

200 TO 600 SF AVAILABLE



Property Highlights

Lease Rate Range	\$500 to \$1,000/Month
Suites Size Range	200 to 600 SF
Lease Term	1 Year Minimum
Building Size	6,087 SF (2 Story)
Parcel Size	0.211 Acres
Parking	Ample - On-Site
Parcel #	R5674060010
Zoning	City of Eagle-Mixed Use
Built/Remodeled	2006/2017
Building Access	Building Open During Normal Business Hours Monday - Friday

Listing Features

- Beautifully built-out second floor executive suites available with rich wood finishes and interior design
- Suites include part-time staffed reception counter, shared restroom, work/copy room and kitchenette area
- Tenant responsible for individual phone service & internet access
- Building offers common area skylights, entries, elevator access, multiple stairwells, on-site parking area & more
- Located in a well established professional business park and surrounded by long-term tenants and complimentary services
- The property has easy access to State Street and Eagle Road which provide access throughout the valley

Jennifer McEntee
Director
Office/Investment Specialist
+1 208 287 9495
jennifer.mcintee@paccra.com

DJ Thompson
Director
Office/Investment Specialist
+1 208 287 8438
dj.thompson@paccra.com

Bree Wells
Associate
Office Specialist
+1 208 287 9492
bree.wells@paccra.com

398 South 9th Street, Ste 260
Boise, Idaho 83702
Main +1 208 287 9500
Fax +1 208 287 9501
paccra.com

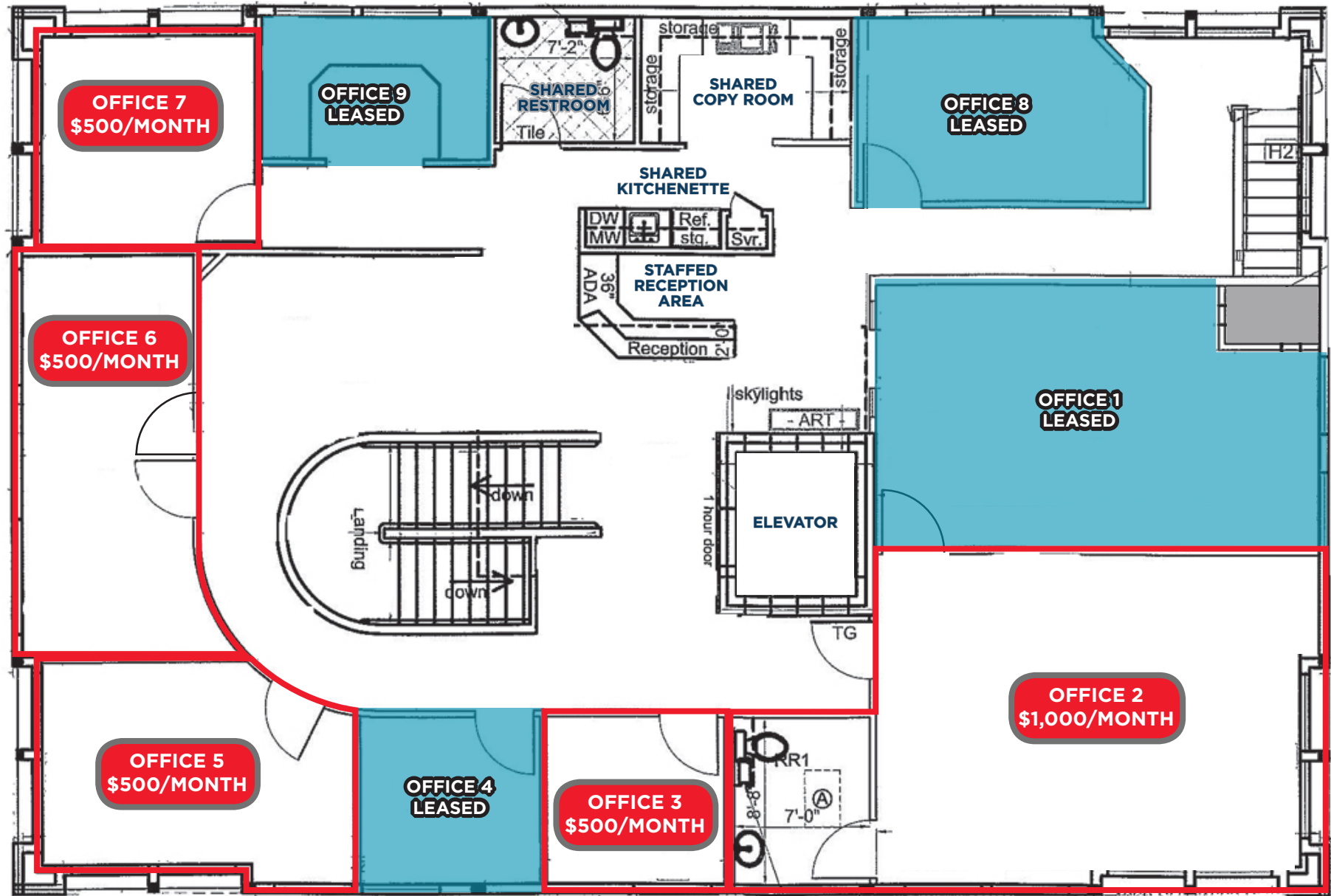
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Iron Eagle Executive Suites

1191 East Iron Eagle Drive, Eagle, Idaho 83616

Second Floor Executive Suites - 200 to 600 SF - Tenant Responsible for Individual Phone & Internet Services



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Building Offers Common Area Skylights, Entries, Elevator Access, Multiple Stairwells, On-Site Parking Area & More



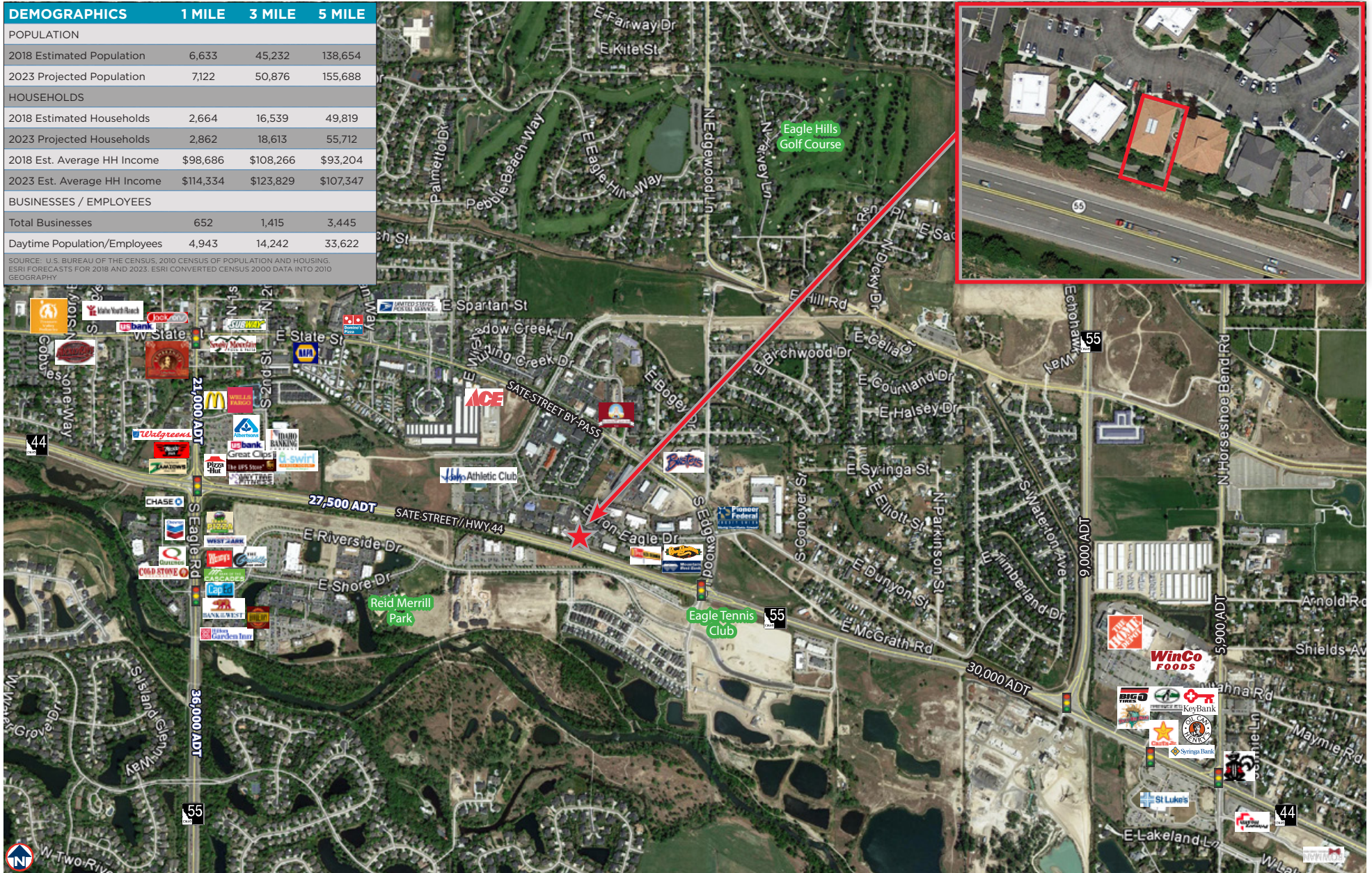
FOR LEASE

Iron Eagle Executive Suites

1191 East Iron Eagle Drive, Eagle, Idaho 83616

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
POPULATION			
2018 Estimated Population	6,633	45,232	138,654
2023 Projected Population	7,122	50,876	155,688
HOUSEHOLDS			
2018 Estimated Households	2,664	16,539	49,819
2023 Projected Households	2,862	18,613	55,712
2018 Est. Average HH Income	\$98,686	\$108,266	\$93,204
2023 Est. Average HH Income	\$114,334	\$123,829	\$107,347
BUSINESSES / EMPLOYEES			
Total Businesses	652	1,415	3,445
Daytime Population/Employees	4,943	14,242	33,622

SOURCE: U.S. BUREAU OF THE CENSUS, 2010 CENSUS OF POPULATION AND HOUSING. ESRI FORECASTS FOR 2018 AND 2023. ESRI CONVERTED CENSUS 2000 DATA INTO 2010 GEOGRAPHY.



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