

FOR LEASE

Medallion Eagle Professional Center

6,168 SF | 742 E. STATE ST., EAGLE, ID

PROPERTY SUMMARY

Lease Rate:	\$15.50 SF/YR
Lease Type:	Full Service
Building Size:	6,168 SF
Space Available:	2,981 SF Can Be Subdivided
Building Class:	Class "A"
Condition:	Shell
Zoning:	CBD
Parking:	On-Site Ample
Year Built:	2005
Financial Info:	Contact Agent
Available Date:	Immediate Occupancy



PROPERTY HIGHLIGHTS

- Easy Access by Side Road From State Street
- Distinctive Entries Into Each Suite
- Excellent Location Near Downtown Eagle
- Adjacent to Eagle City Hall, Public Library and Post Office
- Extensive Landscaping
- Prominent Signage
- Excellent Co-Tenant



COMMERCIAL REAL ESTATE SERVICES
LEE & ASSOCIATES IDAHO, LLC

www.lee-associates.com



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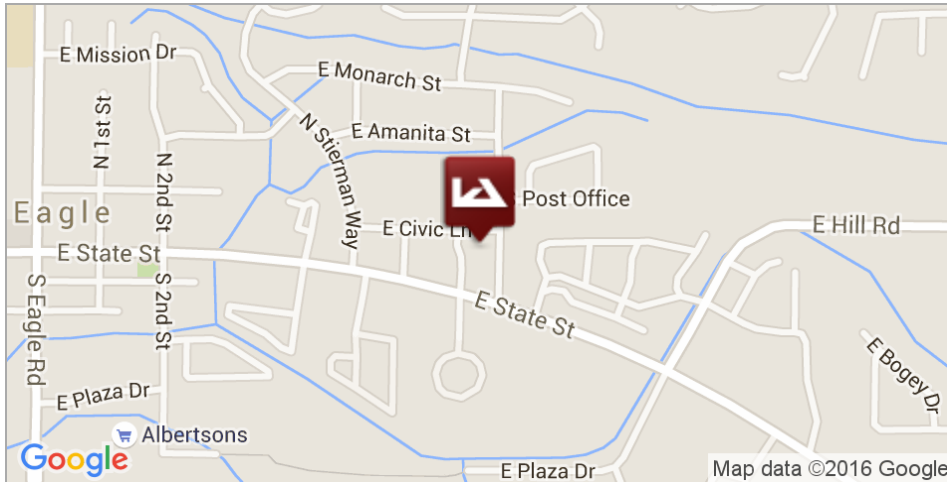
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POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	5,072	34,831	100,328
MEDIAN AGE	41.2	38.9	37.2
MEDIAN AGE (MALE)	41.3	39.0	36.9
MEDIAN AGE (FEMALE)	41.2	39.2	37.7
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	1,992	12,790	36,595
# OF PERSONS PER HH	2.5	2.7	2.7
AVERAGE HH INCOME	\$88,569	\$98,422	\$88,409
AVERAGE HOUSE VALUE	\$415,922	\$371,661	\$267,542

LOCATION DESCRIPTION

Eagle's businesses are wide ranging from our many restaurants, boutiques, health and wellness clinics and spas to hi tech and online firms selling products and services around the globe. And let's not forget the many wineries dotted around the area! Come enjoy some of Treasure Valley's finest food, and wine, and shop at our unique retailers.

Eagle boasts a unique urban setting situated in a rural and natural environment and is home to about 20,000 residents. Walking the Green Belt along the Boise River, fishing, riding horseback in the foothills, swimming and picnicking at our 565 acre Eagle Island State Park, riding the trails of the Eagle Foothills BMX and Cross Country tracks at the Eagle Velodrome Bike Park, enjoying any of our beautiful city parks or playing a round of golf on a championship course are just a few of the recreational activities enjoyed by our residents and visitors alike.