



FIRST FLOOR OFFICE / MOVE-IN READY



PACIFIC
COMMERCIAL REALTY ADVISORS

IRON EAGLE OFFICE SPACE

1191 East Iron Eagle Drive
Eagle, Idaho 83616

2,400 SF - SUBLEASE

PROPERTY HIGHLIGHTS

Sublease Rate	\$20.00/SF FSEJ
Sublease Term	Through 05/31/2023
Building Size	6,087 SF Total (2 Story)
Built/Remodeled	2006/2017
Zoning	City-of-Eagle MU
Parcel #	R5674060010
Lot Size	0.211 Acres
Parking	Ample - On-Site
LockBox	No, Contact Agents



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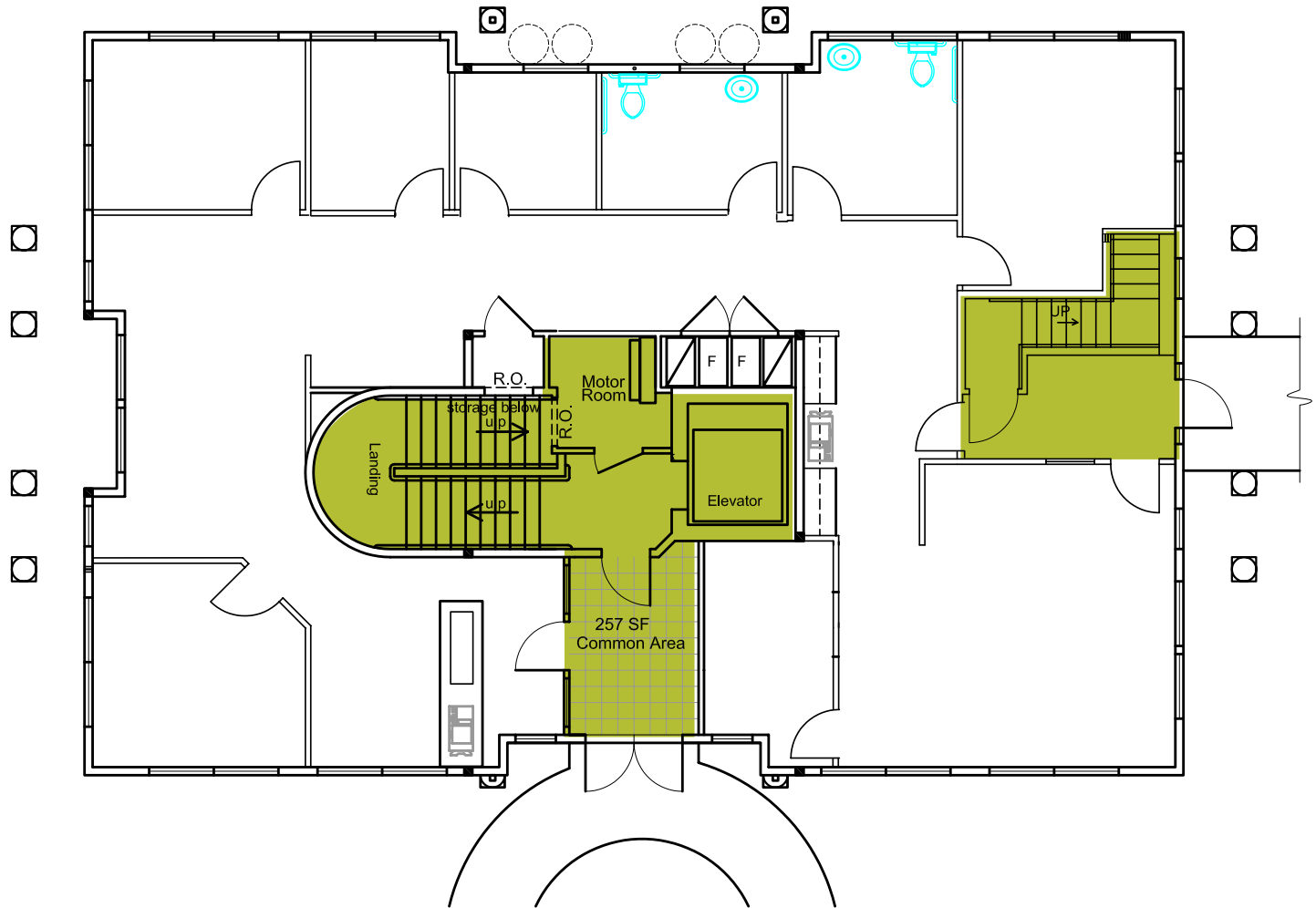
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LISTING DETAILS



Listing Features

- First floor office space - fully built-out - consist of private offices, restrooms, open work areas break room, and common area lobby
- Located on the Eagle Business Loop / State Street By-Pass
- Beautifully landscaped office park with ample on-site parking included for clients and staff
- Easy access from Highway 44 / Sate Street and Eagle Road
- Spacious offices ideal for attorney, accountants, insurance business or sales office
- Close to the Eagle greenbelt, Merrill Park and surrounded by restaurants, postal services, various retailers and banks
- Please do not disturb other tenants, contact agents to schedule a walk through today!!!

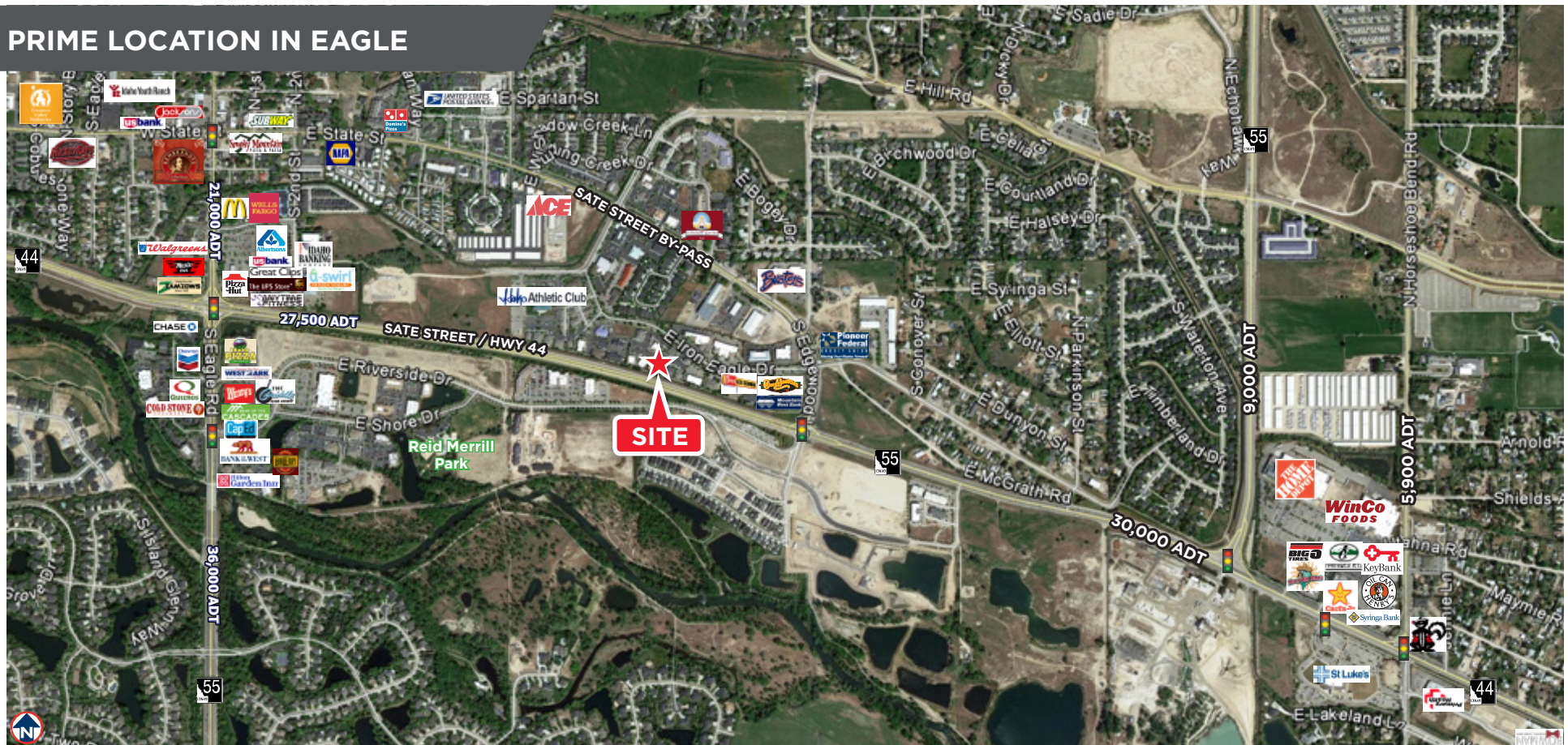
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PRIME LOCATION IN EAGLE



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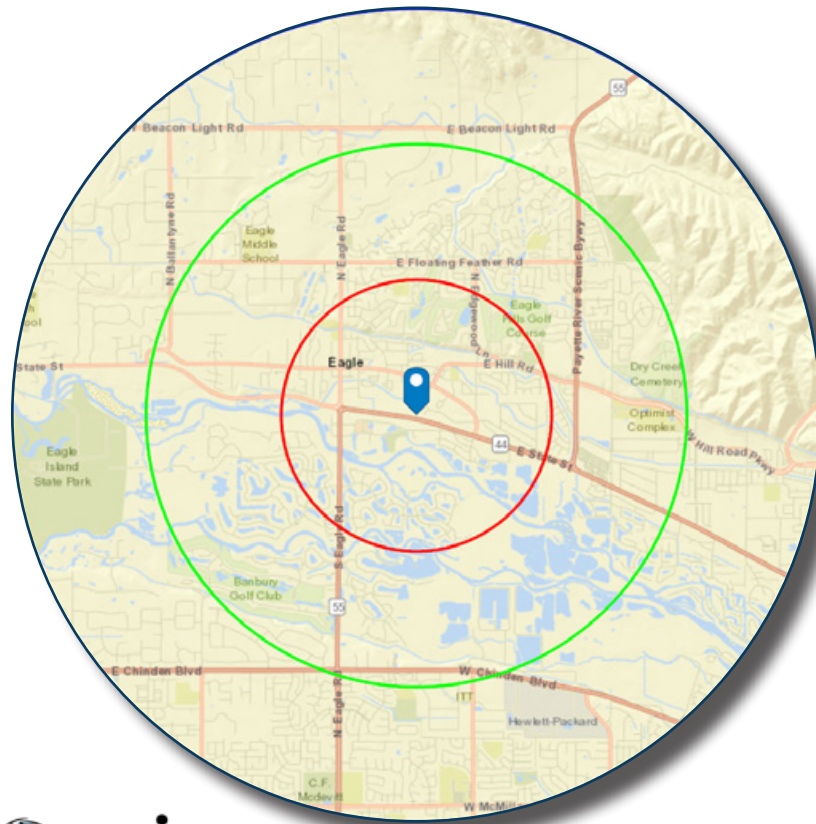
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- LOCATED IN A HIGH GROWTH AREA IN EAGLE -

In the identified area, the current year population is 64,117. In 2010, the Census count in the area was 52,887. The rate of change since 2010 was 2.69% annually. The five-year projection for the population in the area is 71,866 representing a change of 2.31% annually from 2017 to 2022.



	1 mile	2 miles	3 miles
Population			
2000 Population	2,017	12,858	34,639
2010 Population	3,616	20,656	52,887
2017 Population	4,426	23,788	64,117
2022 Population	5,066	26,659	71,866
2000-2010 Annual Rate	6.01%	4.85%	4.32%
2010-2017 Annual Rate	2.83%	1.97%	2.69%
2017-2022 Annual Rate	2.74%	2.31%	2.31%
2017 Male Population	48.7%	49.2%	49.2%
2017 Female Population	51.3%	50.8%	50.8%
2017 Median Age	39.1	38.4	38.0

Households			
2000 Households	274	5,828	21,998
2010 Households	651	8,362	31,252
2017 Total Households	1,018	9,686	35,689
2022 Total Households	1,303	10,932	39,140
2000-2010 Annual Rate	9.04%	3.68%	3.57%
2010-2017 Annual Rate	5.57%	1.80%	1.62%
2017-2022 Annual Rate	5.06%	2.45%	1.86%
2017 Average Household Size	3.31	3.01	2.90

Average Household Income			
2017 Average Household Income	\$112,535	\$109,539	\$100,670
2022 Average Household Income	\$124,003	\$122,028	\$111,654
2017-2022 Annual Rate	1.96%	2.18%	2.09%

Data for all businesses in area			
	1 mile	2 miles	3 miles
Total Businesses:	208	1,120	1,780
Total Employees:	1,916	11,864	17,842

- THE BOISE METROPOLITAN AREA -

The area consists of five counties in southwestern Idaho, anchored by the cities of Boise and Nampa. It is the state's largest metropolitan area and includes Idaho's three largest cities - Boise, Nampa, and Meridian. Nearly 40 percent of Idaho's total population lives in the area. The metro area is home to 660,465 people (EMSI Estimate 2014) and a workforce of 330,000 within a 45-minute draw of Boise. The metro area is currently the third largest in the Pacific Northwest after Seattle and Portland. <https://bvpep.org/regional-overview>