

OFFICE SPACE FOR LEASE

INTERSTATE 84 & EAGLE ROAD, MERIDIAN, ID



BALL
VENTURES
AHLQUIST



EVL OFFICE BUILDING 4

AVAILABLE SF: 100,000 SQ. FT.

BUILDING SIZE: 100,000 SQ. FT.

LEASE RATE: \$24.00 / SQ. FT.

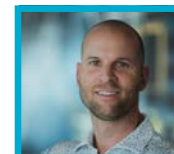
PARKING: 5/1000 SQ FT

TI ALLOWANCE: \$70.00 / SQ. FT.

YEAR BUILT: Q3 2025



MARK CLEVERLEY
208.850.6113
MARK@BVADEV.COM



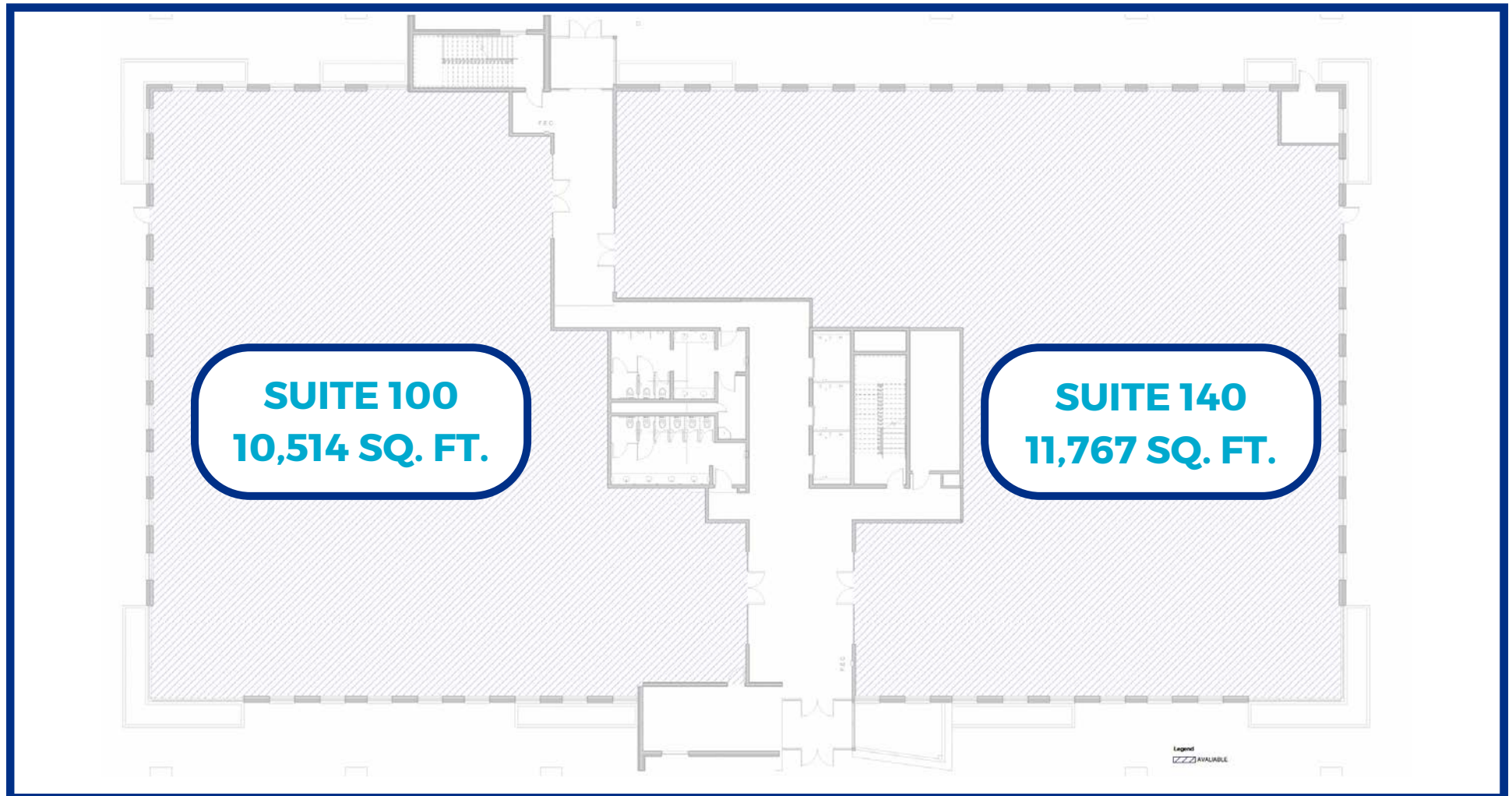
HOLT HAGA
208.371.4658
HOLT@BVADEV.COM

BUILDING DETAILS

BUILDING FLOORPLATES

Below are images of the building's floor plates showing availability.

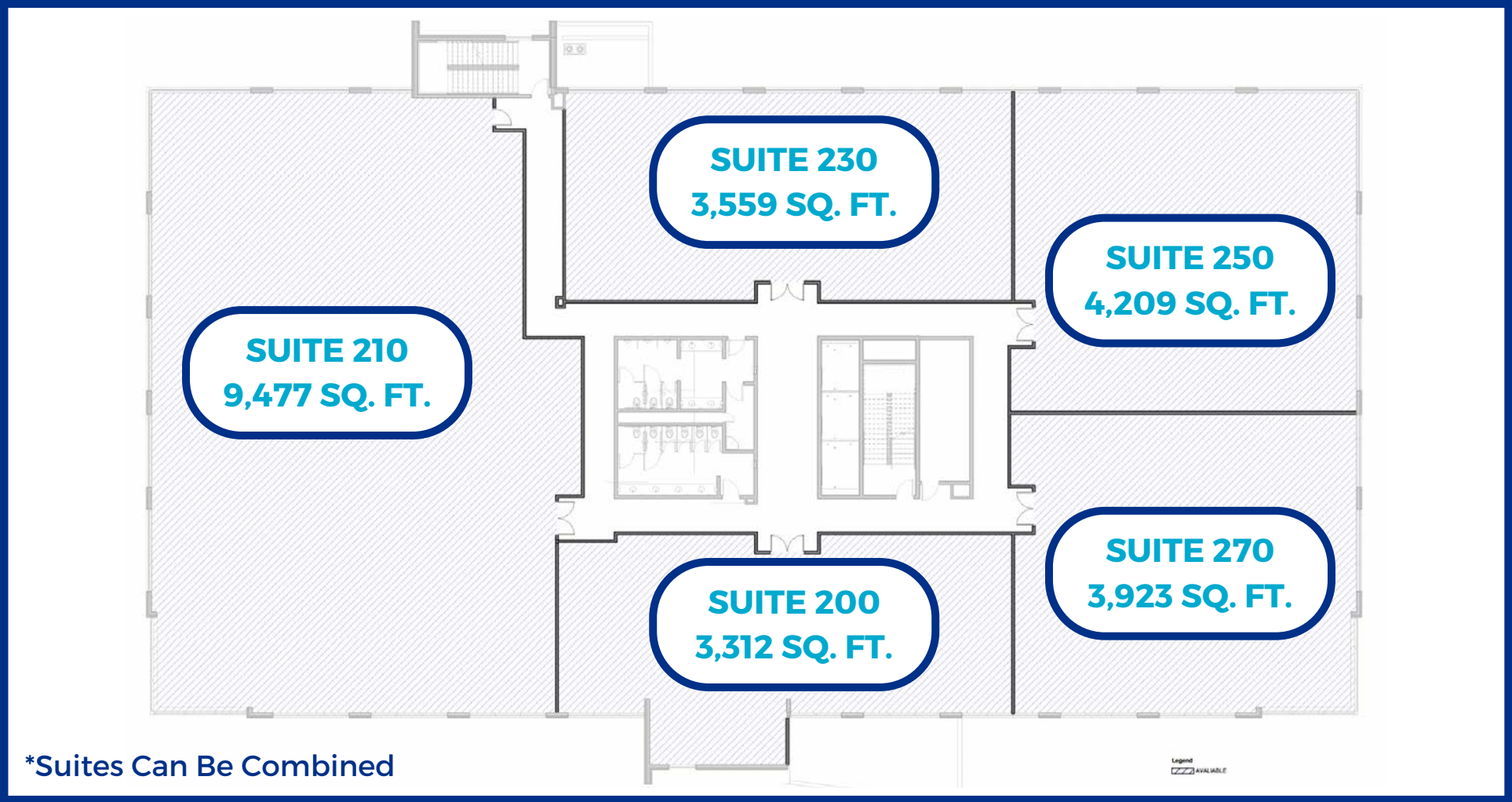
FLOOR 1



BUILDING FLOORPLATES

Below are images of the building's floor plates showing availability.

FLOOR 2

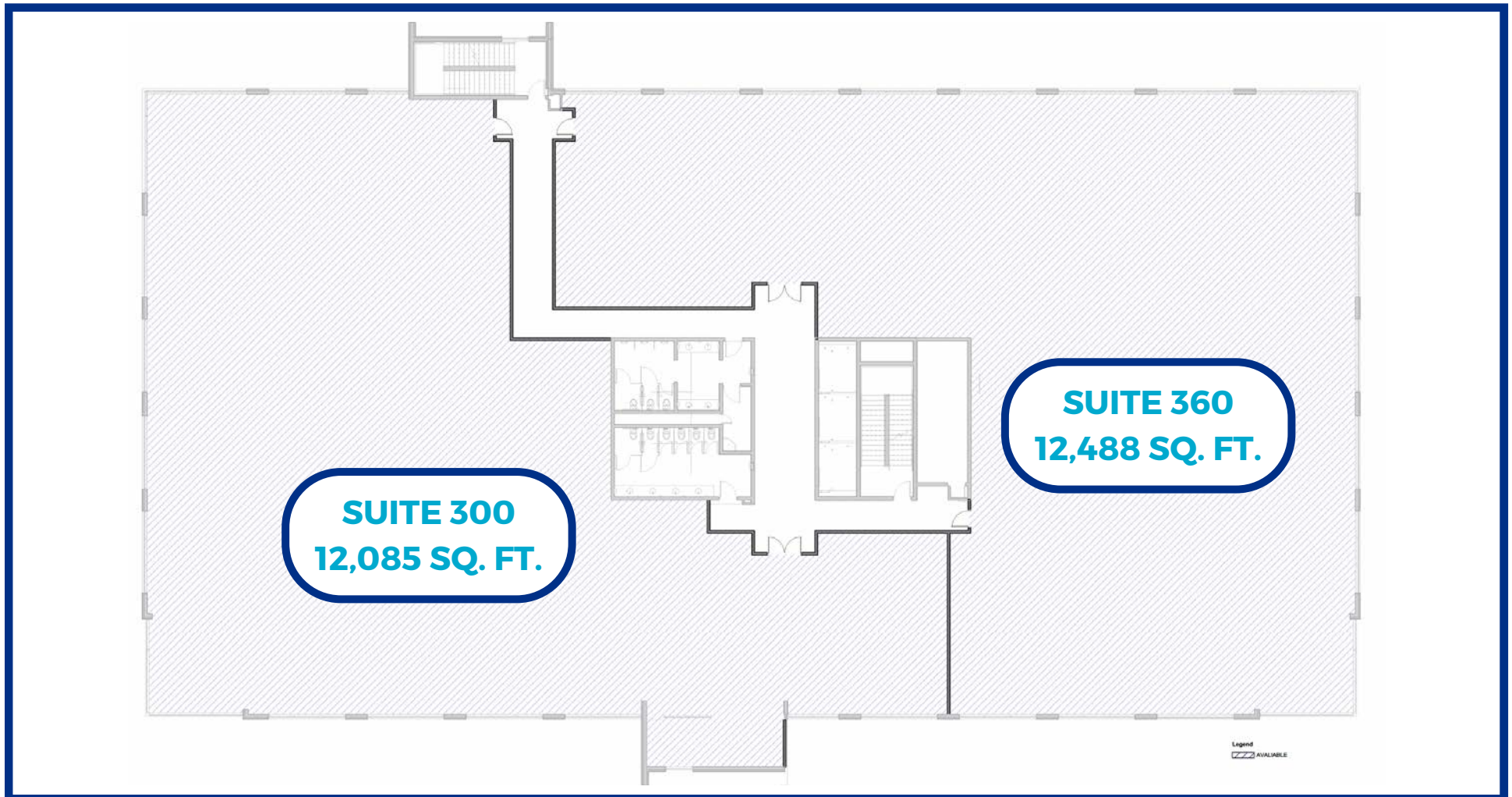


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BUILDING FLOORPLATES

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FLOOR 3



BUILDING DETAILS

BUILDING FLOORPLATES

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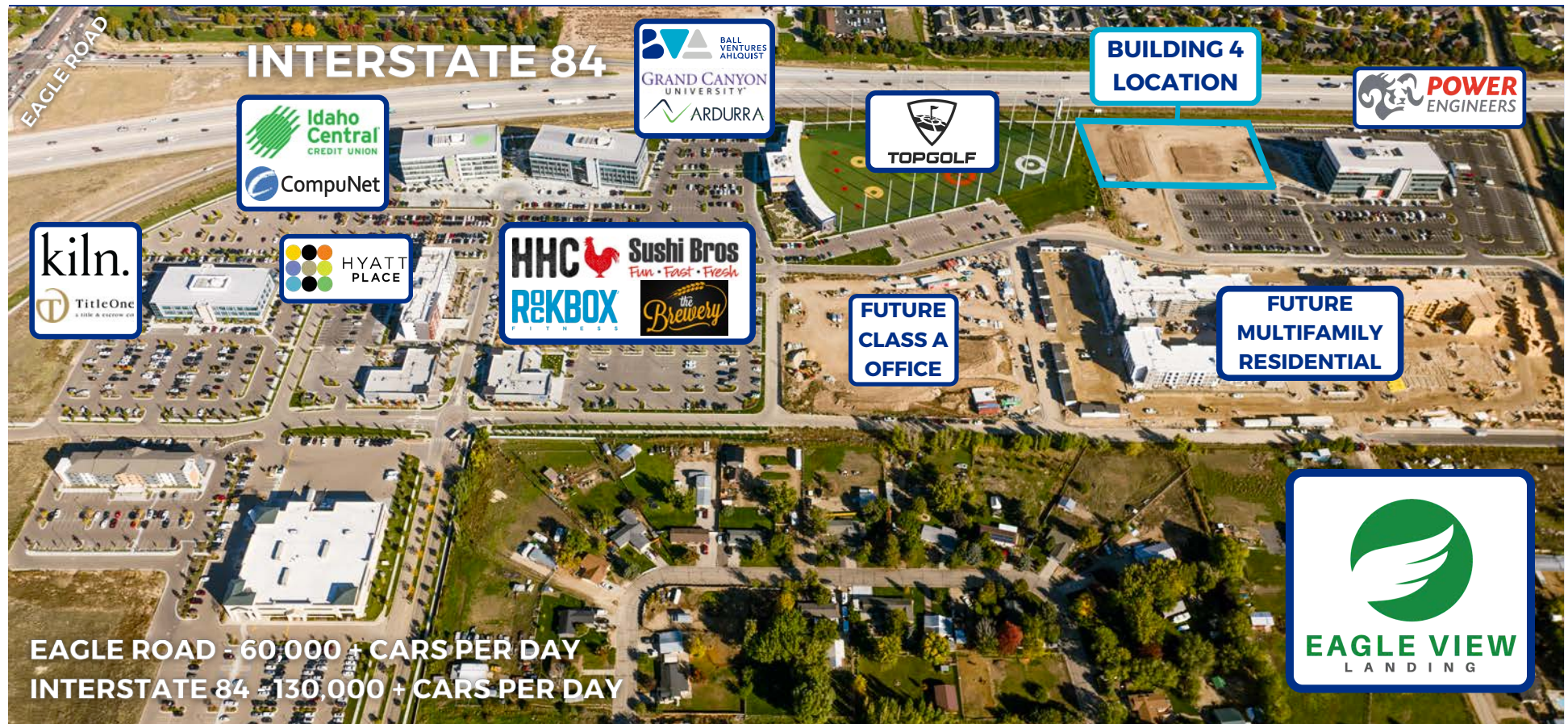
FLOOR 4



SITE HIGHLIGHTS

ABOUT EAGLE VIEW LANDING

Eagle View Landing is a mixed-use development featuring class A office, retail, multi-family living, and corporate campus spaces. Site highlights include Idaho's only Top Golf Venue, over 700,000 SQ. FT. of Class A office, a Hyatt Place Hotel, premium retail Idaho Central Credit Union's Administrative Headquarters, and other notable tenants including Kiln. Located at the intersection of Idaho's busiest freeway (Interstate 84) and Idaho's busiest road (Eagle Road), the project boasts some of the highest traffic counts in the Treasure Valley.



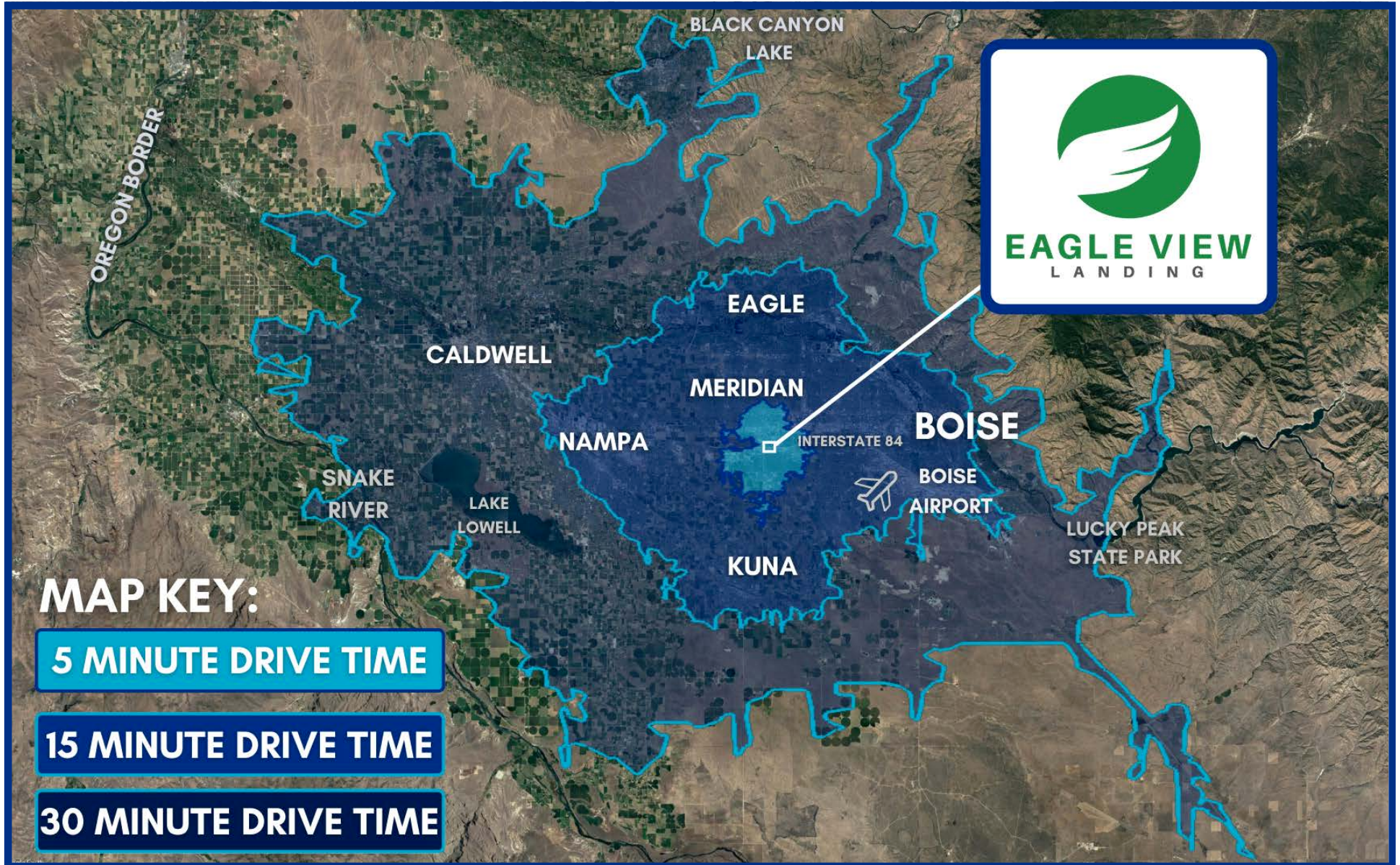
SITE HIGHLIGHTS



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SITE DEMOGRAPHICS

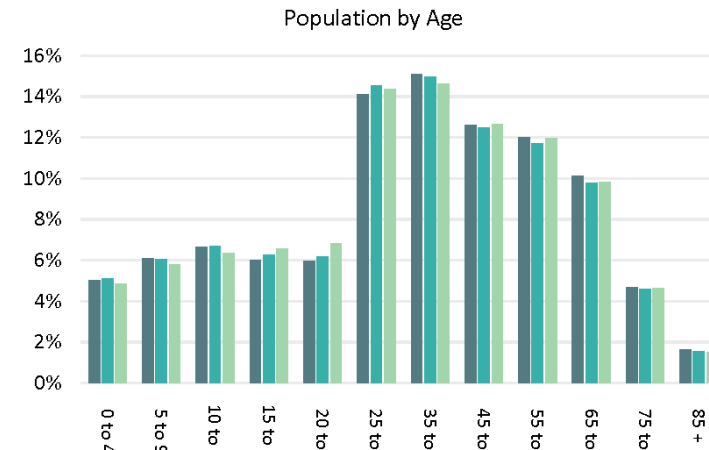
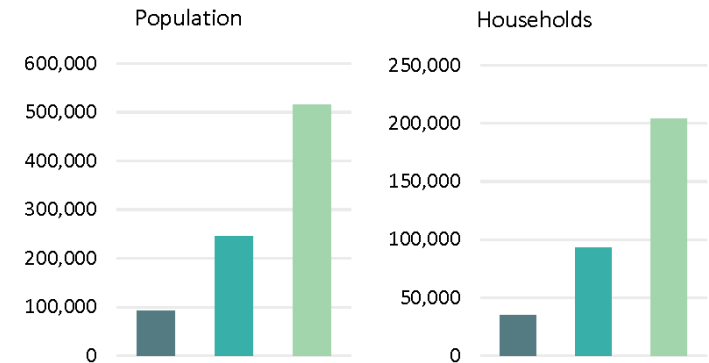
EAGLE VIEW LANDING

1160 S Silverstone Way | Meridian, ID 83642

Consumer Profile Report

Applied Geographic Solutions (AGS), 2023 B

	3 Mile Radius		5 Mile Radius		10 Mile Radius	
Current						
2023 Population	92,402	---	245,234	---	515,668	---
2028 Projected Population	99,500	---	258,329	---	557,029	---
Pop Growth (%)	7.7%	---	5.3%	---	8.0%	---
2023 Households	35,155	---	92,836	---	203,683	---
2028 Projected Households	38,362	---	98,811	---	221,979	---
HH Growth (%)	9.1%	---	6.4%	---	9.0%	---
Daytime Population	80,115	---	187,455	---	415,423	---
Average Business Travelers	963	---	2,745	---	6,401	---
Average Leisure Travelers	61	---	182	---	630	---
Average Migrant Workers	0	---	0	---	17	---
Group Quarters Pop	61	---	182	---	630	---
Pop in Family Households	79,600	---	208,631	---	420,857	---
Pop Non-Family Households	11,940	---	33,586	---	85,082	---
Total Population by Age						
Median Age (2023)	38.4		38.1		38.4	
Ages by Year						
0 to 4	4,632	5.0%	12,582	5.1%	24,995	4.8%
5 to 9	5,630	6.1%	14,810	6.0%	29,862	5.8%
10 to 14	6,152	6.7%	16,415	6.7%	32,871	6.4%
15 to 19	5,571	6.0%	15,349	6.3%	33,891	6.6%
20 to 24	5,506	6.0%	15,209	6.2%	35,136	6.8%
25 to 34	13,051	14.1%	35,698	14.6%	74,087	14.4%
35 to 44	13,952	15.1%	36,760	15.0%	75,394	14.6%
45 to 54	11,639	12.6%	30,663	12.5%	65,382	12.7%
55 to 64	11,110	12.0%	28,705	11.7%	61,667	12.0%
65 to 74	9,342	10.1%	24,000	9.8%	50,628	9.8%
75 to 84	4,324	4.7%	11,281	4.6%	23,985	4.7%
85 +	1,493	1.6%	3,762	1.5%	7,771	1.5%

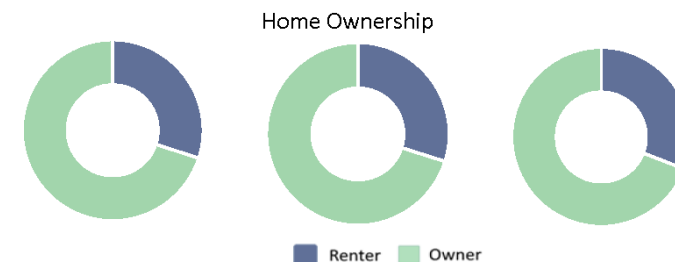
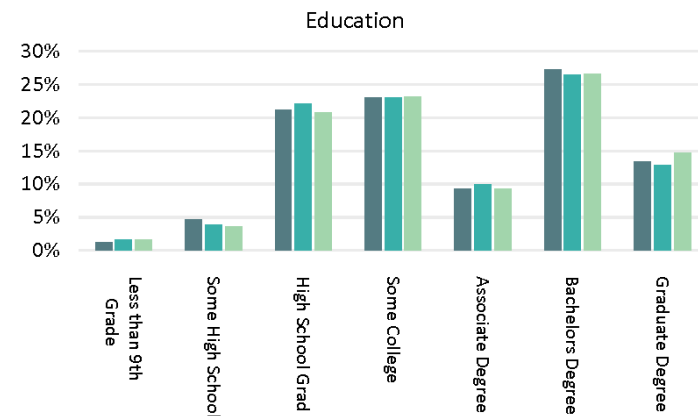
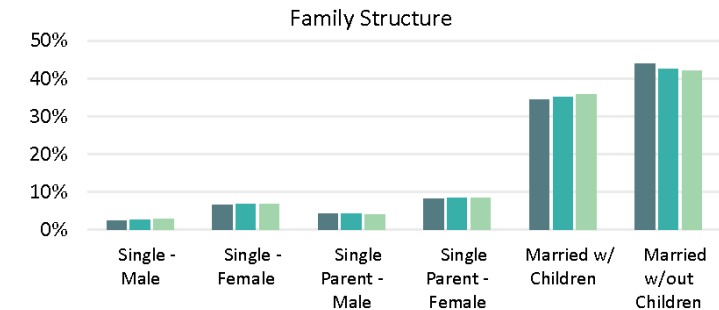


SITE DEMOGRAPHICS

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Applied Geographic Solutions (AGS), 2023 B

	3 Mile Radius		5 Mile Radius		10 Mile Radius	
Family Structure (2023)	25,340		66,077		134,902	
Single - Male	603	2.4%	1,776	2.7%	3,784	2.8%
Single - Female	1,675	6.6%	4,561	6.9%	9,350	6.9%
Single Parent - Male	1,094	4.3%	2,769	4.2%	5,385	4.0%
Single Parent - Female	2,103	8.3%	5,593	8.5%	11,330	8.4%
Married w/ Children	8,708	34.4%	23,216	35.1%	48,277	35.8%
Married w/out Children	11,157	44.0%	28,162	42.6%	56,776	42.1%
Education (2023)	64,910		170,867		358,913	
Less than 9th Grade	780	1.2%	2,841	1.7%	6,041	1.7%
Some High School	3,008	4.6%	6,611	3.9%	12,924	3.6%
High School Grad	13,737	21.2%	37,777	22.1%	74,843	20.9%
Some College	14,953	23.0%	39,374	23.0%	83,118	23.2%
Associate Degree	6,019	9.3%	16,972	9.9%	33,581	9.4%
Bachelors Degree	17,716	27.3%	45,233	26.5%	95,524	26.6%
Graduate Degree	8,698	13.4%	22,060	12.9%	52,881	14.7%
Home Ownership (2023)	46,670		123,392		272,972	
Housing Units Occupied	35,155	75.3%	92,836	75.2%	203,683	74.6%
Housing Units Vacant	970	2.1%	2,824	2.3%	6,447	2.4%
Occupied Units Renter	10,546	22.6%	27,732	22.5%	62,842	23.0%
Occupied Units Owner	24,609	52.7%	65,104	52.8%	140,842	51.6%
Unemployment Rate (2023)		1.4%		1.8%		2.0%
Employment, Pop 16+ (2023)	80,115		187,455		415,423	
Armed Services	391	0.5%	640	0.3%	1,423	0.3%
Civilian	52,973	66.1%	140,371	74.9%	294,111	70.8%
Employed	51,901	64.8%	136,869	73.0%	285,496	68.7%
Unemployed	1,073	1.3%	3,502	1.9%	8,615	2.1%
Not in Labor Force	21,378	26.7%	56,971	30.4%	125,322	30.2%
Businesses						
Establishments	4,536	---	9,726	---	21,692	---
Employees (FTEs)	41,942	---	85,683	---	200,223	---

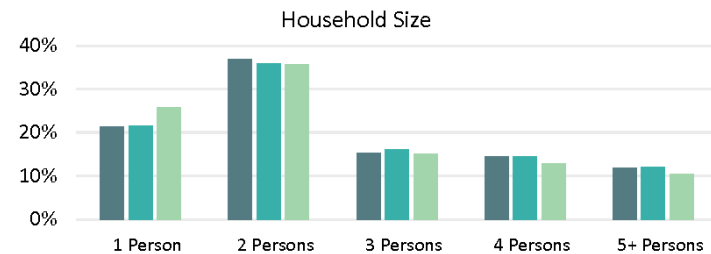
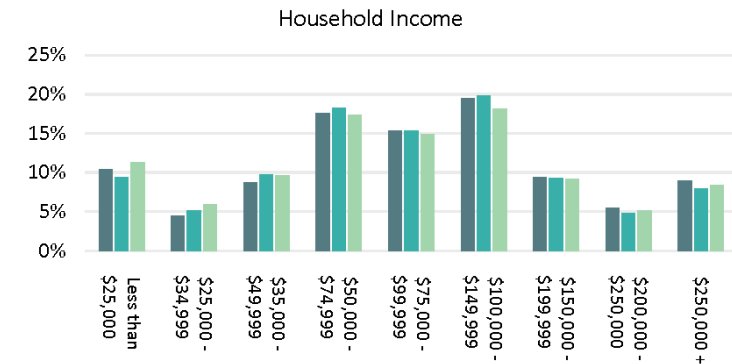
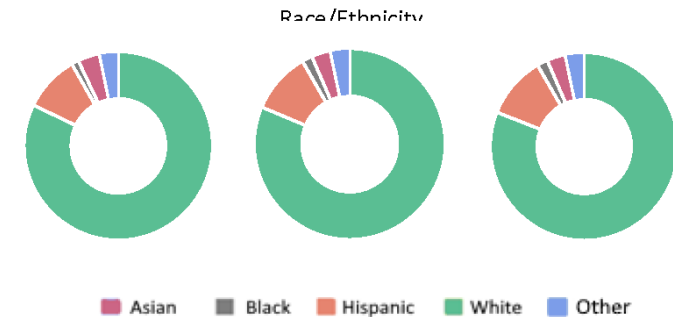


SITE DEMOGRAPHICS

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	3 Mile Radius		5 Mile Radius		10 Mile Radius	
Population by Race/Ethnicity (2023)						
White, Non-Hispanic	75,882	82.1%	199,445	81.3%	417,422	80.9%
Hispanic	8,918	9.7%	25,546	10.4%	55,469	10.8%
Black, Non-Hispanic	1,137	1.2%	4,290	1.7%	9,474	1.8%
Asian, Non-Hispanic	3,473	3.8%	7,863	3.2%	16,428	3.2%
Other	2,993	3.2%	8,089	3.3%	16,875	3.3%
Language at Home (2023)						
Spanish Linguistically Isolated	270	0.8%	836	0.9%	1,665	0.8%
Spanish Not Isolated	3,024	8.6%	7,114	7.7%	15,024	7.4%
Asian Linguistically Isolated	267	0.8%	368	0.4%	602	0.3%
Asian Not isolated	469	1.3%	996	1.1%	2,303	1.1%
Household Income (2023)						
Per Capita Income	\$45,462	---	\$45,431	---	\$47,572	---
Average HH Income	\$119,265	---	\$119,642	---	\$119,940	---
Median HH Income	\$99,343	---	\$94,867	---	\$92,635	---
Less than \$25,000	3,666	10.4%	8,722	9.4%	23,079	11.3%
\$25,000 - \$34,999	1,559	4.4%	4,822	5.2%	12,000	5.9%
\$35,000 - \$49,999	3,082	8.8%	9,069	9.8%	19,532	9.6%
\$50,000 - \$74,999	6,195	17.6%	16,982	18.3%	35,470	17.4%
\$75,000 - \$99,999	5,397	15.4%	14,294	15.4%	30,424	14.9%
\$100,000 - \$149,999	6,860	19.5%	18,429	19.9%	36,882	18.1%
\$150,000 - \$199,999	3,295	9.4%	8,652	9.3%	18,691	9.2%
\$200,000 - \$250,000	1,929	5.5%	4,491	4.8%	10,450	5.1%
\$250,000 +	3,171	9.0%	7,375	7.9%	17,155	8.4%
Avg Family Income	\$132,476		\$132,338		\$138,720	
Avg Non-Family Income	\$94,291		\$104,168		\$99,933	
Household Size (2023)						
1 Person	7,498	21.3%	20,102	21.7%	52,565	25.8%
2 Persons	12,981	36.9%	33,265	35.8%	72,919	35.8%
3 Persons	5,392	15.3%	14,898	16.0%	30,979	15.2%
4 Persons	5,099	14.5%	13,398	14.4%	26,063	12.8%
5+ Persons	4,184	11.9%	11,173	12.0%	21,157	10.4%



ABOUT BVA



Ball Ventures Ahlquist (BVA) is Idaho's premier commercial real estate development company. BVA has delivered over 2 million square feet of class A office, medical office, retail, and industrial space since 2018, and has plans to deliver over 3 million more square feet in the next 5-10 years.

At BVA we strive to **INSPIRE EXCELLENCE** in everything we do. From leasing, and architecture, to construction, and property management; BVA's dedicated teams are the best in class. We provide unparalleled service to help you or your client find the perfect building, tailored to their needs. BVA projects specialize in office, retail, flex, medical, and industrial spaces located at some of the most strategic and visible locations in the valley.

Focusing on ground up development, asset stabilization, property management, and acquisition, BVA works every day to deliver excellence and value to tenants, investors, and partners through projects that inspire.



CONTACT INFORMATION



MARK CLEVERLEY - CHIEF LEASING OFFICER | 208.850.6113 | MARK@BVADEV.COM

Mark is one of the founding members of BVA. As Chief Leasing Officer, Mark oversees all leasing and marketing operations, taking care to put an incredible level of care and attention into each project. Mark received his associate's degree in Accounting from Ricks College and his BS degree in Accounting and Finance from Boise State University. With over 15 years of experience in the Treasure Valley real estate field, Mark has a depth of understanding of the market that enables him to help each tenant find a perfect fit for their unique situation.



HOLT HAGA - VP OF LEASING | 208.371.4658 | HOLT@BVADEV.COM

Holt is one of the founding members of BVA. As VP of Leasing, Holt has delivered the successful completion of over 1.2 million square feet of commercial development. Holt specializes in office, industrial, and retail leasing within the company's portfolio. Holt graduated Summa Cum Laude with a degree in Finance from Westminster College in Salt Lake City and received his MBA from Boise State University. Holt's outstanding attention to detail and relentless work ethic ensure a seamless and enjoyable experience with each client he works with.