

EAGLE RIVER VII Now Pre-Leasing

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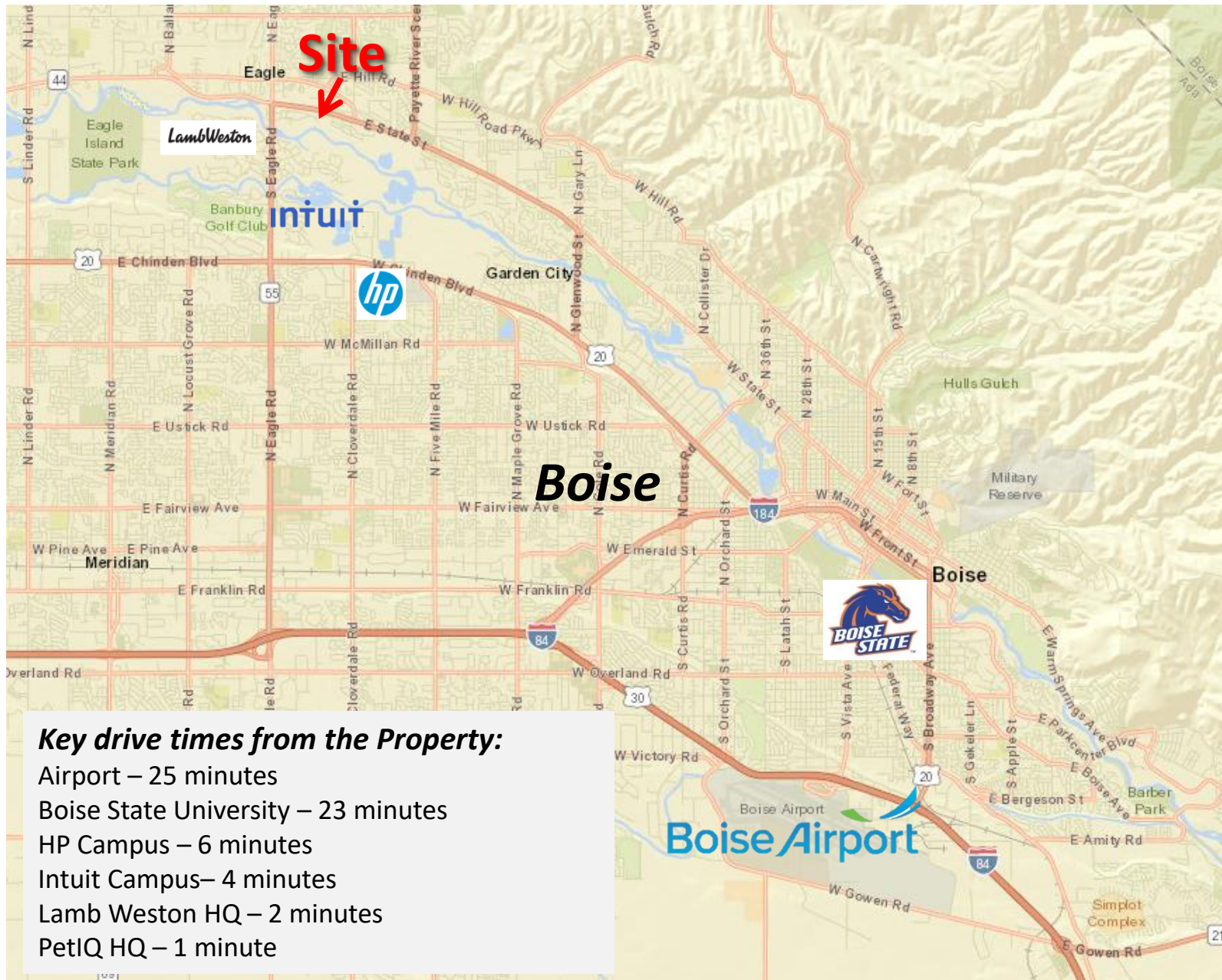
New Best-in-Class Office Building | 24,567 Square Feet
1100 E. Riverside Dr., Eagle, ID 83616

SUMMARY

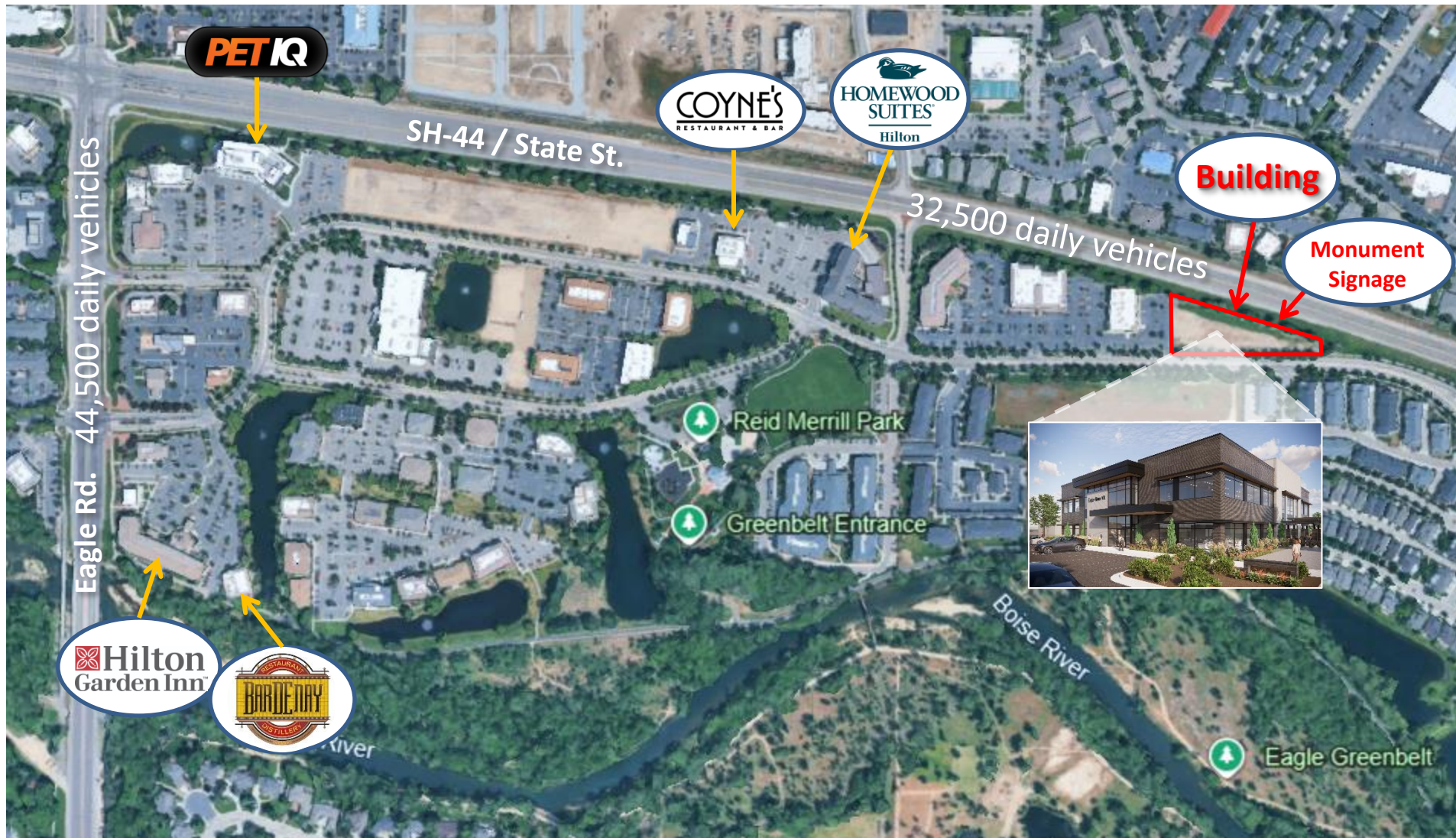
- Eagle River VII: **24,567 sf** two-story new construction office building. **Ample surface parking.**
- Suite 140 available: **880 usable sf, 1,036 rentable sf.** Suite can be demised to suit the incoming tenants.
- Building to be complete **May of 2026.** If Suite 140 is preleased, the tenant improvements can be completed concurrently with the building.
- 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 a new **Homewood Suites by Hilton.**
- Great visibility from Sate Highway 44 boasting over **32,500 average daily vehicle trips** with highly visible signage. **Monument signage available** on State Highway 44.
- A short walk to the scenic **Boise River Greenbelt** and spectacular **mountain views.**
- The Eagle River team brings **decades of development experience** and a top-shelf cast to design and develop this building including Cushing Terrell Architects and The Land Group.
- 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 OVERVIEW



LOCATION



SITE PLAN



SOUTHWEST ELEVATION



Contact: Joe Sharpes or Chad Hamel (208) 938-4270

NORTHEAST ELEVATION



Contact: Joe Sharpes or Chad Hamel (208) 938-4270

WEST ENTRY RENDERINGS



MONUMENT SIGNAGE EXAMPLE RENDERING



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FIRST FLOOR PLAN

Available

- Suite 140
- 880 Usable Square Feet
- 1,036 Rentable Square Feet



EAGLE, ID - DEMOGRAPHICS

Population			
	2 mile	5 mile	10 mile
2020 Population	21,399	141,967	395,905
2024 Population	23,619	151,803	431,466
2029 Population Projection	26,915	172,186	491,168
Annual Growth 2020-2024	2.6%	1.7%	2.2%
Annual Growth 2024-2029	2.8%	2.7%	2.8%
Households			
2020 Households	8,241	52,150	151,738
2024 Households	9,137	55,811	165,801
2029 Household Projection	10,446	63,464	189,250
Income			
Avg Household Income	\$130,209	\$114,449	\$101,819
Median Household Income	\$99,795	\$90,436	\$77,741

Eagle River



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