

# TOK ROCKY MOUNTAIN BUS. PARK

OFFICE, RETAIL, OR RESTAURANT CONDO FOR SALE/LEASE | 1119 E. STATE ST. (BLDG. 1) | EAGLE, ID 83705

COMMERCIAL



PRICE IMPROVEMENT!

CONTACT

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HIGHLIGHTS

Quality Eagle office condo for sale or lease.

Solar panels, worth \$100,000, are included in the sale price, producing an additional savings of ~\$8,000 per year on power bills.

Convenient location to access all of Eagle's surrounding services.

Rare opportunity to own near downtown Eagle.

Excellent potential for retail uses.

DETAILS

**AVAILABLE SPACE:**

Ste. 150/160

**SPACE SIZE:**

8,821 SF (Gross Leasable)

**DEMISING SIZE:**

3,425 - 5,396 SF

**LEASE RATE:**

Contact Agent

**SALE PRICE:**

\$2,550,000 - Price Reduced!

**PRICE PER SF:**

\$289.00/SF

**AVAILABLE:**

Immediately

UPDATED: 9.23.2025

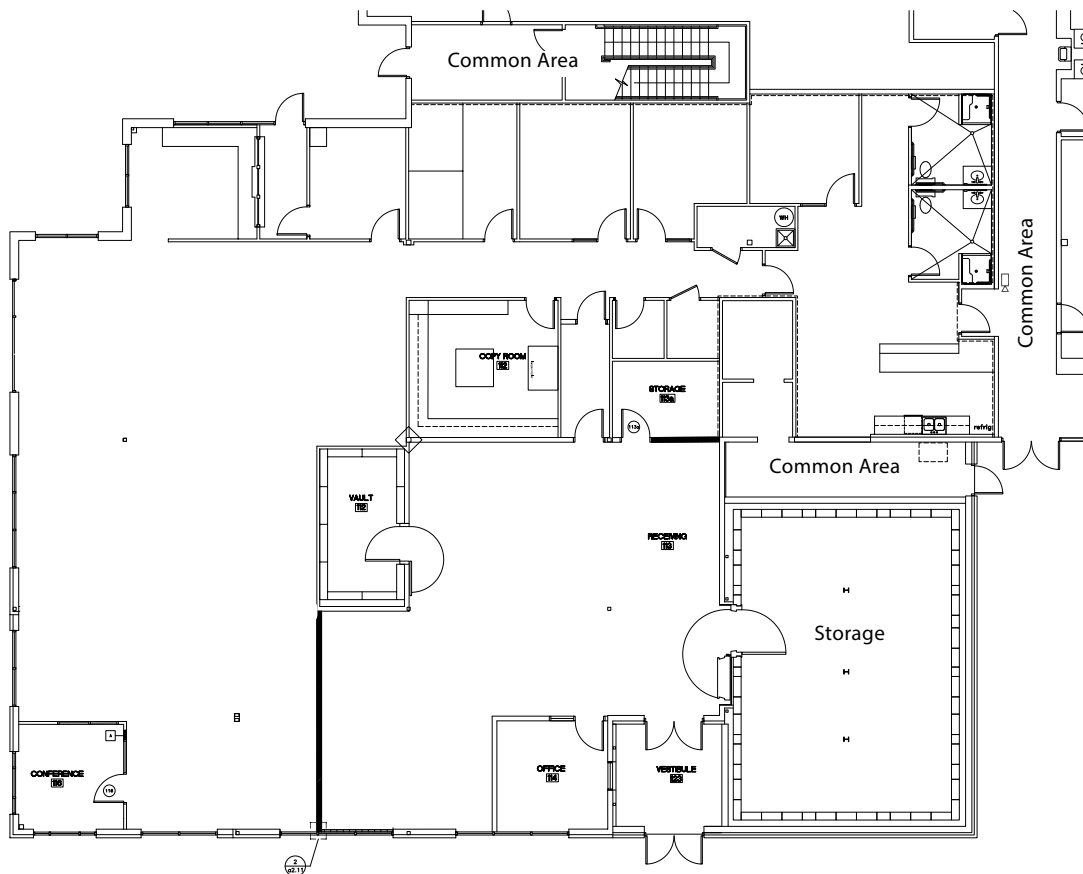
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## SUITES 150/160

**CONDO SIZE:** 8,821 SF (Gross Leasable)  
**SALE PRICE:** *Price Reduced!* \$2,550,000 (\$289.00/SF)  
**LEASE RATE:** Contact Agent  
**LEASE TYPE:** Full Service Excluding Janitorial

- Originally constructed for restaurant uses with patio seating
- Formerly used as a precious metals storage, brokerage, and distribution
- Multiple large offices, conference rooms, and open office areas
- Rare, in-place safes and full security system active

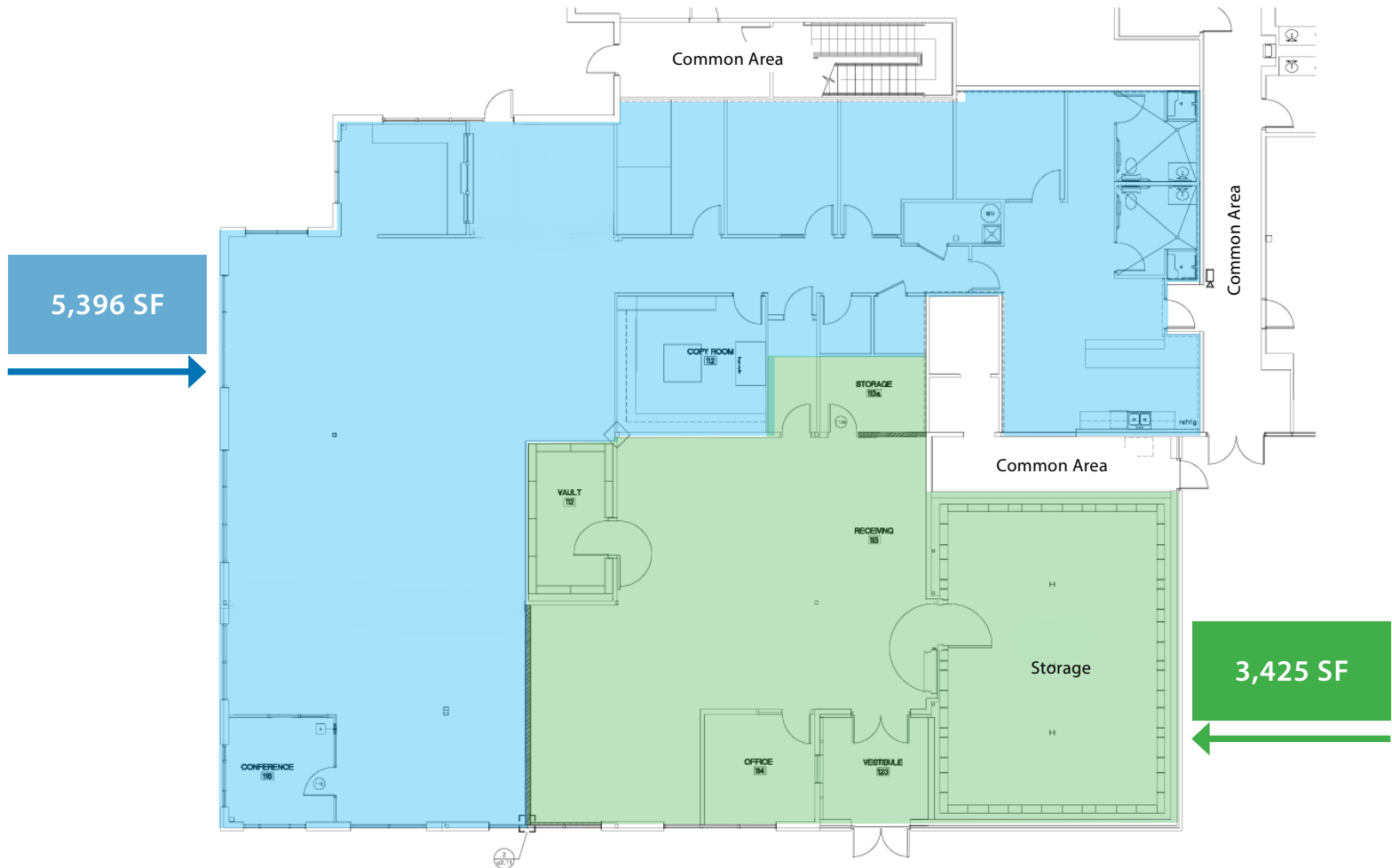
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# DEMISING OPTION



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**EAST END RIVERSIDE**

**33,877 VPD**



**IRON EAGLE DR**

**EDGEWOOD LN / STATE ST**

**STATE ST / HWY 55**



**PLAZA DR**

**4,635 VPD**



POPULATION	HOUSEHOLDS	MEDIAN HOUSEHOLD INC.
<b>145,318</b>	<b>56,703</b>	<b>\$105,787</b>
5 MI. RADIUS	5 MI. RADIUS	5 MI. RADIUS
<b>4.5% POPULATION GROWTH RATE!</b>		
5-YEAR PROJECTION		

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## EAST END RIVERSIDE

STARBUCKS COFFEE CACI TAZIKIS JOLINES  
TROPICAL SMOOTHIE CAFE model home | FURNISHINGS RECLAIMED INTERIORS ETC EAGLE TENNIS CLUB



31,000 VPD  
STATE ST / HWY 55

MONEY METALS

E. STATE STREET

## MOLINARI PARK TOWNHOMES



## EAGLE PAVILION

ALBERTSONS D.L. EVANS BANK UPS  
SINCLAIR TSO CAFE RIO FLYING PIE PIZZERIA

## EAGLE RIVER

HILTON GARDEN INN IDAHO PIZZA PET IQ  
MOUNTAIN AMERICA WENDY'S THE GRIDDLE  
SAINT ALPHONSUS MEDICAL GROUP WESTMARK CREDIT UNION

EAGLE ROAD

## DOWNTOWN EAGLE

McDonald's EAGLE RIVER COFFEE WELLS FARGO PAPA MURPHY'S BRACKKNOWLOGY

## EAGLE PLAZA

Walgreens Primary Health ZAMZOWS

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