

OFFICE / RETAIL / RESTAURANT SPACE FOR LEASE

1117 E WINDING CREEK

EAGLE, IDAHO 83616

**VERSATILE
SPACE**



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PROPERTY INFORMATION:

Submarket:	Eagle	Lease Term:	3 - 5 Yrs
Available:	Immediately	Lease Type:	Modified Gross*
Bldg Type:	Office Retail		
Bldg Size:	8,468 SF		

AVAILABLE SPACE:

SPACE:	RSF:	RATE/SF:
Retail Suites		
Suite 150	1,112 SF	\$16.50/SF
Restaurant (Ste. 150 + Kitchen)	1,922 SF	\$16.50/SF
Office Suites		
Suite 190	1,052 SF	\$15.50/SF
Suite 190 150	2,164 SF	\$15.50/SF

* Owner pays taxes, property insurance, trash, sewer, and water.
 Tenant pays gas and electric.

LISTING COMMENTS:

Good visibility from Hill Road and State Street intersection.

Combine open spaces into office use .

Spacious restaurant space ready-to-go with a roomy 810 SF commercial kitchen, large hood, private dining room & large walk-in cooler.

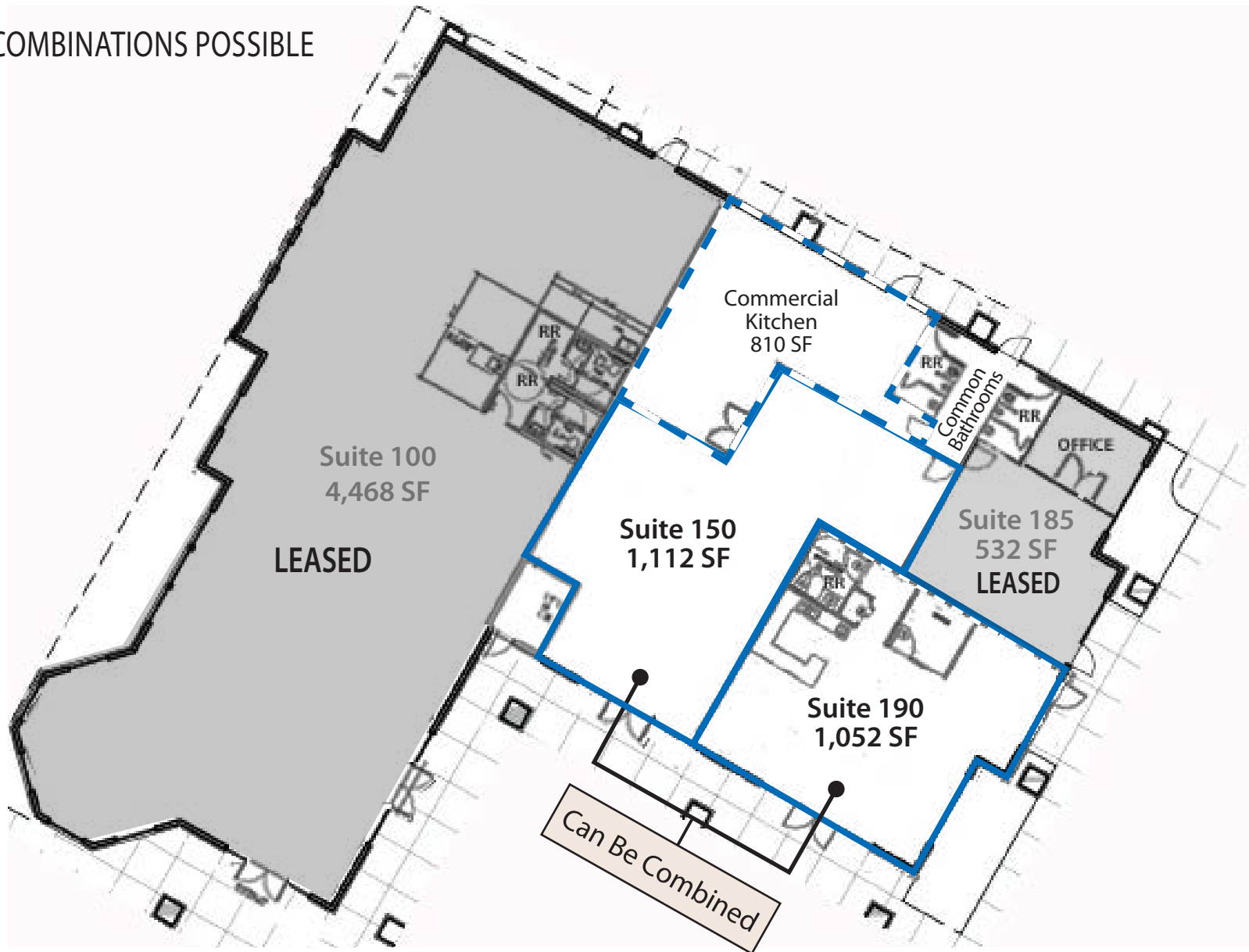
Take advantage of beautiful patio space for extra warm-weather seating.

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MULTIPLE SUITE COMBINATIONS POSSIBLE



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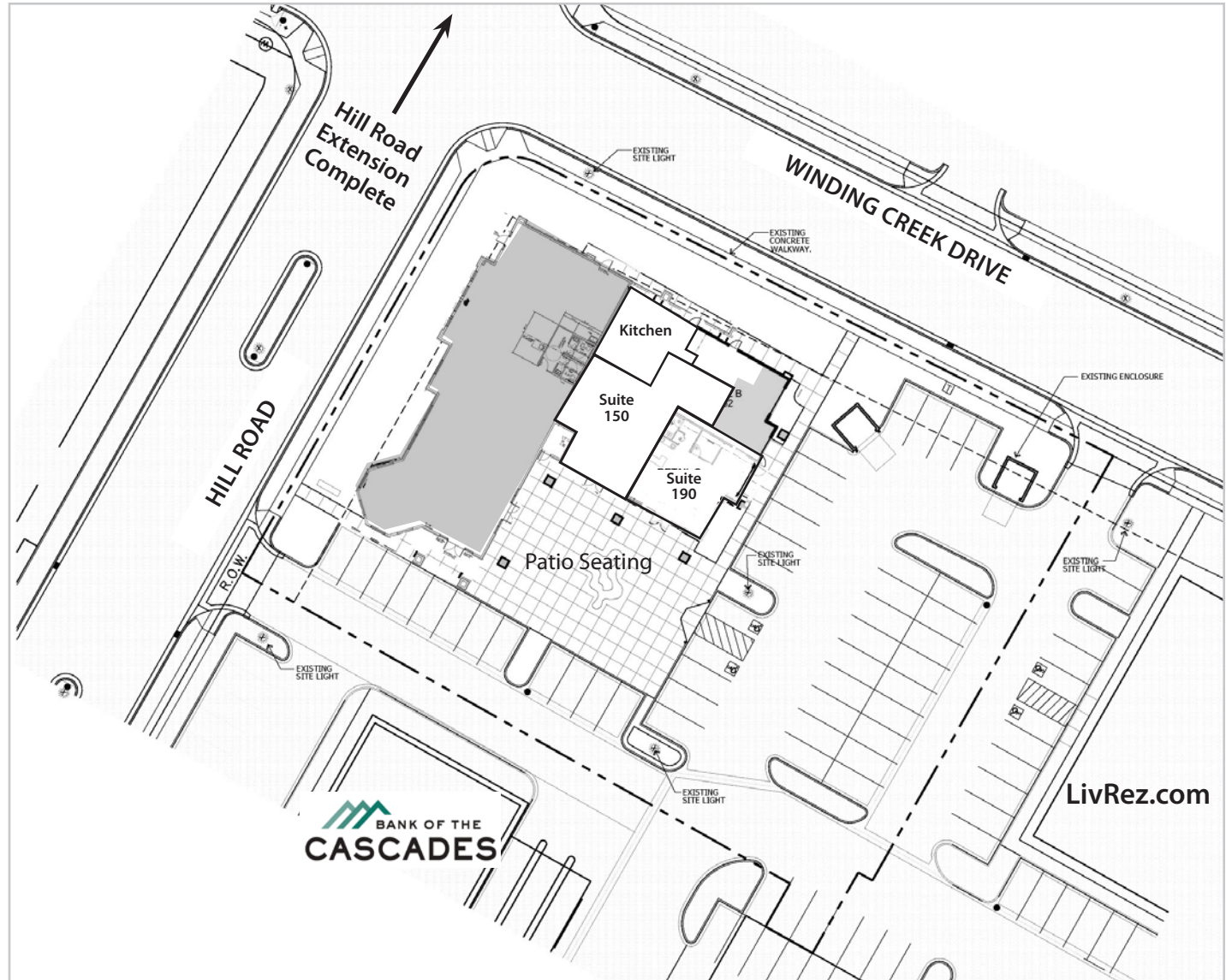
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DEMOGRAPHICS:

2016	1 Mi.	3 Mi.	5 Mi.
Population:	7,503	35,484	115,233
Avg HH Income:	\$92,363	\$101,740	87,030
Total Employees:	4,886	14,224	30,504



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OFFICE SPACE



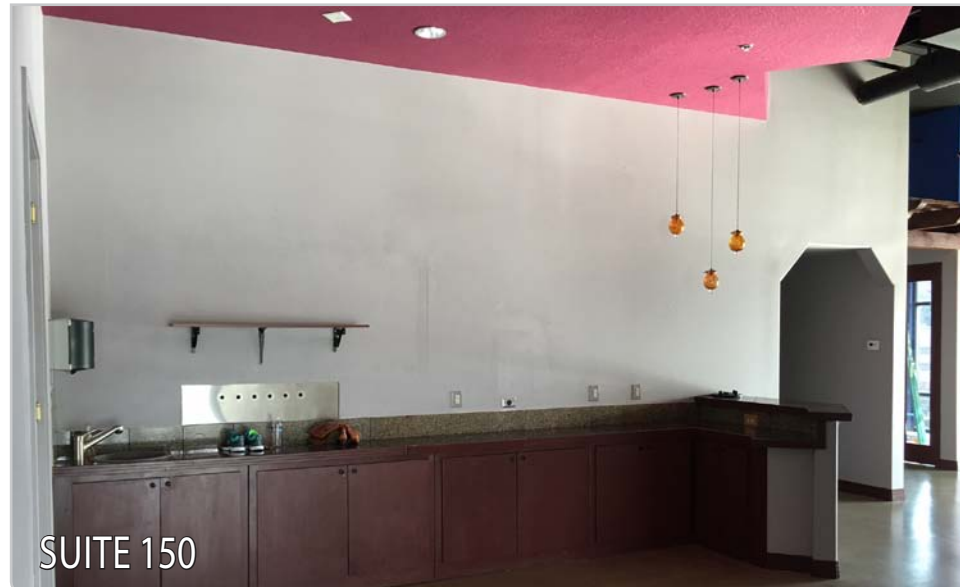
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RETAIL SPACE

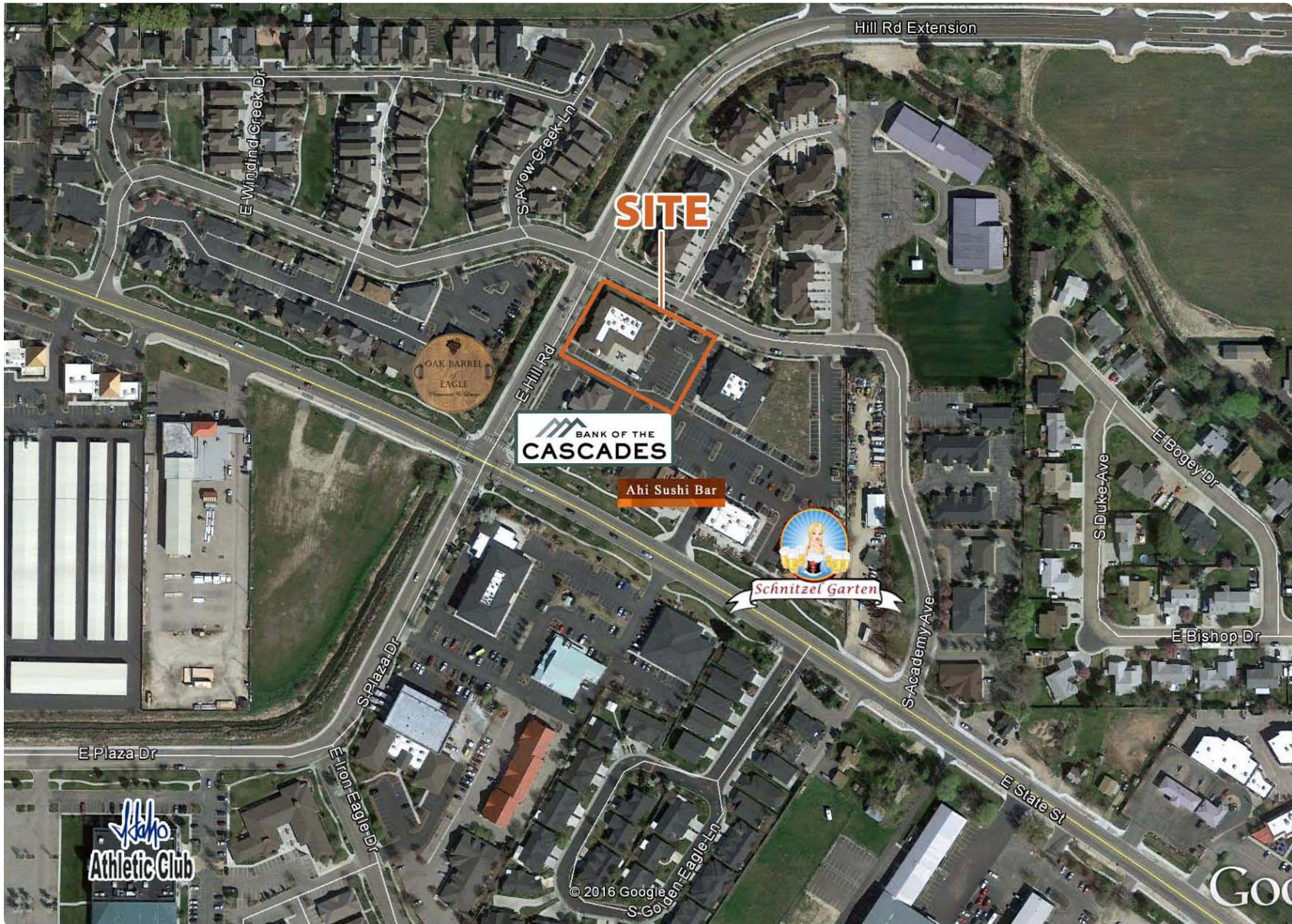


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