

EAGLE RIVER IV Office Space for Lease

Contact

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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 a new **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 - 12/1/24

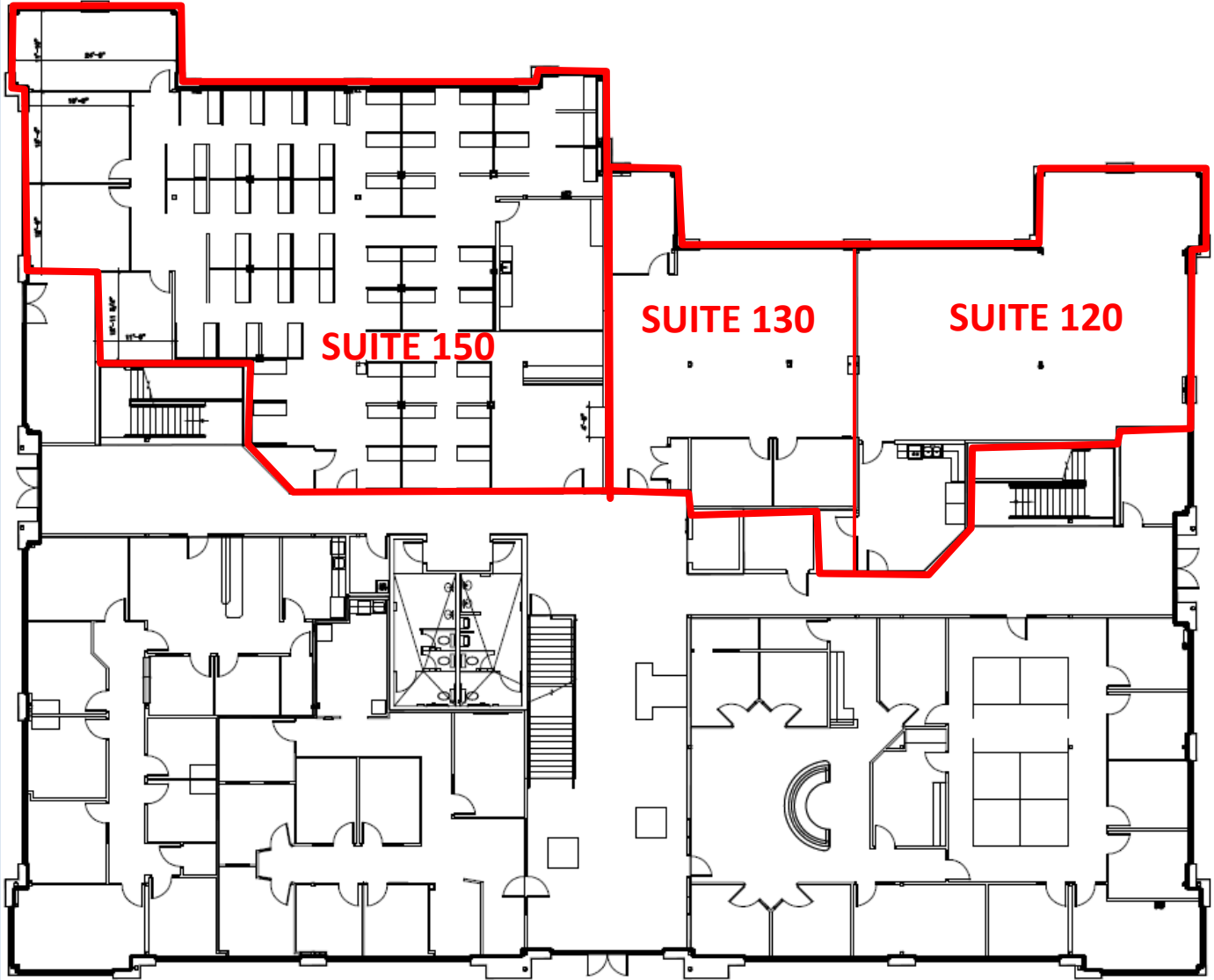
- Suite 120: 2,036 Usable Square Feet, 2,426 Rentable Square Feet
- Suite 130: 1,534 Useable Square Feet, 1,828 Rentable Square Feet
- Suite 120/130: 3,570 Usable Square Feet, 4,254 Rentable Square Feet
- Suite 150: 4,669 Useable Square Feet, 5,663 Rentable Square Feet
- Suite 250: 4,704 Useable Square Feet, 5,606 Rentable Square Feet
- **Total: 12,943 Useable Square Feet, 15,423 Rentable Square Feet**

Currently Available

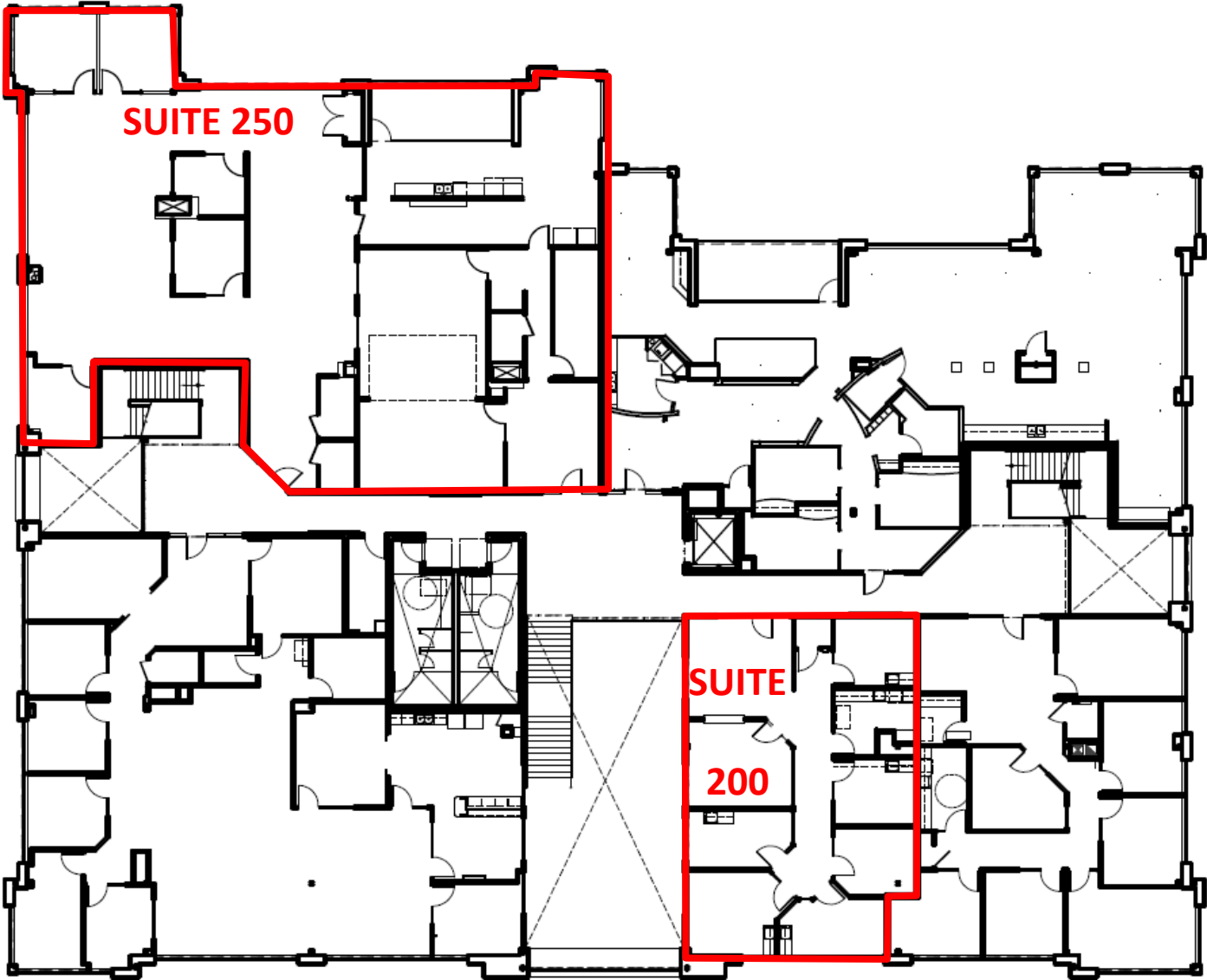
- Suite 200: 1,662 Usable Square Feet, 1,980 Rentable Square Feet



FIRST FLOOR PLAN



SECOND FLOOR PLAN



Eagle River



Contact

Joe Sharpes, Leasing Manager

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