

# New Construction

*Space Available Fall 2017*

## FOR MORE INFORMATION:

Joseph M. Sharpes | Associate  
p. (208) 938-4270 | d. (208) 972-5485  
jsharpes@eagleriverdev.com  
www.eagleriveridaho.com



Address: *1028 S Bridgeway Pl, Eagle, ID*

Building type: *Class A office*

Parking: *Ample surface parking*

Lease term length: *5-10 years*

Rental rate: *Negotiable*

Building size: *15,020 rsf*

Minimum divisible: *617 rsf*

Maximum contiguous: *5,217 rsf*

# Project Overview

## **Eagle River: a 90-acre Class A Mixed Use Development**

At the SE corner of Highway 44 and Eagle Road (SH-55) - One of the most prominent intersections in Northwest Boise

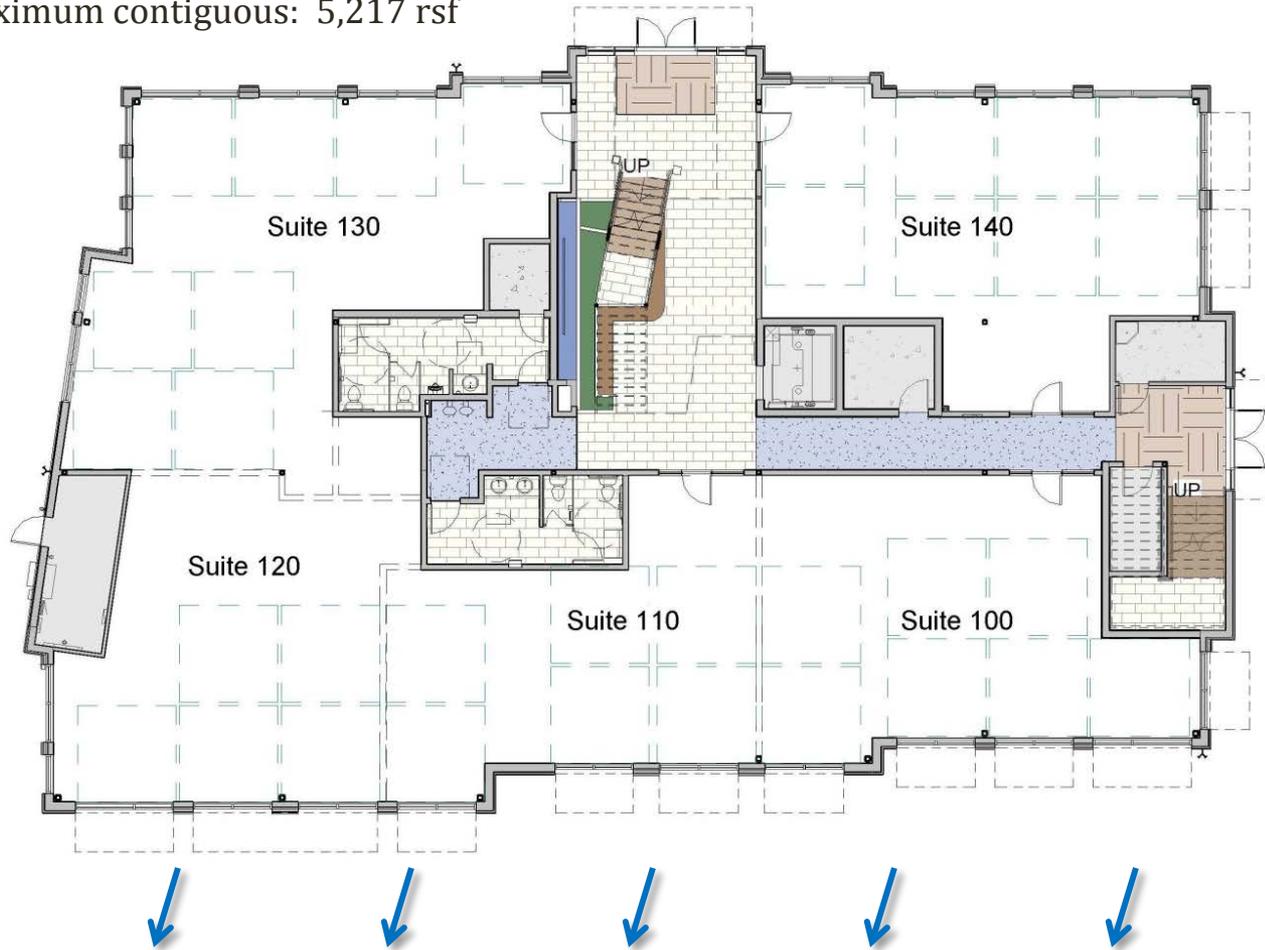
- Zoned: Mixed Use
- Office: 350,000 sf planned – 300,000 sf is currently in-place
- Retail: 40,000 sf of retail, banks and restaurants in-place
- Retail: Another 135,000 sf of retail / entertainment planned and shovel-ready

## **Existing Eagle River Amenities:**

- The 74,000 sf St. Alphonsus Eagle Health Plaza (a half-mile from the project site)
  - Includes the area's only 24-Hour emergency room
- 100-Room Hilton Garden Inn Hotel
- Direct access to the Boise Greenbelt trail system
- Restaurants such as local favorites Bardenay and The Griddle

# First Floor Plan

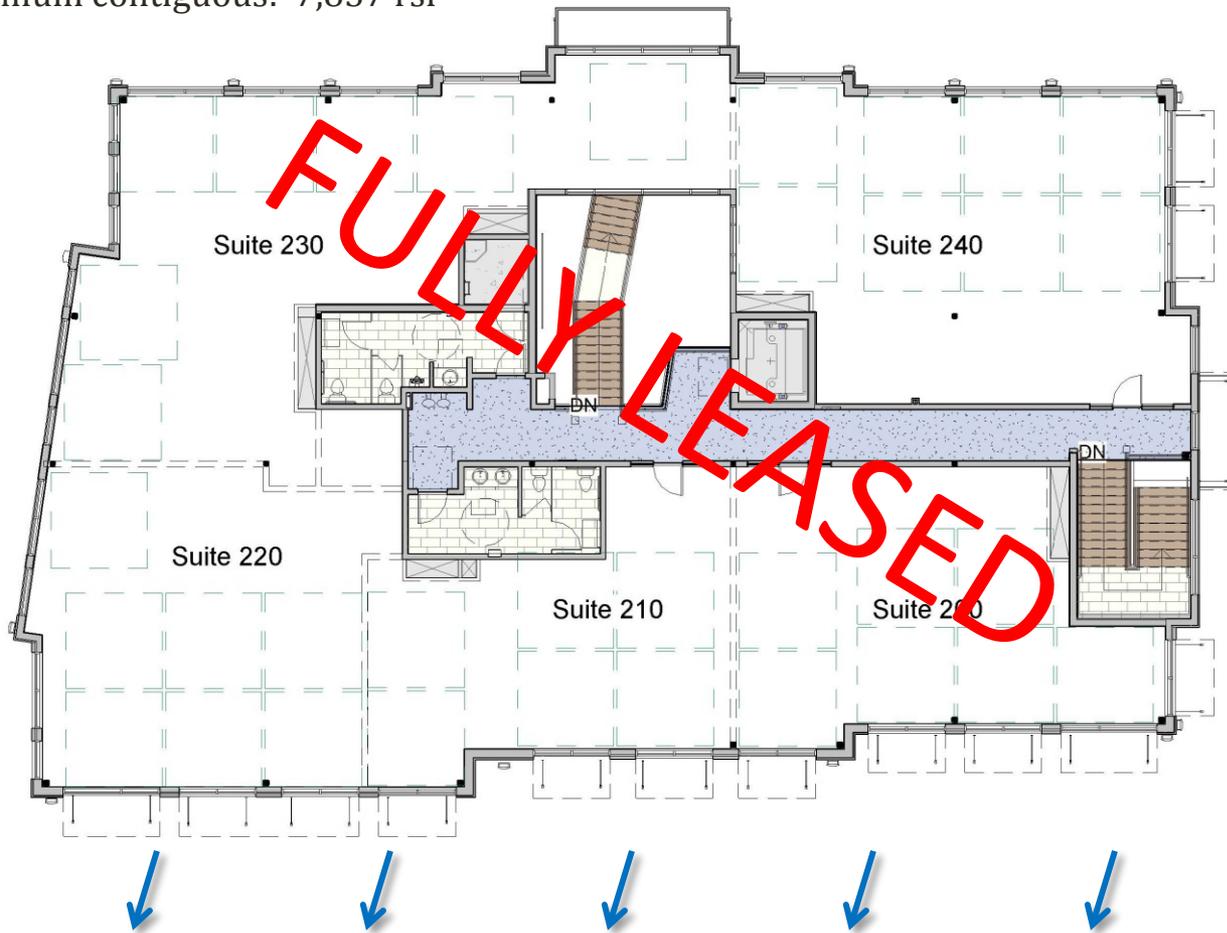
- Suites can be demised to suit tenant
- Minimum divisible: 617 rsf
- Maximum contiguous: 5,217 rsf



*Views to pond, Greenbelt & Boise River*

# Second Floor Plan

- Suites can be demised to suit tenant
- Minimum divisible: 1,154 rsf
- Maximum contiguous: 7,837 rsf



*Views to pond, Greenbelt & Boise River*

# First Floor Lobby View





- Adjacent to the Boise River Greenbelt and Merrill Park
- Lush landscaping and walking paths
- Bardenay Restaurant & Distillery
- On-site property management
- Well-designed infrastructure
- High-speed fiber access

**FOR MORE INFORMATION:**

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**Eagle River LLC | Grossman Company Properties**

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