

EAGLE RIVER IV Office Space for Lease

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Best-in-Class Office Space
868 E. Riverside Dr., Eagle, ID 83616

SUMMARY

- Eagle River IV: **38,363 sf** two-story office building. **Ample surface parking.**
- 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 the **Homewood Suites by Hilton.**
- A short walk to the scenic **Boise River Greenbelt** and spectacular **mountain views.**
- 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

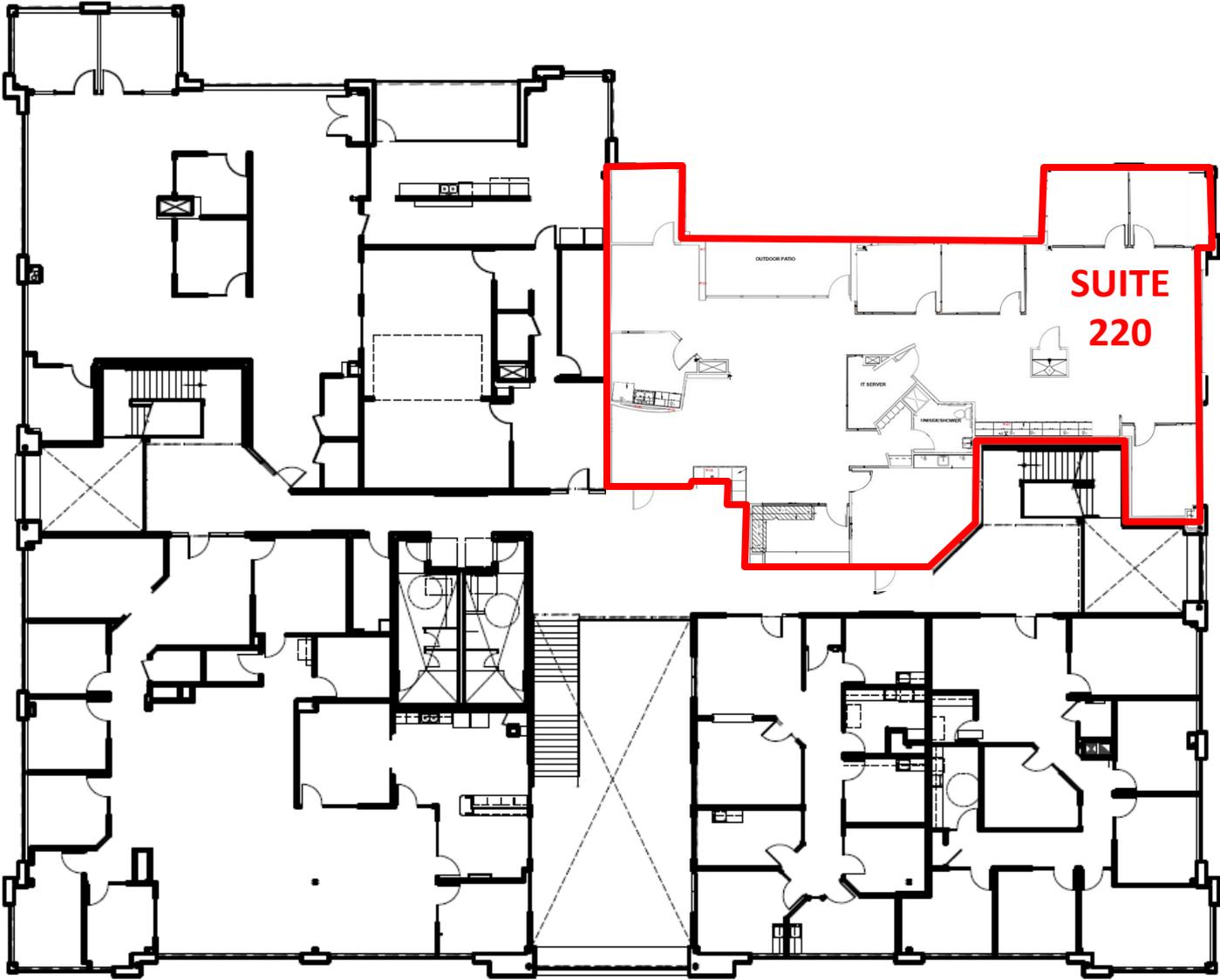


Available

- Suite 220: 3,559 Useable Square Feet, 4,241 Rentable Square Feet
 - Available May 1st, 2026 (possibly sooner depending on current tenant and amount of TI)

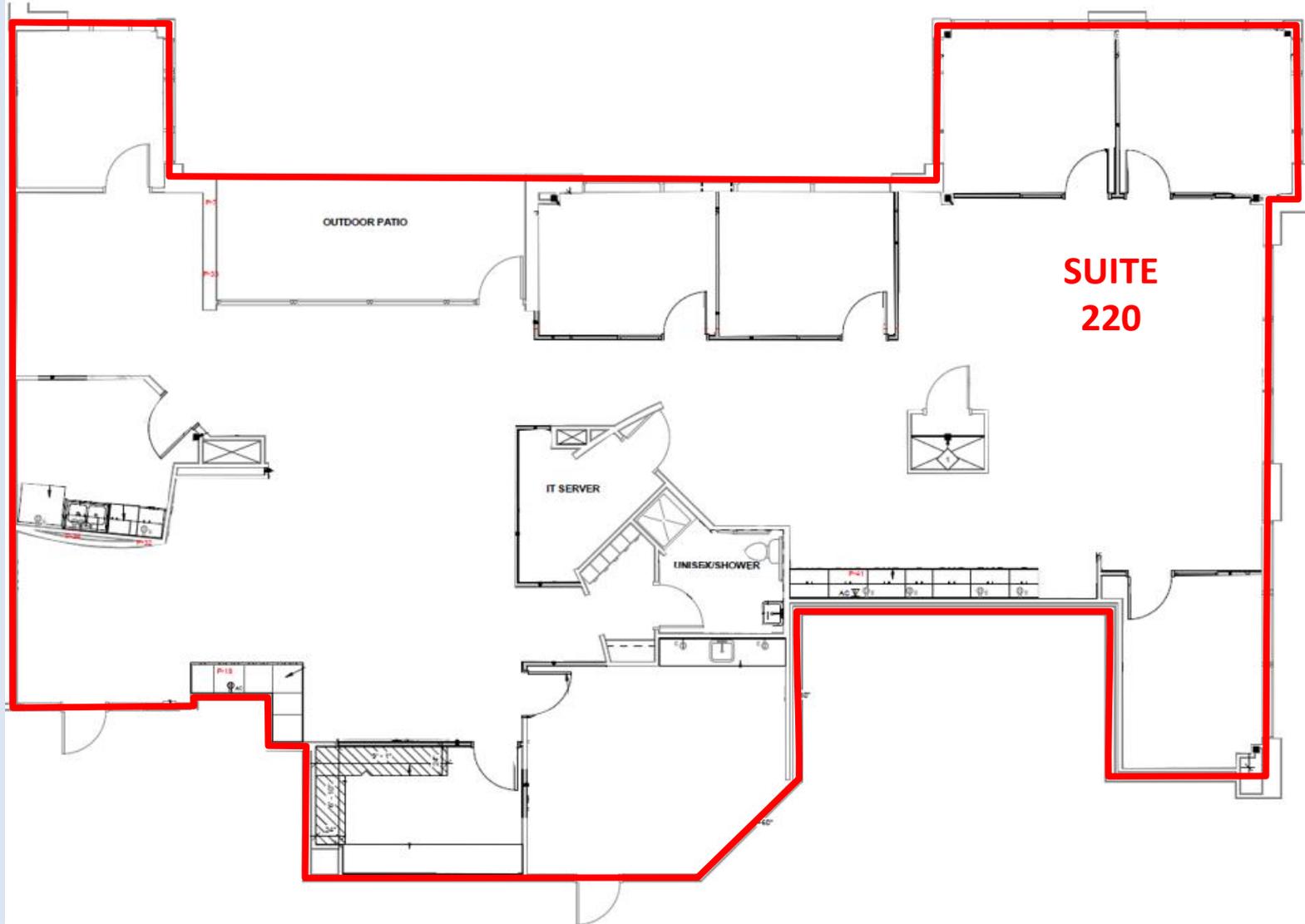


SECOND FLOOR PLAN



SUITE 220 FLOOR PLAN

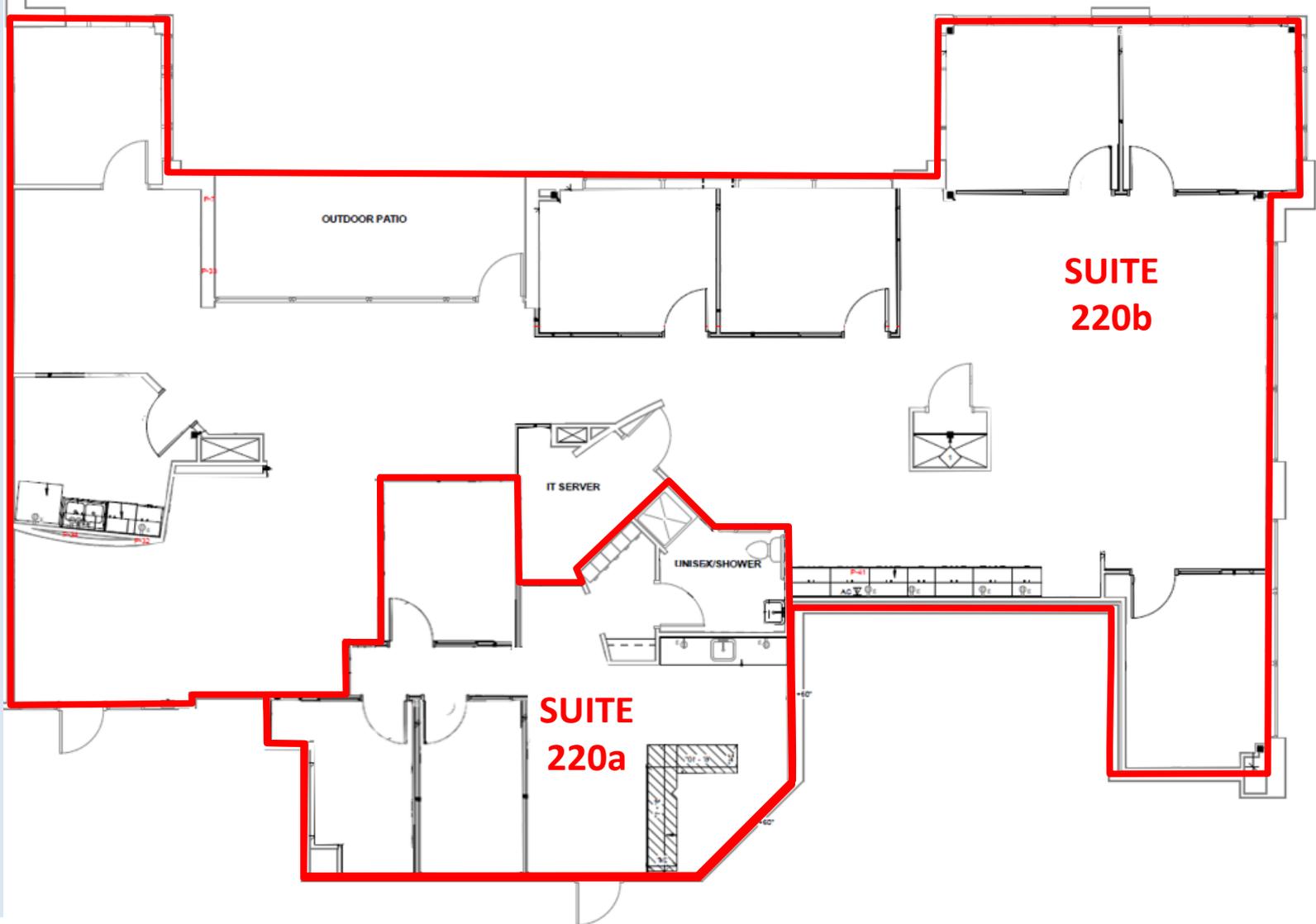
3,559 Useable Square Feet, 4,241 Rentable Square Feet



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SUITE 220 FLOOR PLAN – DEMISED CONCEPT

Square footage of each suite TBD, 3,559 usf, 4,241 rsf total



INTERIOR PHOTOS



INTERIOR PHOTOS (CONT'D)



MONUMENT SIGNAGE EXAMPLE RENDERING



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Eagle River



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