

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.

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:	\$22.00 SF/yr
LEASE TYPE:	Full Service Excluding Janitorial
SALE PRICE:	\$2,550,000 - Price Reduced!
PRICE PER SF:	\$289.00/SF
AVAILABLE:	Immediately

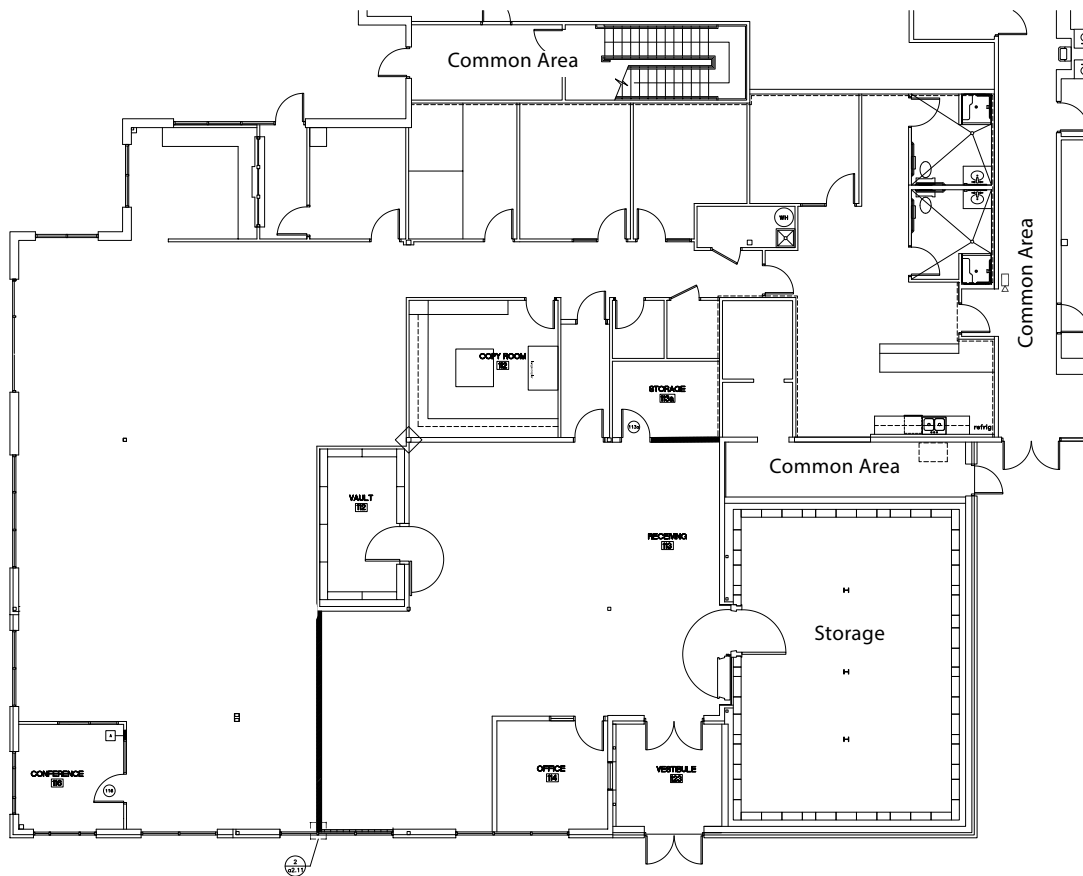
UPDATED: 1.22.2026

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SUITES 150/160

CONDO SIZE:	8,821 SF (Gross Leasable)
SALE PRICE:	<i>Price Reduced!</i> \$2,550,000 (\$289.00/SF)
LEASE RATE:	\$22.00 SF/yr
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

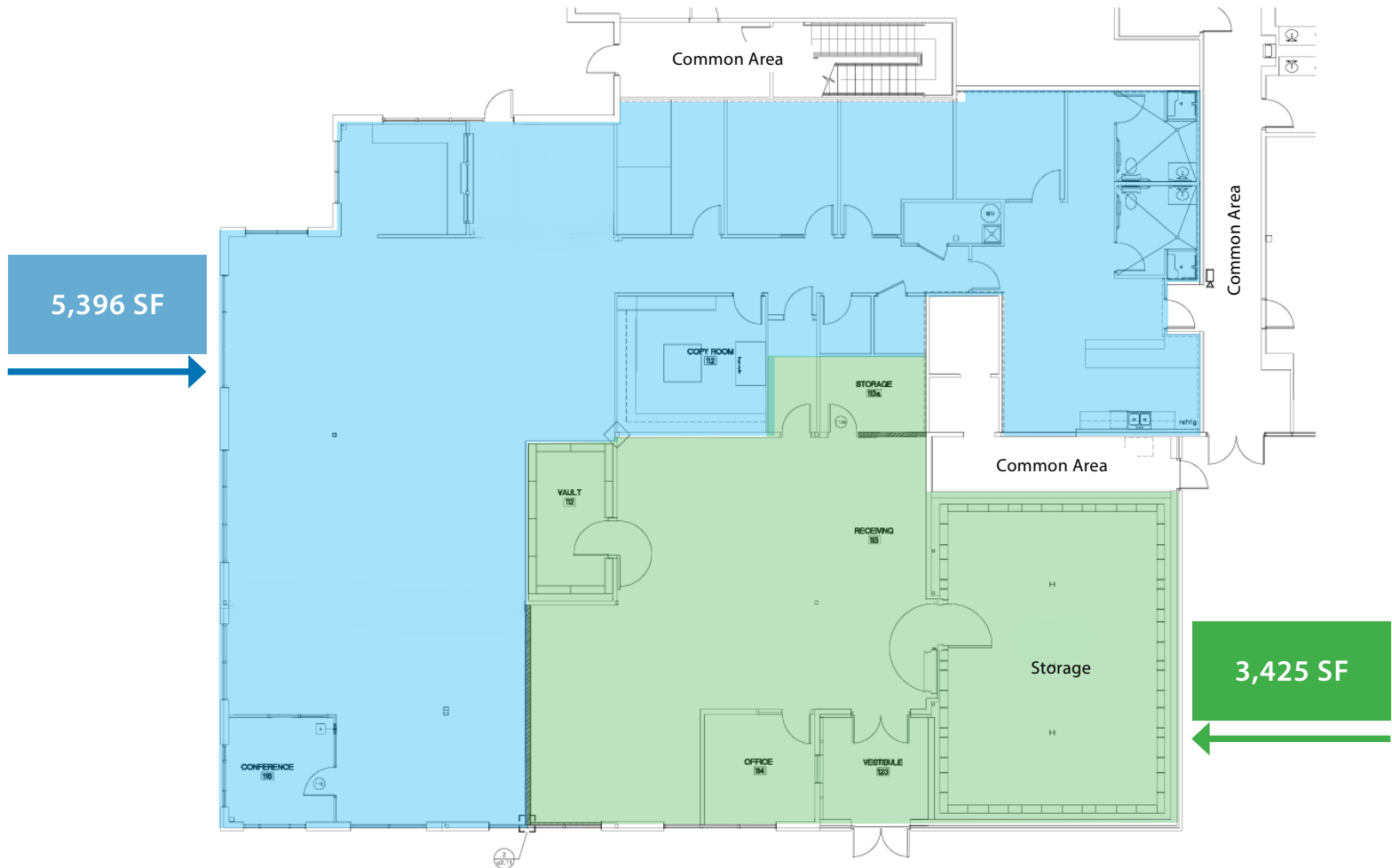
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DEMISING OPTION



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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.
145,318	56,703	\$105,787
5 MI. RADIUS	5 MI. RADIUS	5 MI. RADIUS
4.5% POPULATION GROWTH RATE!		
5-YEAR PROJECTION		

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EAST END RIVERSIDE



31,000 VPD
STATE ST / HWY 55

EAGLE RIVER

MOLINARI PARK TOWNHOMES



EAGLE PAVILION

MONEY METALS

E. STATE STREET

EAGLE ROAD



DOWNTOWN EAGLE

EAGLE PLAZA