

EAGLE RIVER | Office Space for Lease

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Contact

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Best-in-Class Office Space
485 E. Riverside Dr., Eagle, ID 83616

SUMMARY

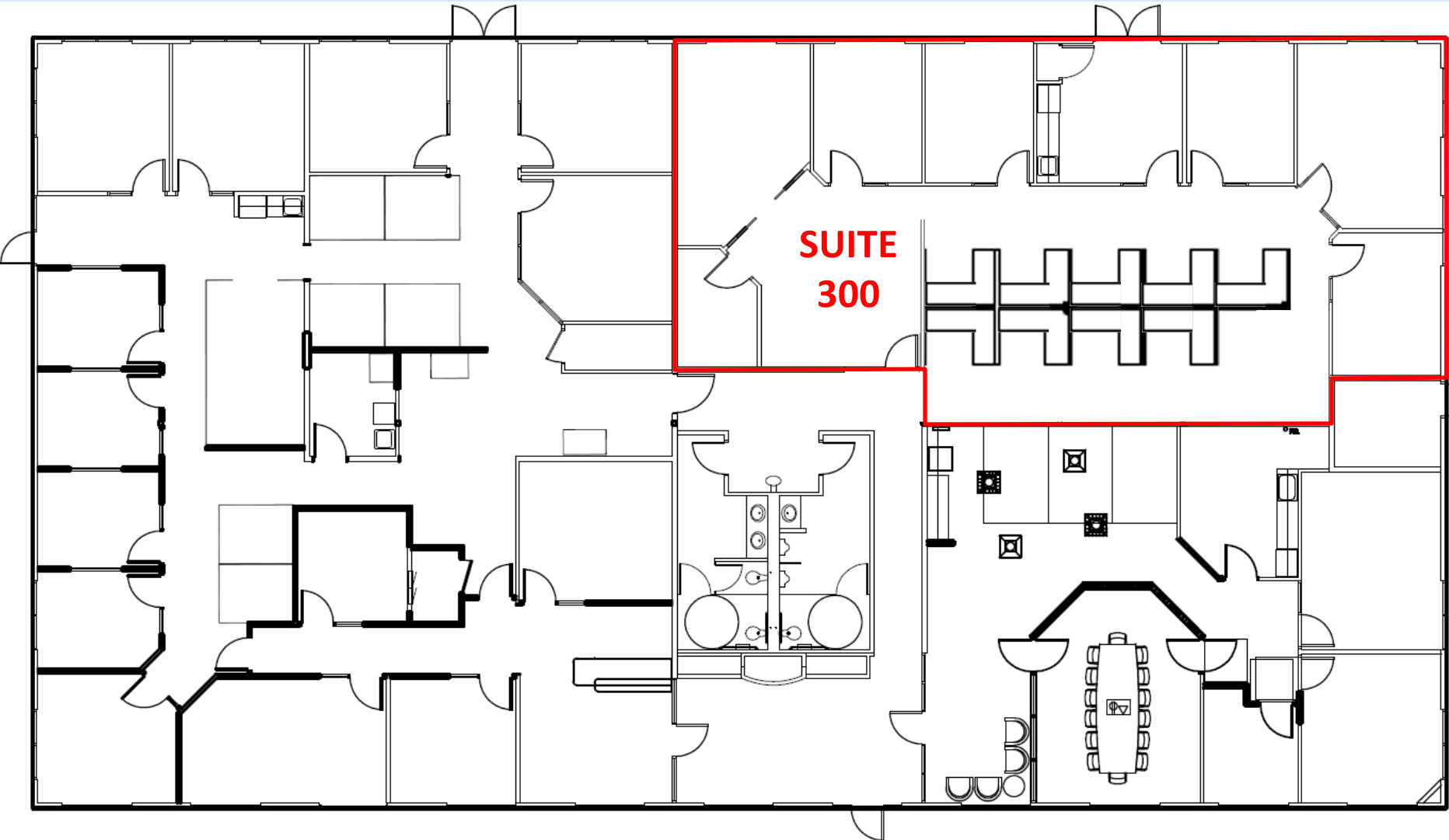
- Eagle River I: **9,452 sf** single-story office building. **Ample surface parking.**
- Best-in-market office space located in the heart of **Boise's most affluent submarket.**
- Located in Eagle River: Home to **Bardenay, Coyne's Restaurant, the Hilton Garden Inn** and the **Homewood Suites by Hilton.**
- A short walk to the scenic **Boise River Greenbelt** and spectacular **mountain views.**
- The landscape architecture, materials, exterior design and interior finishes create a **refined look** while engendering a **sense of place** that is unique to the **beautiful natural setting.**



LOCATION

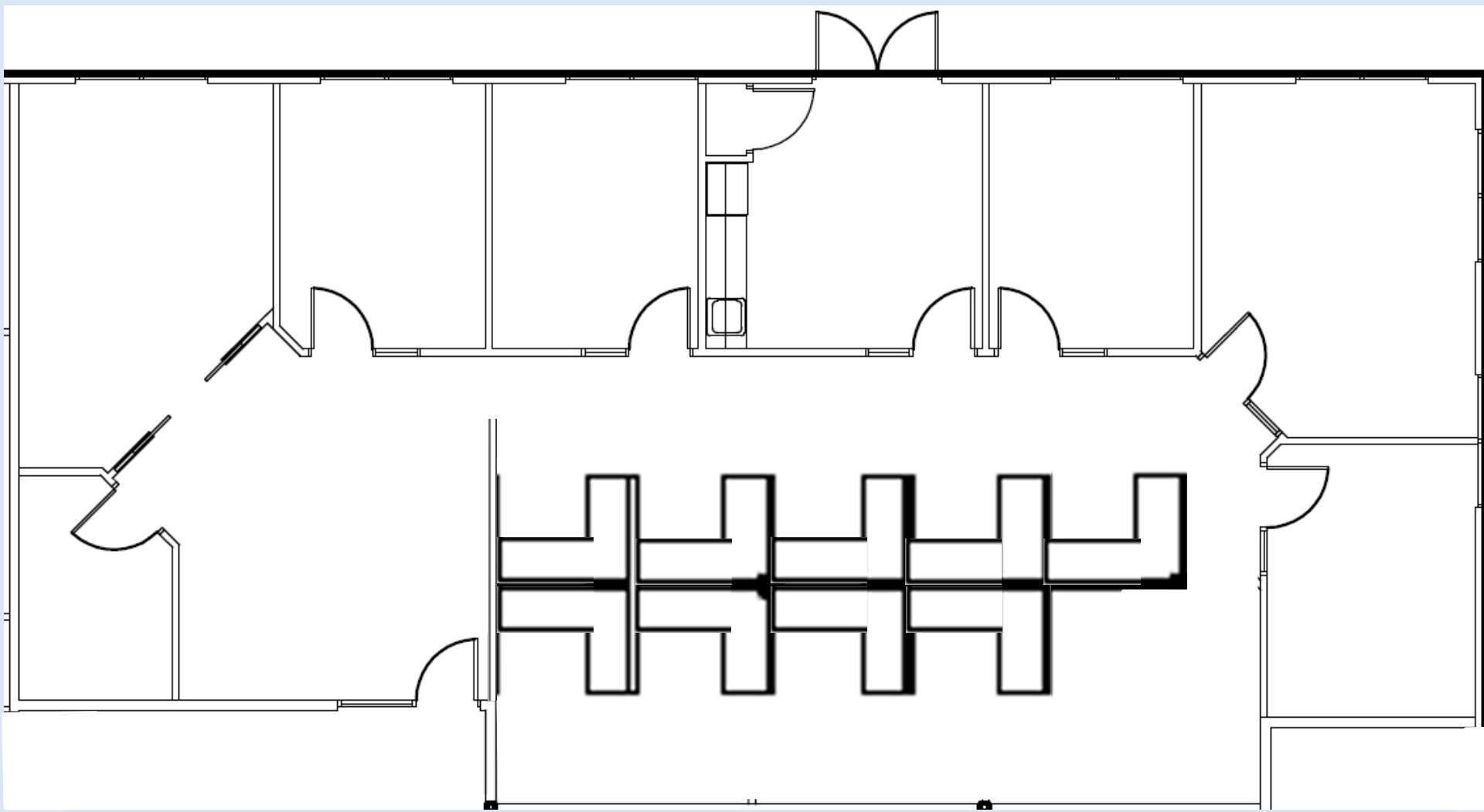


BUILDING FLOOR PLAN



SUITE 300 FLOOR PLAN

2,374 Useable Square Feet, 2,725 Rentable Square Feet (**AVAILABLE: AUGUST 1ST, 2026**)



Contact: Joe Sharpes or Chad Hamel (208) 938-4270

INTERIOR PHOTOS

ENTRANCE/LOBBY



BREAKROOM



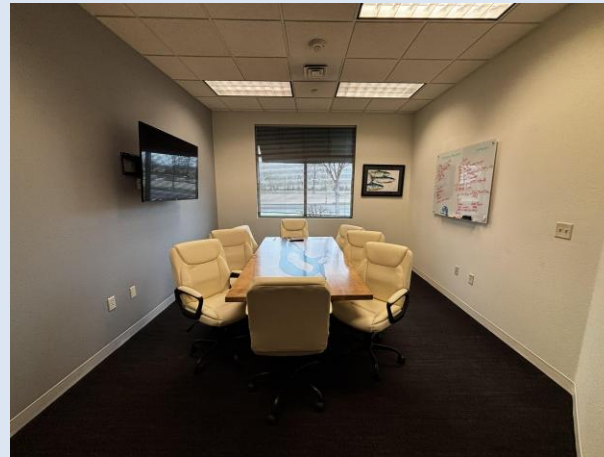
CORNER OFFICE



OPEN SPACE/CUBICLES



CONFERENCE ROOM



LEASE TERMS

- 7.5 year sublease
- FSEJ
- Cubicles are included in the suite, but can be removed at the request of the incoming tenant.

SUBLEASE RENT SCHEDULE

Period	\$/RSF/Year	Monthly Base Rent
8/1/26 - 2/28/27	\$28.08	\$6,376.96
3/1/27 - 2/29/28	\$28.92	\$6,568.27
3/1/28 - 2/28/29	\$29.79	\$6,765.32
3/1/29 - 2/28/30	\$30.69	\$6,968.28
3/1/30 - 2/28/31	\$31.61	\$7,177.32
3/1/31 - 2/29/32	\$32.55	\$7,392.64
3/1/32 - 2/28/33	\$33.53	\$7,614.42
3/1/33 - 2/28/34	\$34.54	\$7,842.86

- The space was recently renovated for the current tenant. If the incoming tenant would like to negotiate for tenant improvements, a different length lease term, or both, they could do so. This would result in an associated price change. Minimum lease term: 5 years



Eagle River



CONTACT

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