

# WHITETAIL PLACE

1387 S. EAGLE FLIGHT WAY / BOISE, ID 83709  
OFFICE SPACE FOR SALE OR LEASE

**GREAT OWNER USER OPPORTUNITY**  
CLASS A OFFICE SUITE ALSO AVAILABLE FOR LEASE | MOVE IN READY

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- Move-in ready.
- Abundant parking.
- Located in Blackeagle Center.
- Central location with easy access to I-84, the I-184 Connector, and downtown Boise.
- Close to restaurants and other professional services.
- Excess land offers a rare opportunity to deliver new, modern office space.

**HIGHLIGHTS**

**SALE INFORMATION**

Available:	Size:	Price/SF:	Price:
Building	14,434 SF	\$275.00/SF	\$3,970,000
Excess Lot	1.09 AC	\$20.00/SF	\$1,000,000

**LEASE INFORMATION**

Suite:	Size:	Rate:
100	10,349 SF	\$15.00/SF, NNN

**CONTACT AGENTS FOR SHOWING INSTRUCTIONS**

<b>Submarket:</b>	Southwest	<b>Improvements:</b>	Negotiable
<b>Bldg Size:</b>	14,434 SF	<b>Parking:</b>	9.6/1,000 SF
<b>Divisible:</b>	To ±5,000 SF	<b>Available:</b>	3/1/2026
<b>Lease Term:</b>	3+ Years	<b>Est NNN's:</b>	\$8.46/SF (Includes Utilities)

**CONTACT**

**DETAILS**

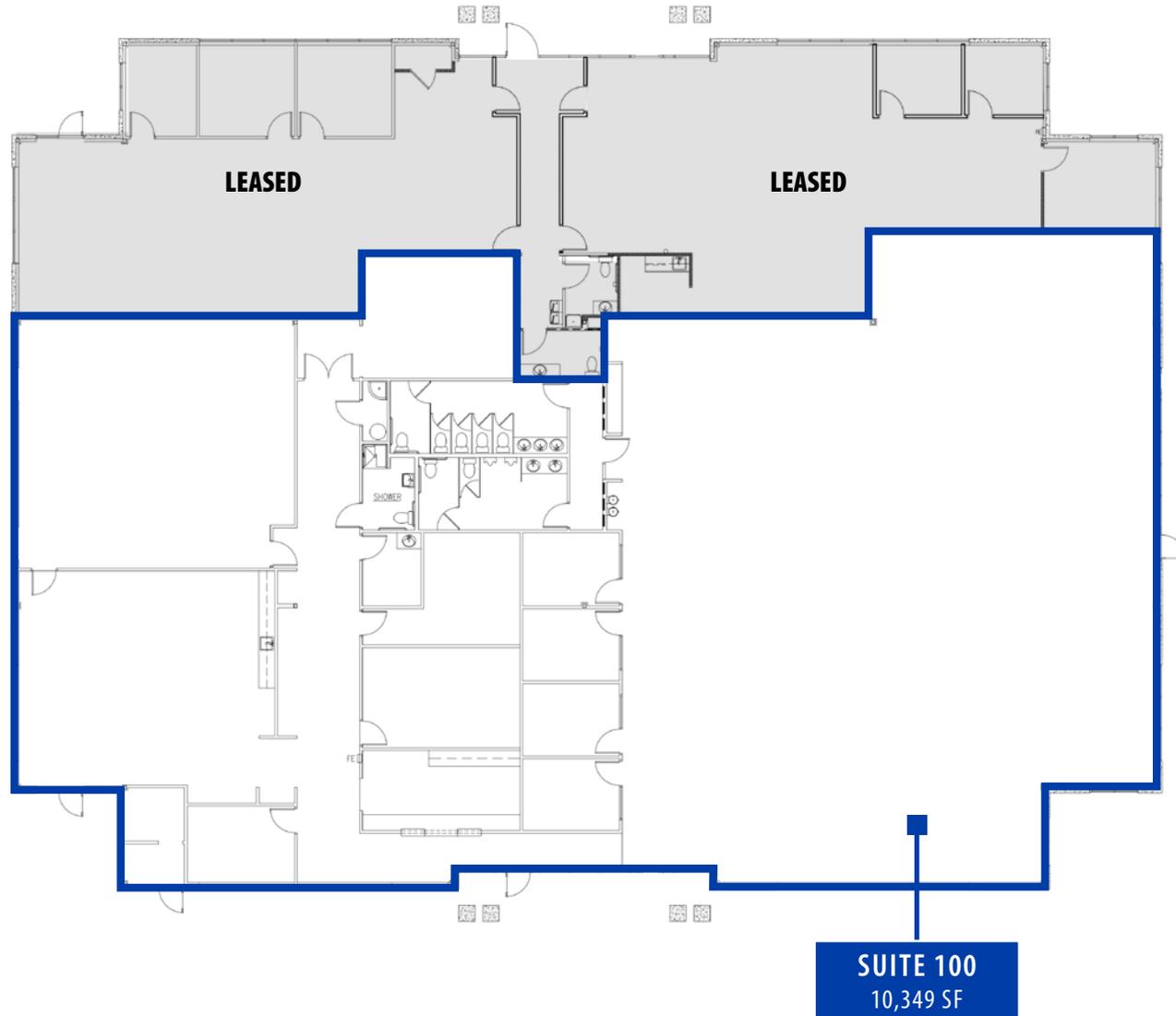
# FLOOR PLAN

EXISTING

SUITE	SIZE	RATE
100*	10,349 SF	\$15.00/SF, NNN

\*Divisible to  $\pm$  5,000 SF

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UPDATED: 2.11.2026

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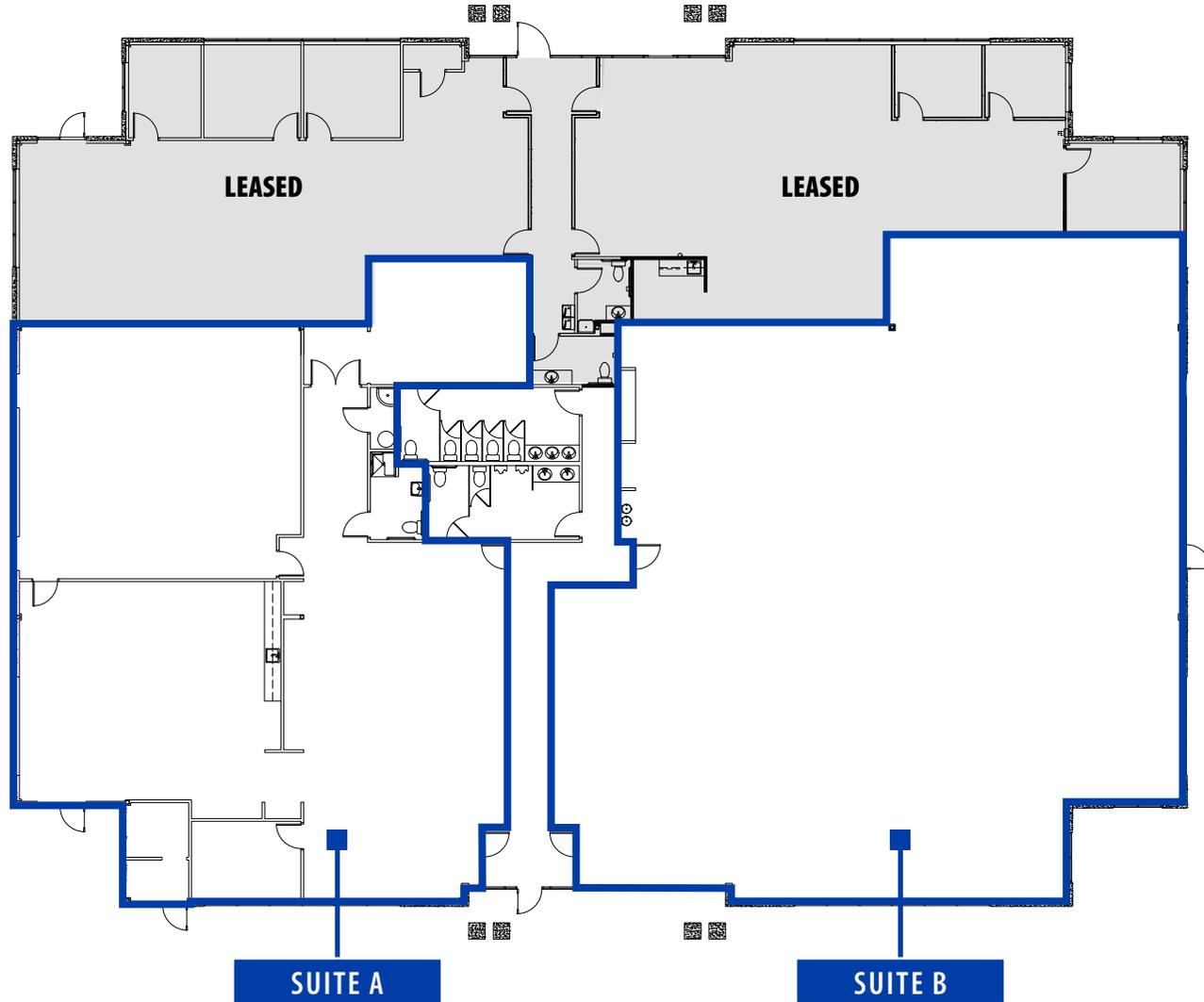
# FLOOR PLAN

DIVISIBLE

SUITE	SIZE	RATE
100*	10,349 SF	\$15.00/SF, NNN

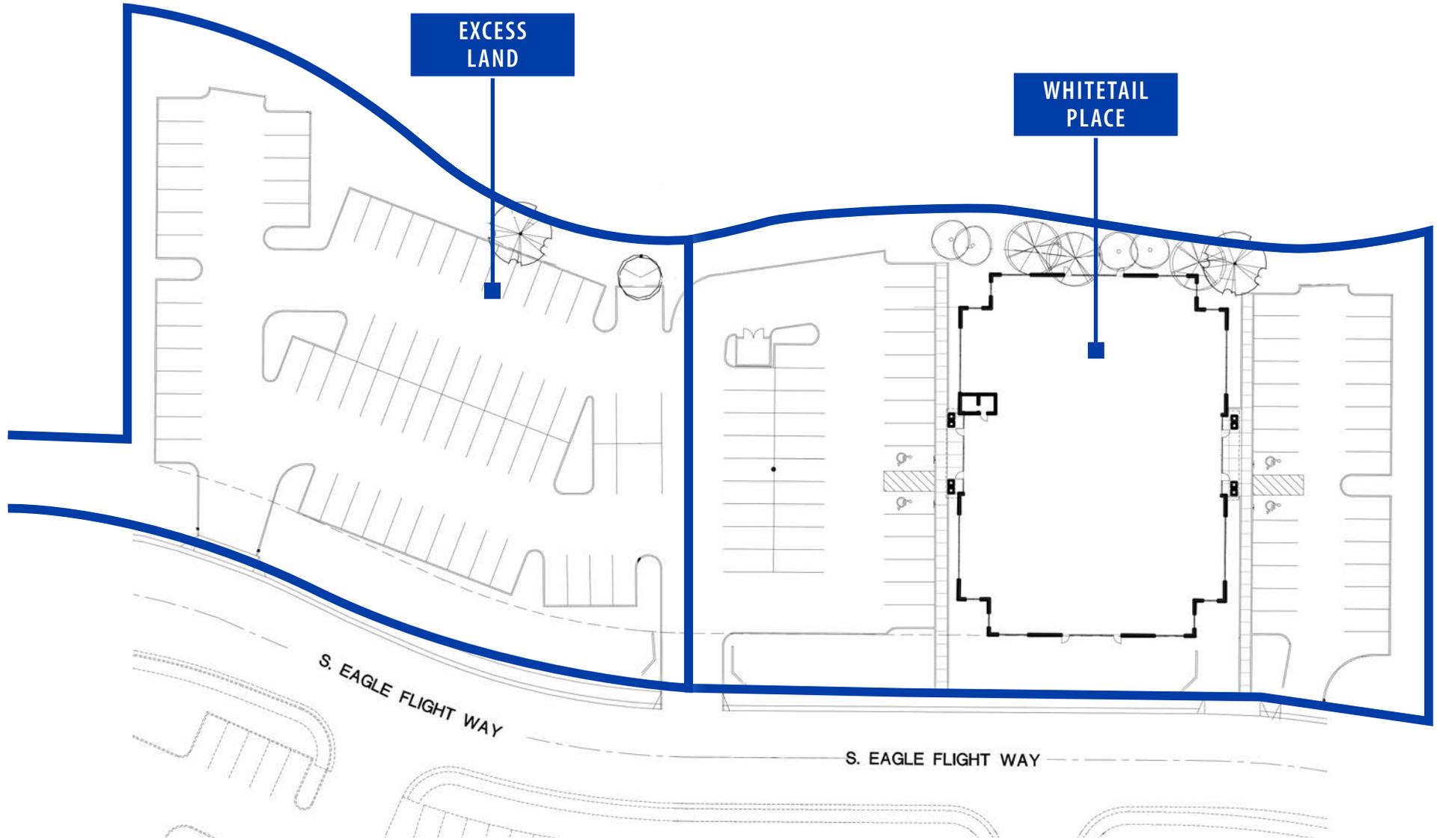
\*Divisible to  $\pm$  5,000 SF

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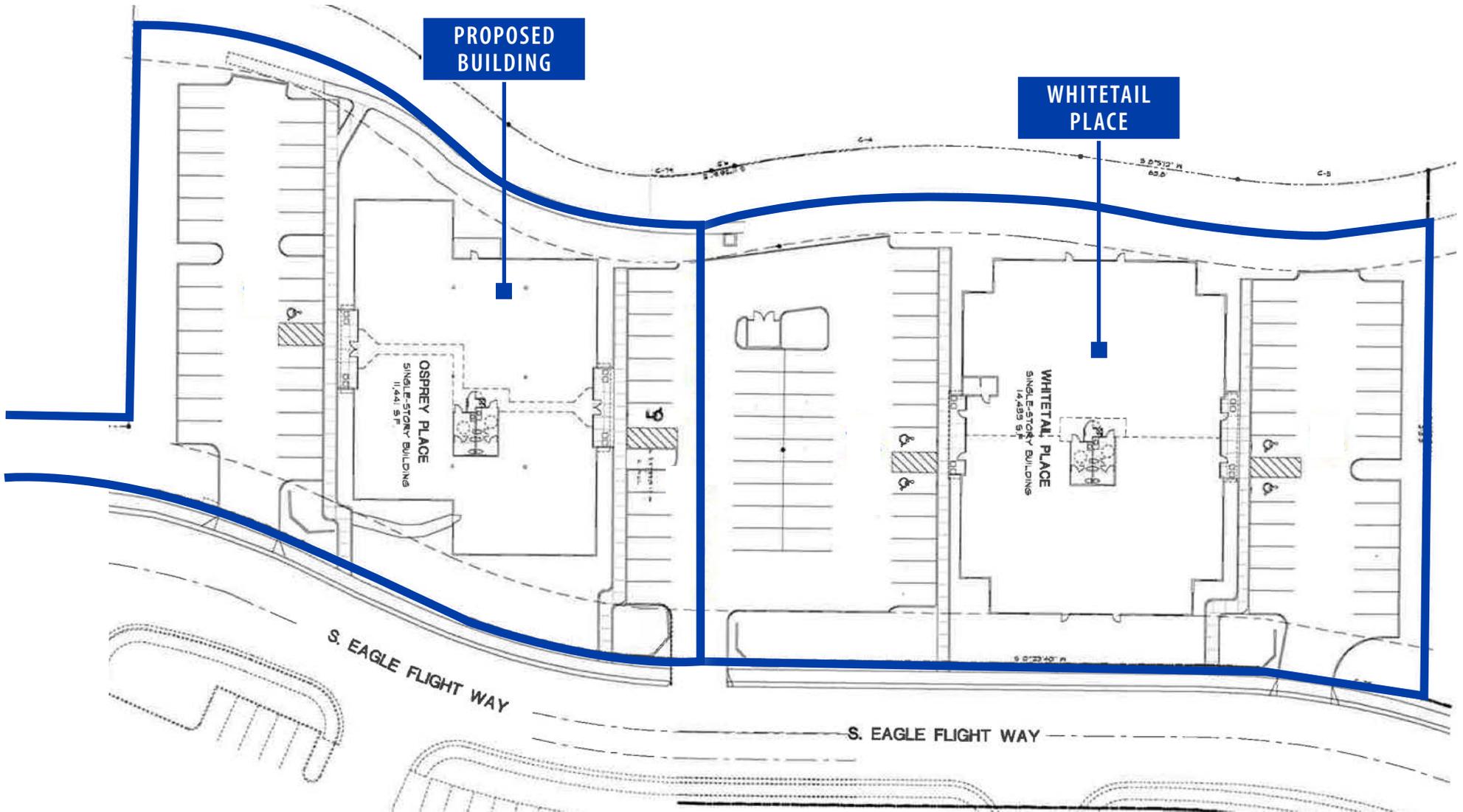
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# SITE PLAN

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# SITE PLAN

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**BOISE CONNECTOR**  
1.4 MILES

**DOWNTOWN CORE**  
6.4 MILES



**WHITETAIL PLACE**

**EXCESS LAND**

**SEAGLE FLIGHT WAY**

**W OVERLAND RD**

