

OFFICE FOR LEASE | EAGLE 280 S. ACADEMY AVE.

Eagle, ID 83616



COMMERCIAL REAL ESTATE SERVICES
LEE & ASSOCIATES IDAHO, LLC



ECONOMIC DATA

AVAILABLE: 888 SF
LEASE RATE: \$12.00 SF/yr (MG)
Tenant pays Utilities &
Janitorial
MONTHLY COST: \$888

PROPERTY INFORMATION

COUNTY: Ada
MARKET: Boise City / Nampa
SUBMARKET: Eagle
ZONING: C-1
PARCEL: R250080020

BUILDING DATA

TOTAL BUILDING SF: 4,766 SF
YEAR BUILT: 2002
LOT SIZE: .43 Acres
PARKING: 20 Spaces / Bldg.
CO-TENANTS
BUSINESS: Insurance



PROPERTY OVERVIEW

Lee & Associates is pleased to present this quiet Office Building right off Old State Street in Eagle for Lease. Traditional architecture with brick facade and multiple arch-top windows. Mature, well-maintained landscaping. Pleasing interior with fresh paint and small kitchen, along with offices and larger conference room. Stately monument signage and ample parking available. Other tenants are insurance agents with little foot traffic through the building.

Matt Mahoney | Managing Principal
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Austin Hopkins | Associate
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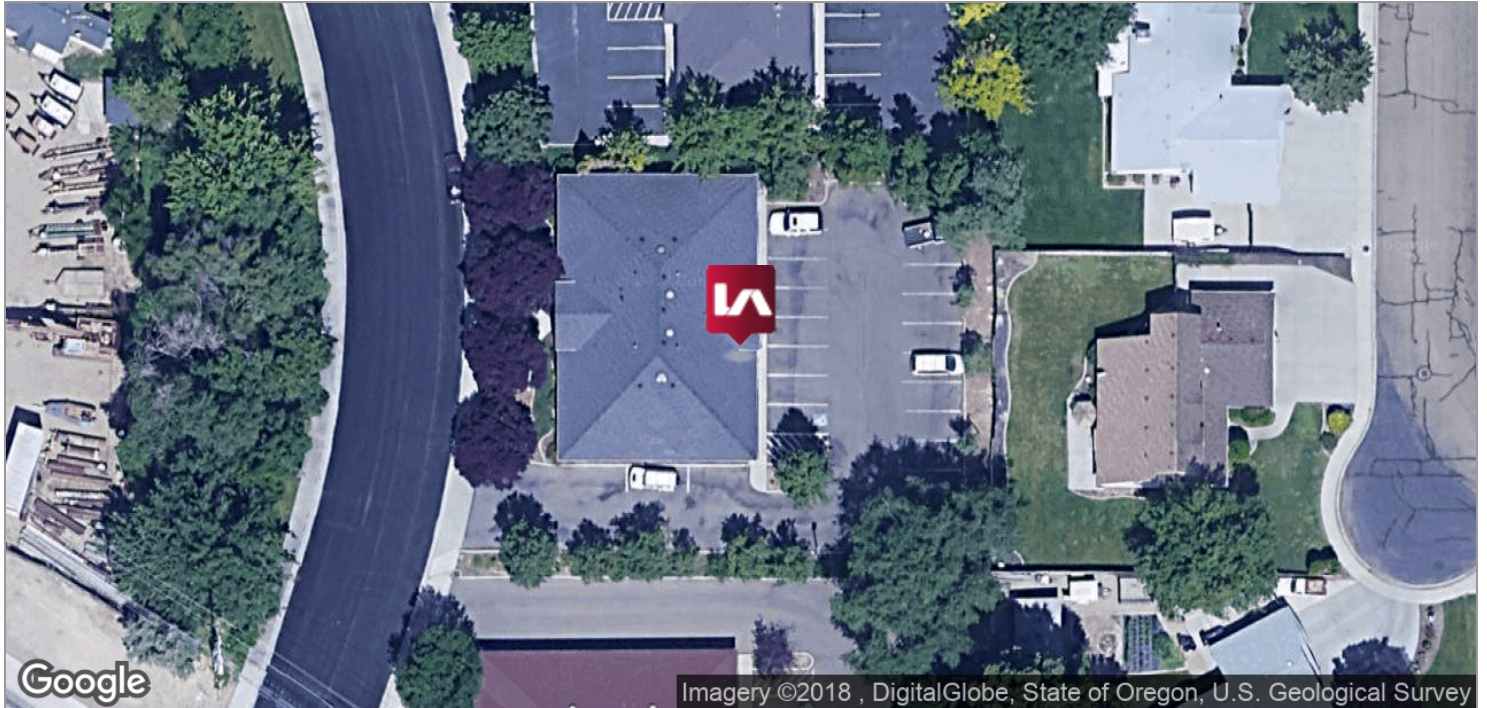
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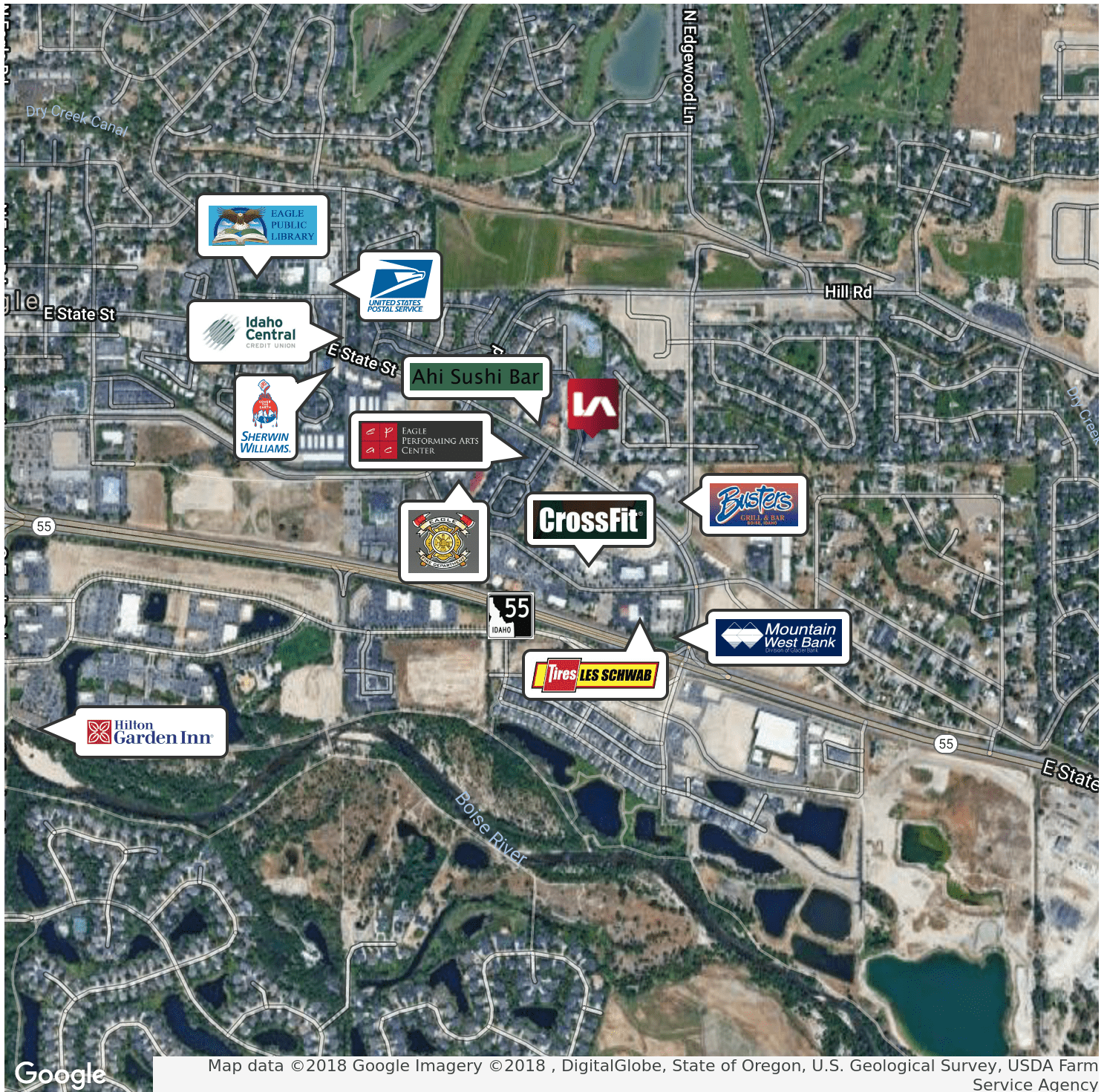
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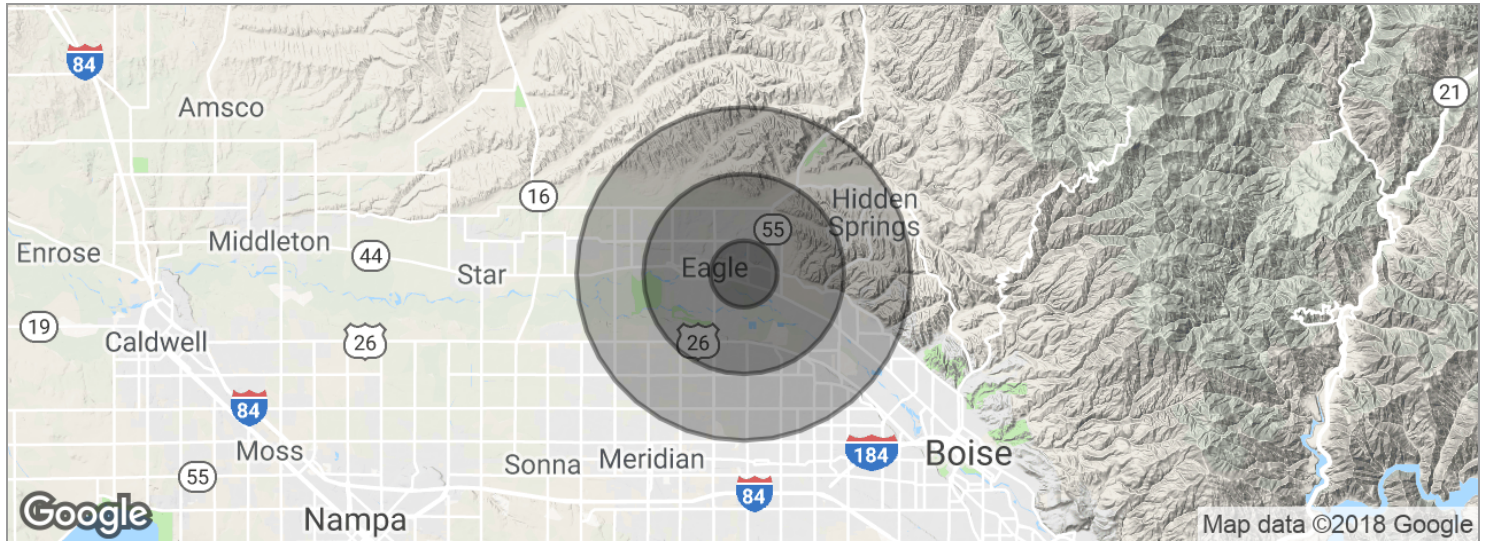
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POPULATION	1 MILE	3 MILES	5 MILES
Total population	5,294	37,963	108,653
Median age	41.8	39.2	37.3
Median age (Male)	41.9	39.1	36.9
Median age (Female)	41.8	39.5	37.8
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,146	14,159	40,275
# of persons per HH	2.5	2.7	2.7
Average HH income	\$81,670	\$92,933	\$84,960
Average house value	\$432,052	\$358,787	\$254,073

* Demographic data derived from 2010 US Census

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