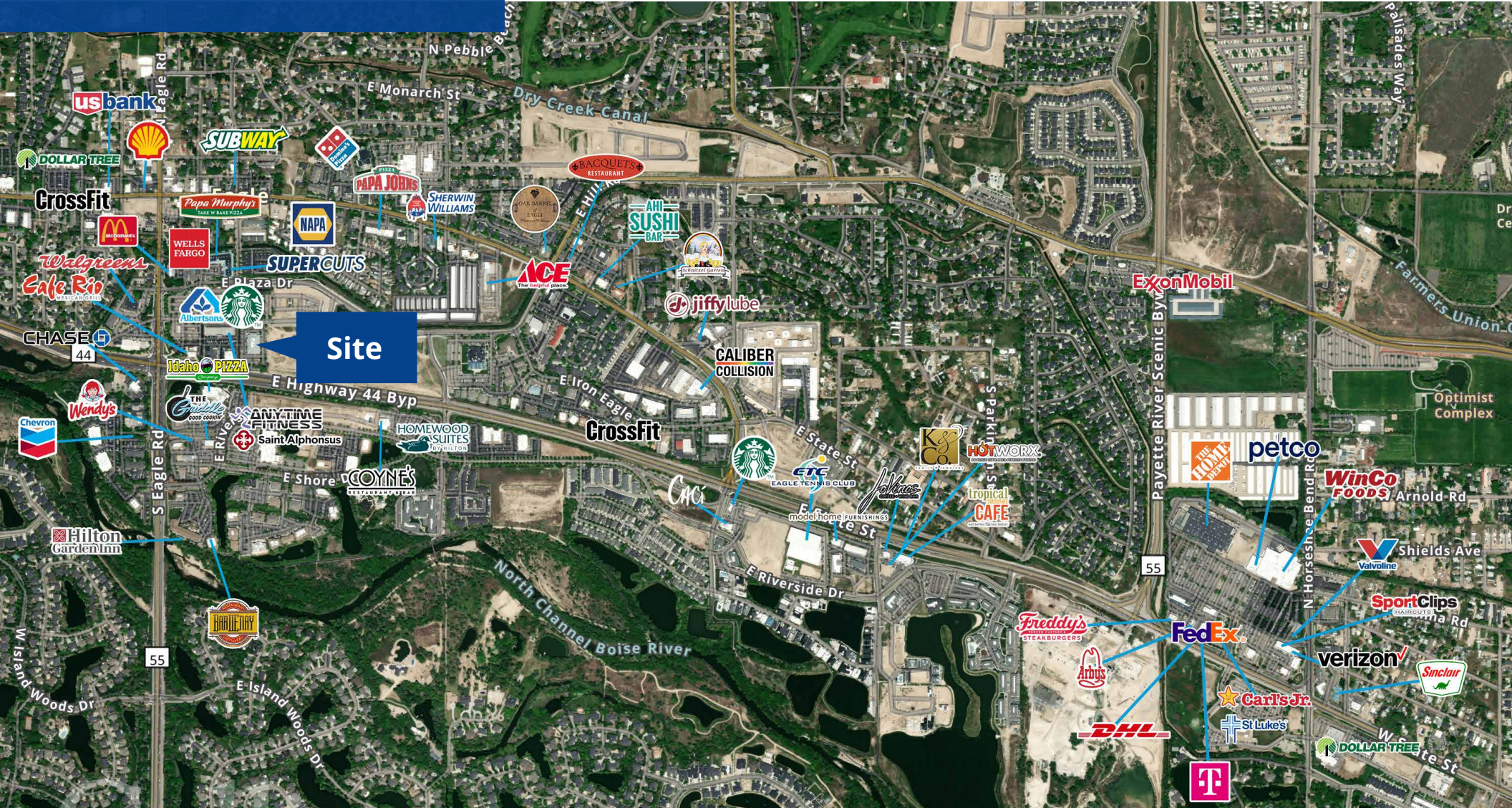
# Gallery



# Location

 [Google Map](#)

 [Street View](#)



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