

## OFFICE FOR LEASE

1117 E Plaza Dr Suite D, Eagle, ID 83616



### OFFERING SUMMARY

<b>AVAILABLE SF:</b>	Fully Leased
<b>LEASE RATE:</b>	N/A
<b>NNN:</b>	\$2.40 SF/yr
<b>ZONING:</b>	MU

### PROPERTY OVERVIEW

Flex Condo conveniently tucked within Eagle's Rocky Mountain Business Park. Rare property to find in Eagle Idaho. Excellent location to operate your business from.

### PROPERTY HIGHLIGHTS

- Located within Eagle's Rocky Mountain Business Park
- 1374 SF main floor with reception, office, warehouse, and ADA bathroom
- 1,071 SF upper floor with 3 offices, conference room, breakroom, and bathroom
- 850 SF of warehouse space on main floor
- 14'W x 12'H grade level door to warehouse
- Showing by appointment only.

**KW COMMERCIAL**  
1065 S. Allante Place  
Boise, ID 83709

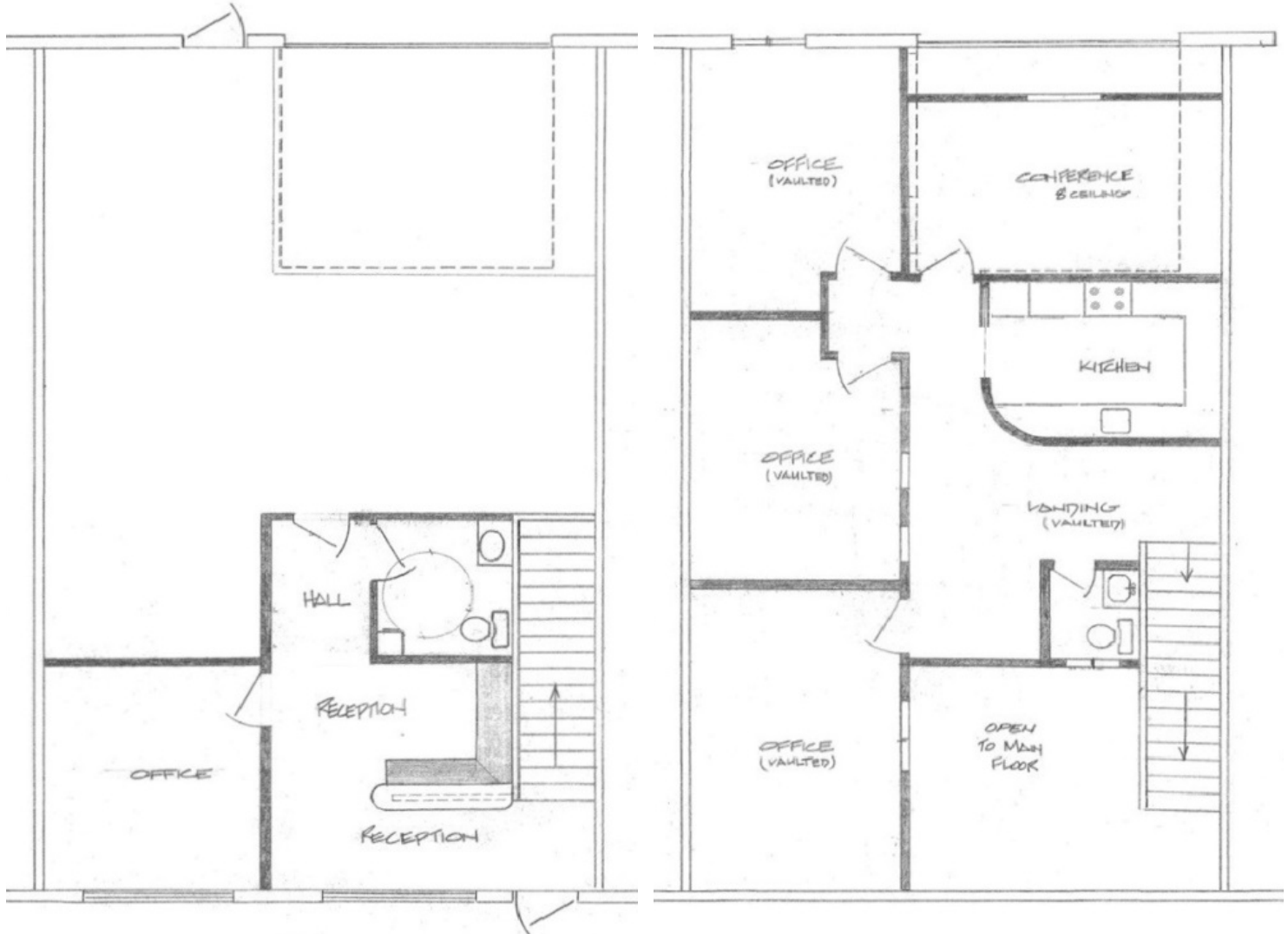
**JASON KNORPP**  
Director At KW Commercial  
O: 208.283.8121  
C: 208.283.8121  
jason@teknorinc.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated [kwcommercial.com](http://kwcommercial.com)

## OFFICE FOR LEASE

1117 E Plaza Dr Suite D, Eagle, ID 83616



First Floor

Second Floor

**KW COMMERCIAL**  
1065 S. Allante Place  
Boise, ID 83709

**JASON KNORPP**  
Director At KW Commercial  
O: 208.283.8121  
C: 208.283.8121  
jason@teknorinc.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

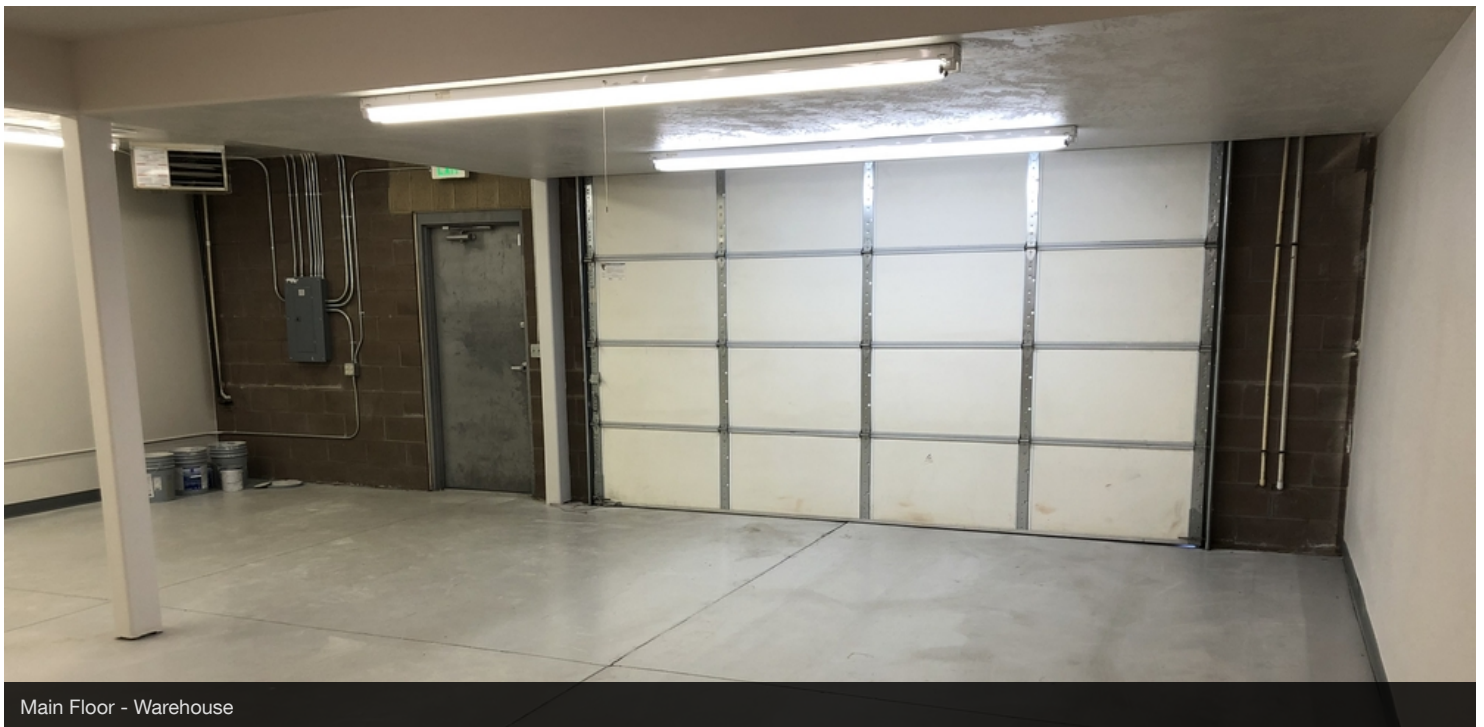
Each Office Independently Owned and Operated [kwcommercial.com](http://kwcommercial.com)

## OFFICE FOR LEASE

1117 E Plaza Dr Suite D, Eagle, ID 83616



Main Floor - Reception



Main Floor - Warehouse

**KW COMMERCIAL**  
1065 S. Allante Place  
Boise, ID 83709

**JASON KNORPP**  
Director At KW Commercial  
O: 208.283.8121  
C: 208.283.8121  
jason@teknorinc.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated [kwcommercial.com](http://kwcommercial.com)

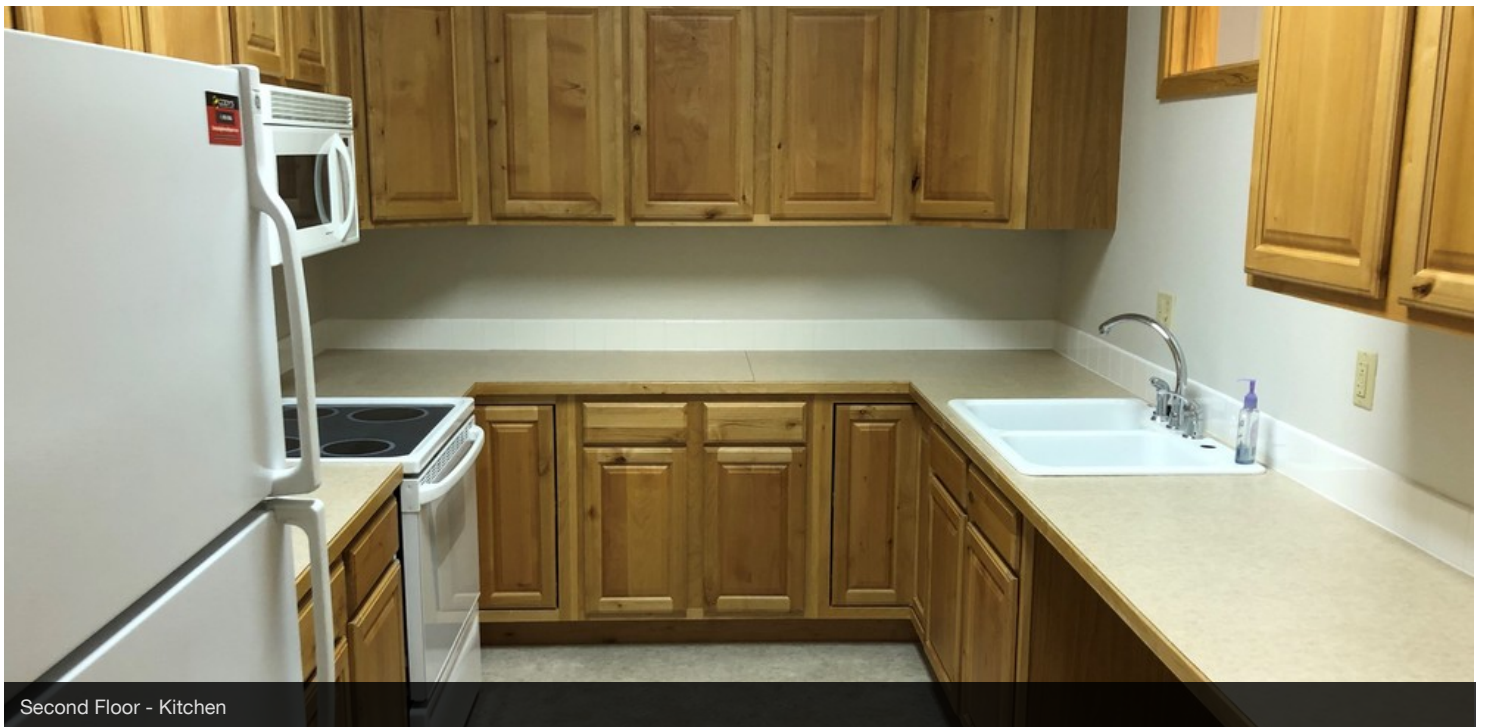


## OFFICE FOR LEASE

1117 E Plaza Dr Suite D, Eagle, ID 83616



Second Floor - Rear Office



Second Floor - Kitchen

**KW COMMERCIAL**  
1065 S. Allante Place  
Boise, ID 83709

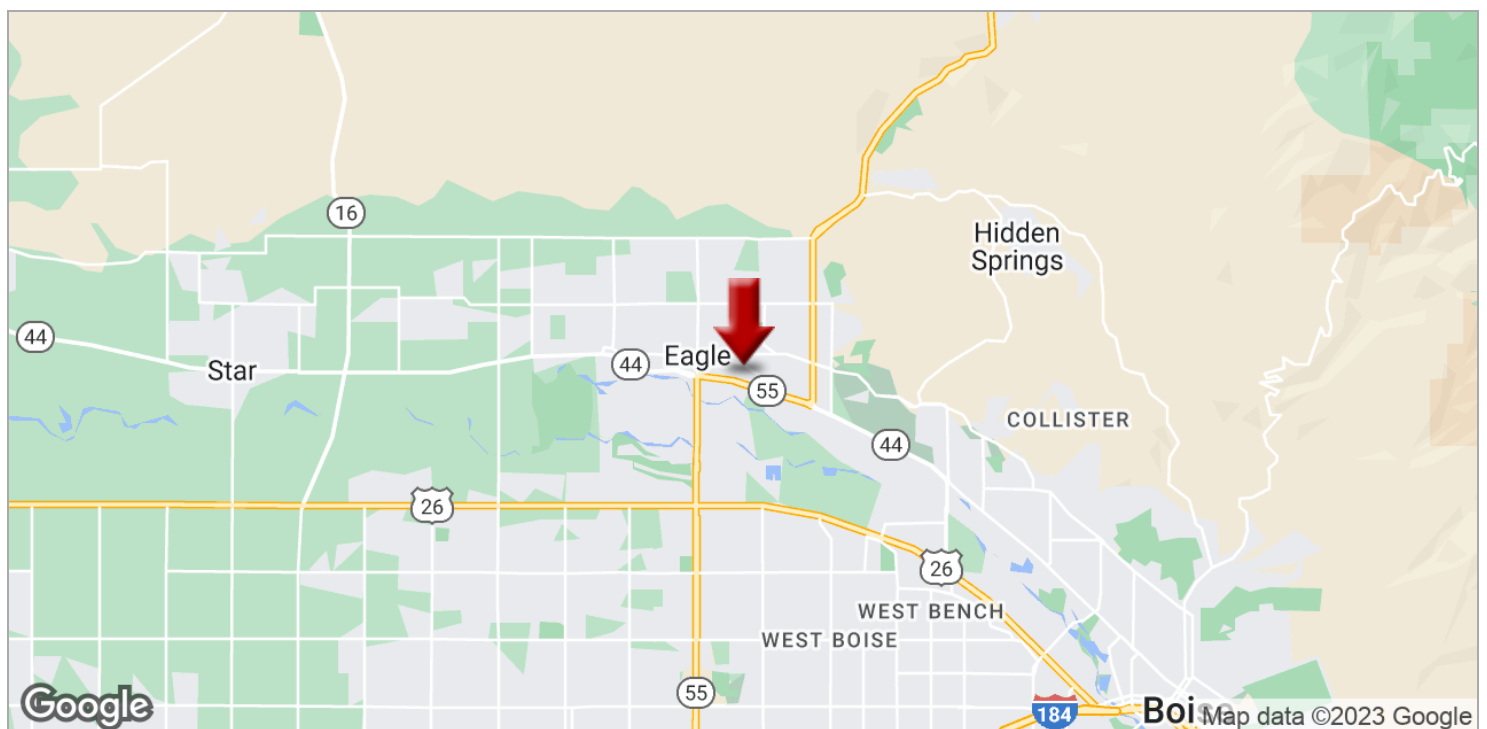
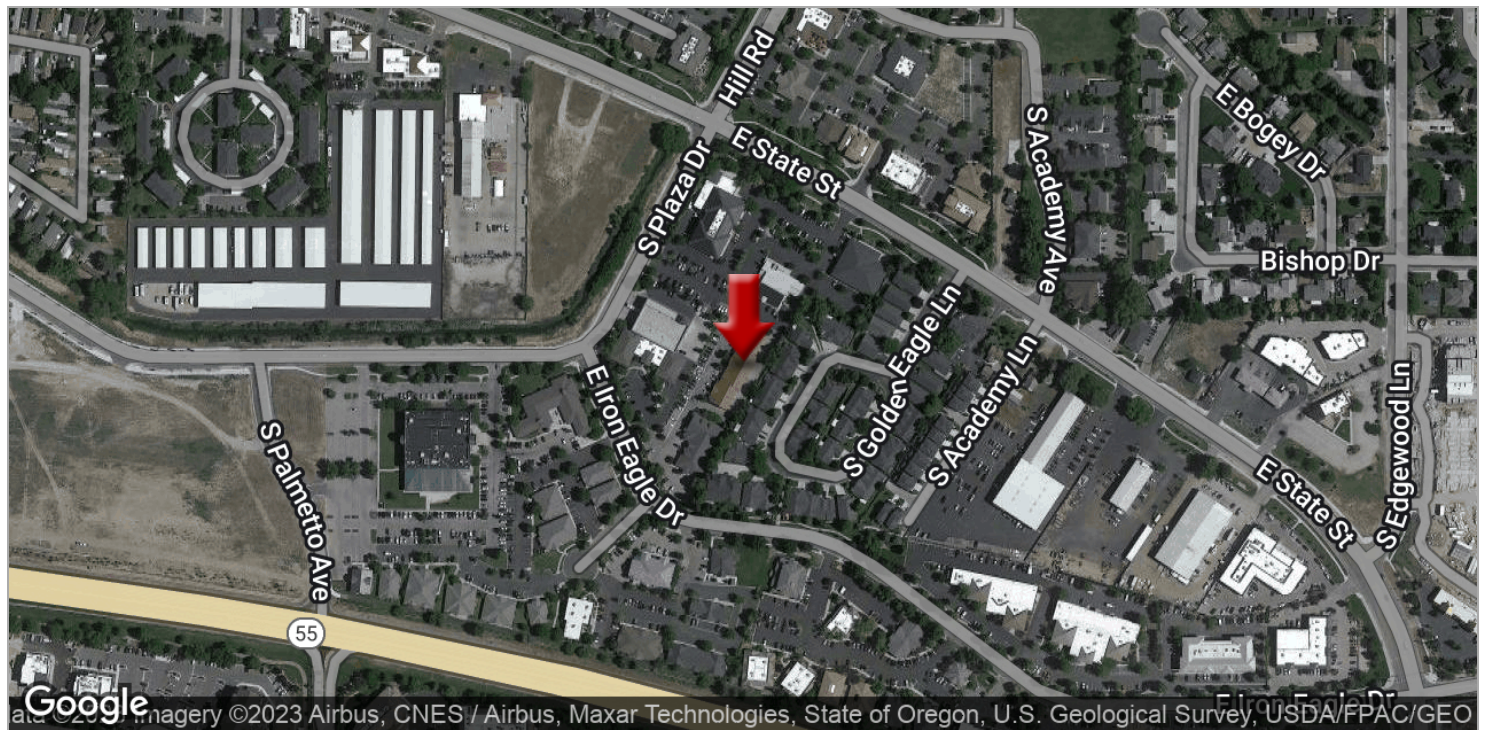
**JASON KNORPP**  
Director At KW Commercial  
O: 208.283.8121  
C: 208.283.8121  
jason@teknorinc.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated [kwcommercial.com](http://kwcommercial.com)

# OFFICE FOR LEASE

1117 E Plaza Dr Suite D, Eagle, ID 83616



**KW COMMERCIAL**  
1065 S. Allante Place  
Boise, ID 83709

**JASON KNORPP**  
Director At KW Commercial  
O: 208.283.8121  
C: 208.283.8121  
jason@teknorinc.com

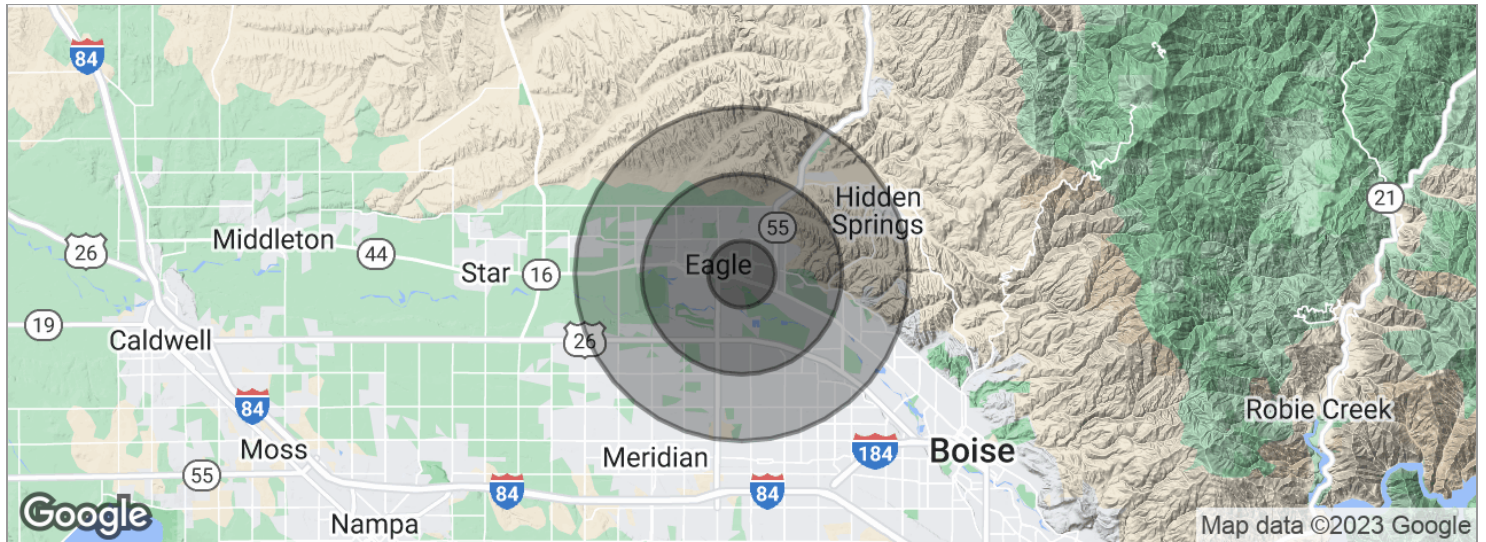
We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated [kwcommercial.com](http://kwcommercial.com)



## OFFICE FOR LEASE

1117 E Plaza Dr Suite D, Eagle, ID 83616



POPULATION	1 MILE	3 MILES	5 MILES
Total population	5,267	38,421	107,444
Median age	41.8	38.9	37.2
Median age (male)	41.9	38.9	36.8
Median age (Female)	41.8	39.3	37.7
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,137	14,220	39,635
# of persons per HH	2.5	2.7	2.7
Average HH income	\$81,564	\$94,510	\$85,984
Average house value		\$361,866	\$253,782

*\* Demographic data derived from 2020 ACS - US Census*

**KW COMMERCIAL**  
1065 S. Allante Place  
Boise, ID 83709

**JASON KNORPP**  
Director At KW Commercial  
O: 208.283.8121  
C: 208.283.8121  
jason@teknorinc.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated [kwcommercial.com](https://www.kwcommercial.com)