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SALE PRICE  
**\$3,800,000**



# CLASS "A" OFFICE BUILDING IN HEART OF EAGLE, ID FOR SALE OR LEASE

1173 E. Winding Creek Drive, Eagle, ID | Space Available: 10,085 SF

SALE PRICE **\$3,800,000** ASKING RATE **\$21.00 SF/YR; NNN**

Rare Opportunity to **Purchase or Lease** a Stand-Alone, 10,085 SF Office Building in the Heart of Eagle, Idaho. The Building is Located in the Winding Creek Development, and shares the Parking Lot with Bacquet's French Restaurant, the Schnitzel Garden German Restaurant, Ahi Sushi Bar, First Interstate Bank, and Eagle Ultimate Fitness. The Oak Barrel Restaurant & Lounge is also across the Street to the West. The Building is just Minutes from Downtown Eagle and Close to several other Restaurants and Amenities. **The Building is Fully Leased until 12/31/2023, and the Tenant is interested in Vacating Early if the New Tenant or Owner/User prefers to Occupy Sooner.**



AVAILABLE SPACE  
10,085 SF



BUILDING SIZE  
10,085 SF



ASKING RATE  
\$21.00 SF/YR (NNN)



INTERMOUNTAIN  
COMMERCIAL REAL ESTATE

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## EXECUTIVE SUMMARY

Available SF: **10,085 SF**

Lot Size: **0.92 Acres**

Year Built: **2006**

Lease Rate: **\$21.00 SF/YR (NNN)**

Building Size: **10,085 SF**

Zoning: **C-2**

Sale Price: **\$3,800,000**

Building Class: **A**

Market: **Eagle**

### PROPERTY HIGHLIGHTS

- Ample, Free Parking.
- Very Functional Class "A" Office Space with Vaulted Ceilings, Skylights, and a Patio Perfect for Friday Burgers and Hot Dogs.
- Great Combination of Private Offices, Conference Rooms, and Open Office Space.
- Shares the Parking Lot with several Restaurants, a Bank, a Fitness Club, and other Professional Office Users.



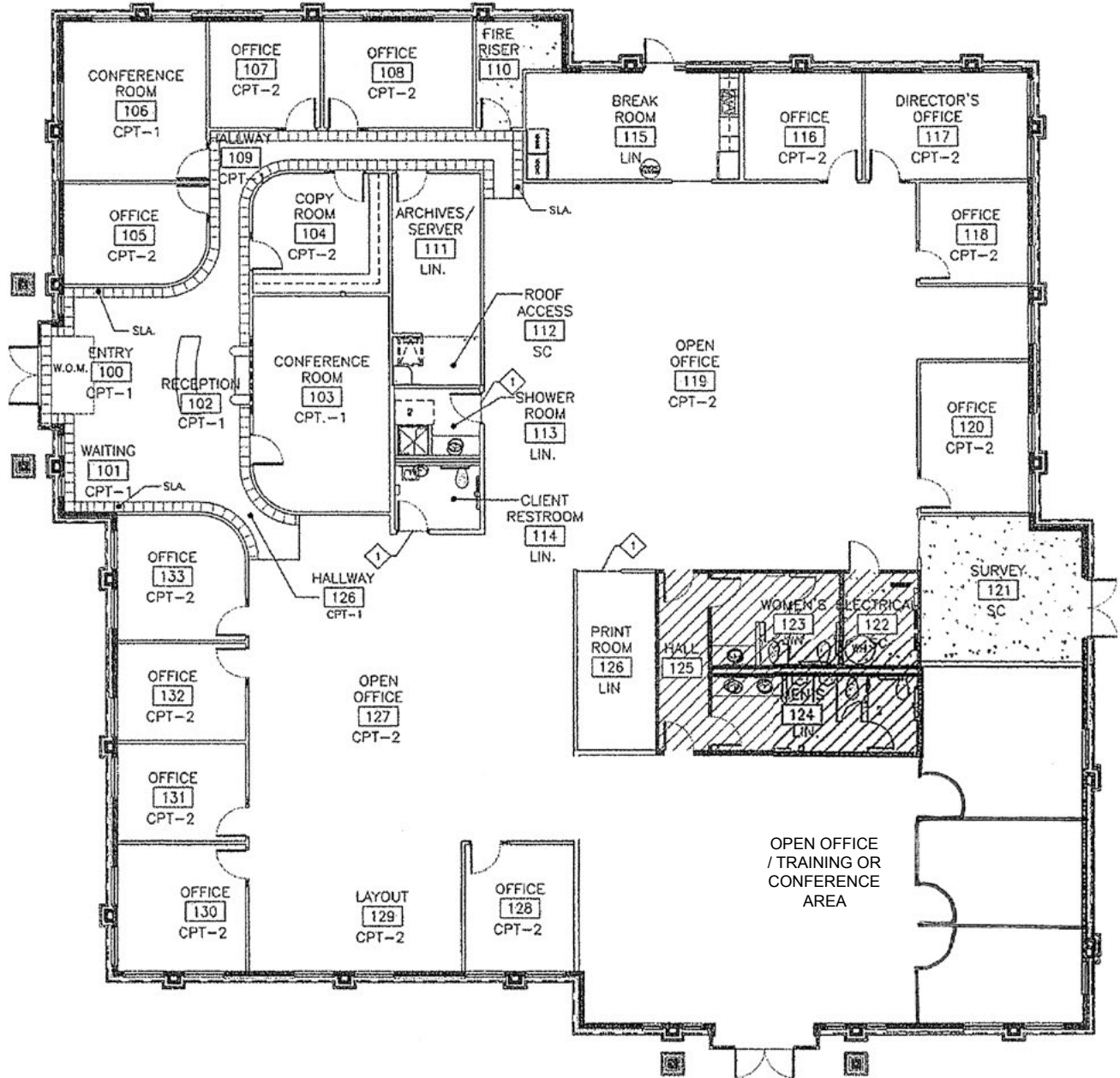




OFFICE SPACE | 1173 E WINDING CREEK DRIVE EAGLE, ID 83616



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BUSINESS MAP

