

EAGLE RIVER IV

CLASS A OFFICE SPACE FOR LEASE / 868 RIVERSIDE DRIVE / EAGLE, ID 83616



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Monument signage available.

Easy access to State Hwy 44/State Street.

Class A office space in the Eagle River development.

Surrounded by restaurants, retailers, parks, and the Boise River Greenbelt.

Located in Eagle River home to: Bardenay, Coyne's Restaurant, The Hilton Garden Inn, and a new Homewood Suites by Hilton.

Building features grand entry lobby and two-story water feature, and lake views!

Located at the prominent intersection of Eagle Road and Highway 44.

SPACE

Suite 150*

*Can be demised

SIZE

5,663 SF

RATE

\$29.00/SF (FSEJ)

CONTACT AGENTS FOR SHOWINGS

SUBMARKET

Eagle

BLDG. TYPE

Office

BLDG. SIZE

42,153 SF

OF FLOORS

2

DIVISIBLE

Yes

TI ALLOWANCE

Negotiable

PARKING

4: 1000

LEASE TYPE

FSEJ

AVAILABILITY

Immediately

CONTACT

HIGHLIGHTS

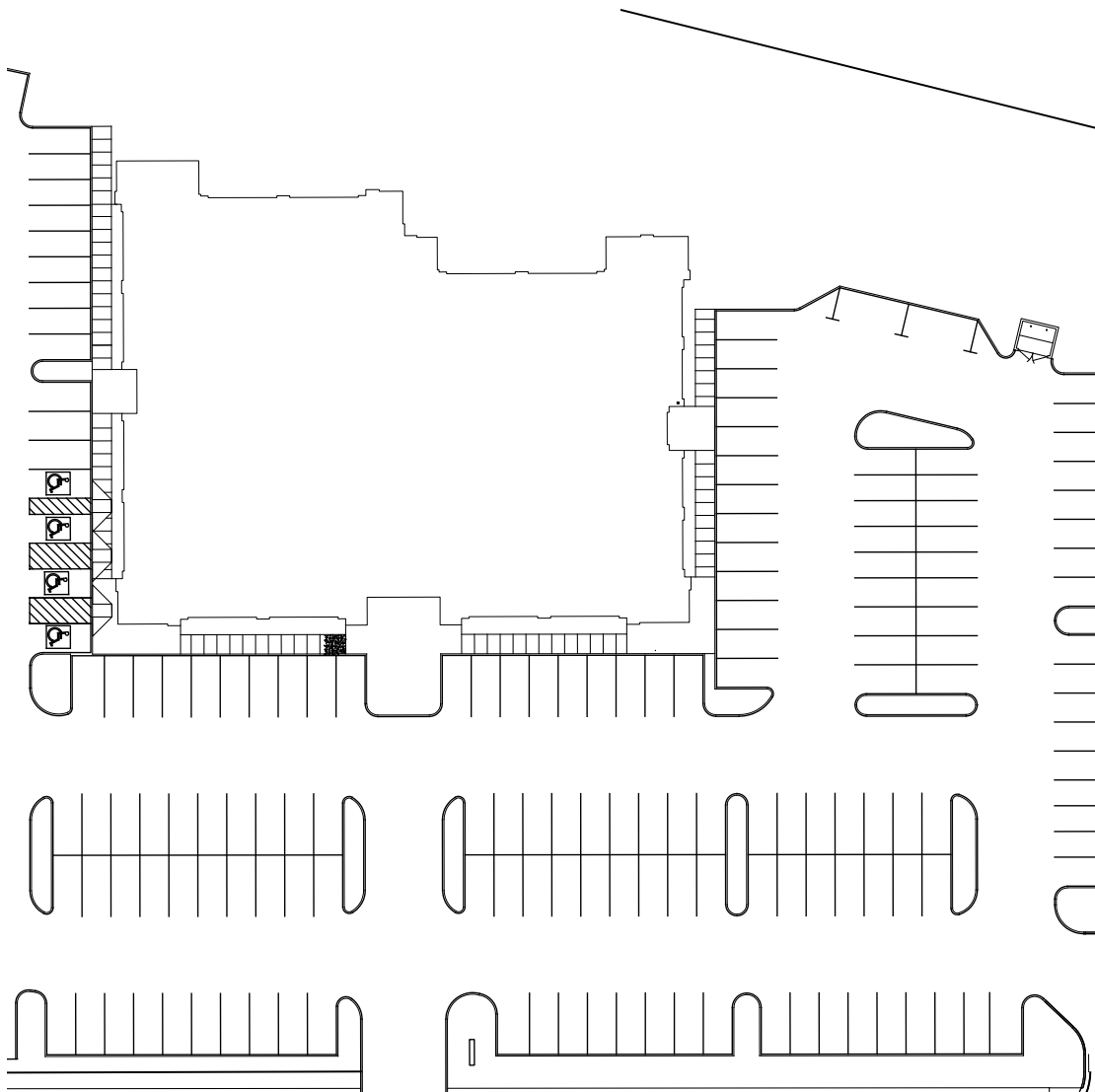
DETAILS

UPDATED: 10.20.2025

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SITE PLAN



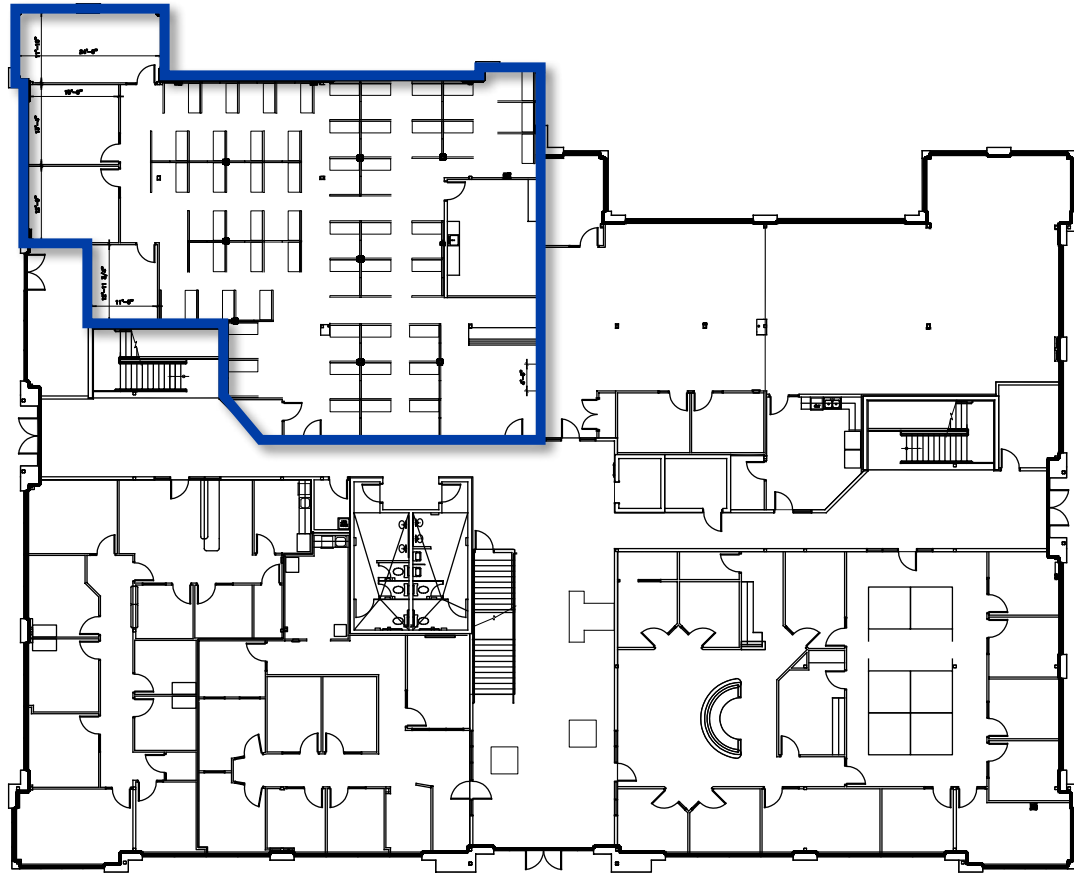
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SUITE 150
5,663 SF

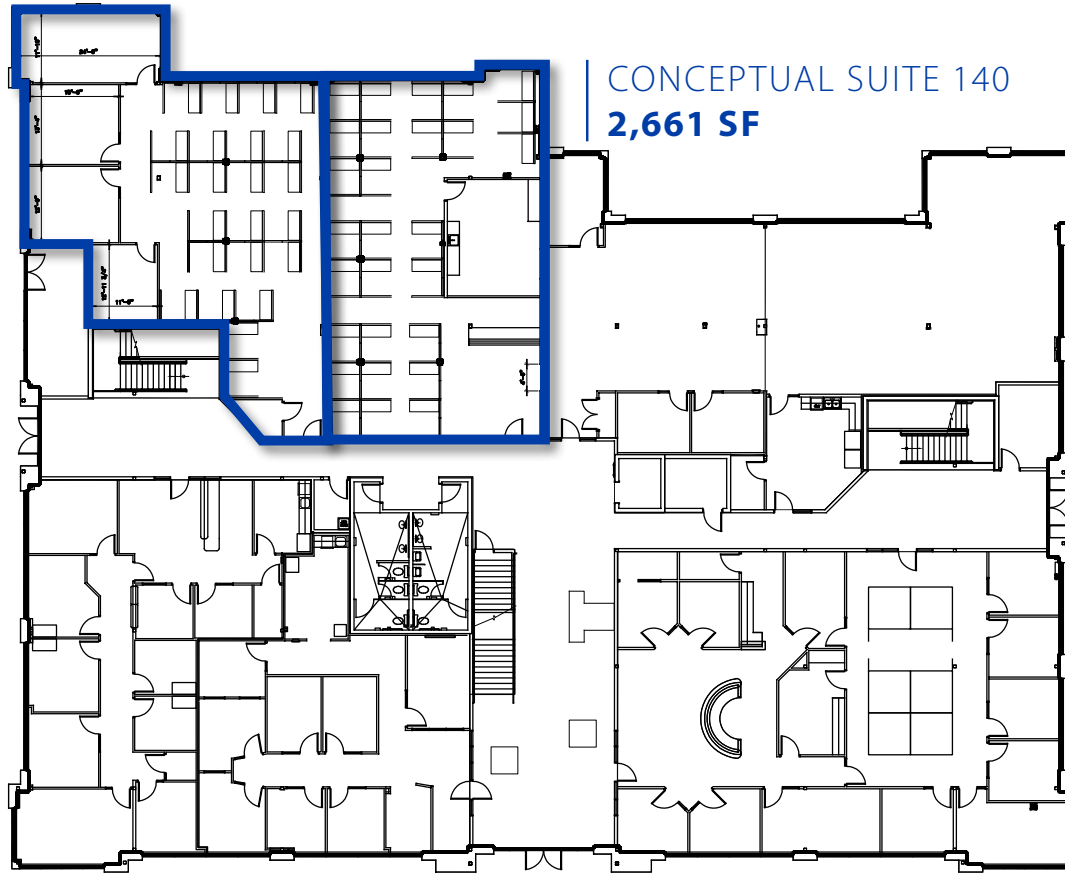


FIRST FLOOR



CONCEPTUAL SUITE 150
2,903 SF

CONCEPTUAL SUITE 140
2,661 SF



**DEMISED OPTIONS
FIRST FLOOR**

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TokCOMMERCIAL.COM

N EAGLE RD

DOWNTOWN EAGLE

EAGLE PAVILION

EAGLE RIVER



MOLINARI PARK TOWNHOMES

E STATE ST

W STATE ST / HWY 55



EAGLE RIVER BLDG IV

EAST END RIVERSIDE

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