



**CLASS A OFFICE SPACE AVAILABLE**



# EAGLE CAPITAL BUILDING

3023 East Copper Point Dr.  
Meridian, Idaho 83642

**1,997 SF FOR LEASE**

## PROPERTY HIGHLIGHTS

Suite 204	1,997 SF
Lease Rate	\$17.00/SF
Lease Type	FSEJ
Lot Size	0.52 AC
Parking	3.20/1,000 SF
Parcel Numbers	R1022780070 & 80
Year Built	2007
Zoning	C-G - General Commercial
Availability	Immediate
LockBox	No, Contact Agents



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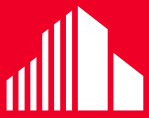
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## FLOOR PLAN





**CUSHMAN &  
WAKEFIELD**

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## BUILDING PHOTOS



## Listing Features

- Class A office space available in the Eldorado Business Campus off Interstate 84 near Exit 46 at Eagle Road
- Space includes a reception area, eleven private offices & access to shared conference and break rooms
- Building offers common area with restrooms, foyer entry and ample on-site parking for employees & staff
- The El Dorado Development offers landscaped 5-lane interior streets, decorative historic street lighting, interior jogging paths and walkways, prominent entries and corner sign for location identity, pressurized irrigation system, robust utility and broadband communication infrastructure, and strict architectural and use controls

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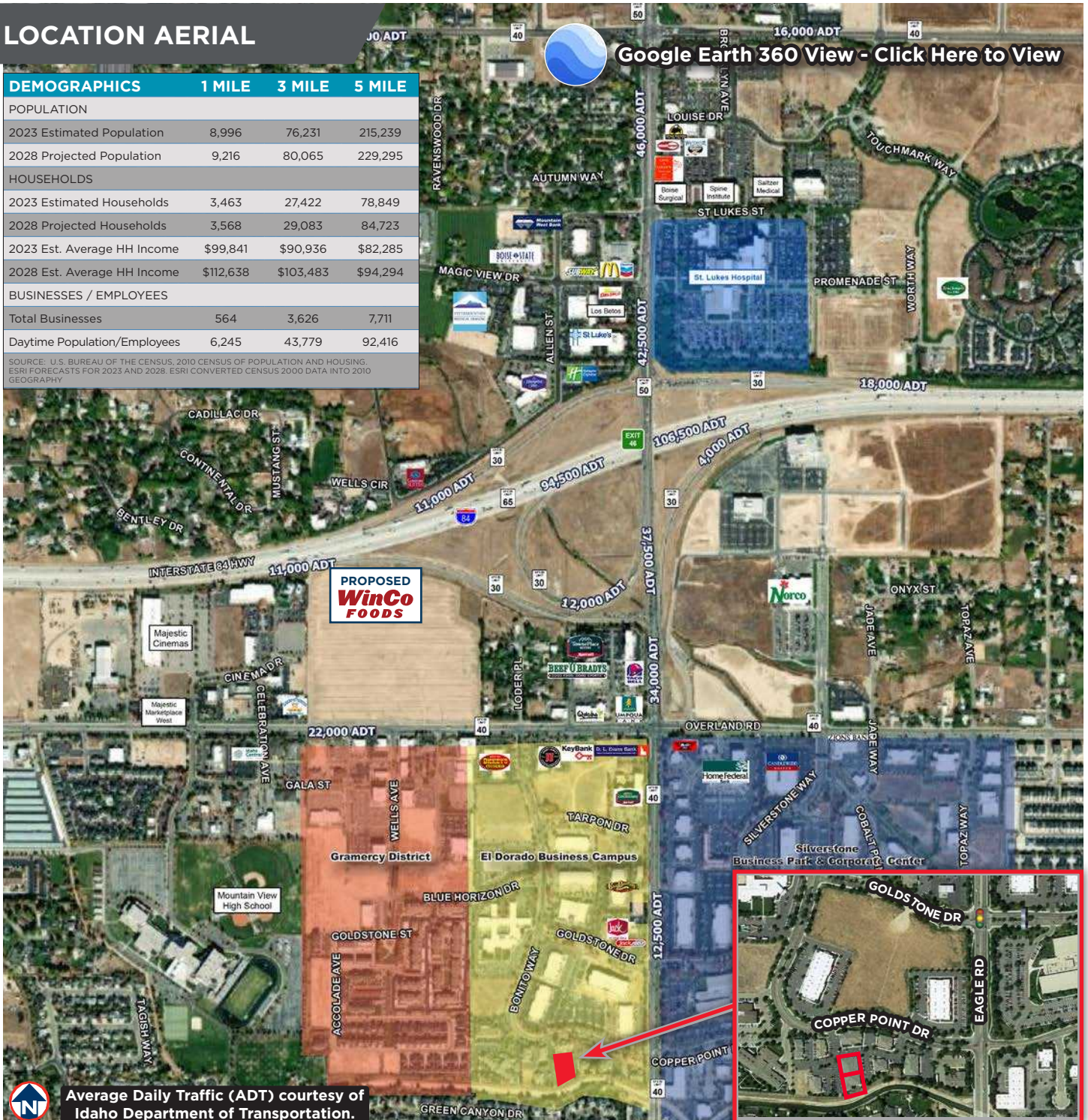


## LOCATION AERIAL

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
<b>POPULATION</b>			
2023 Estimated Population	8,996	76,231	215,239
2028 Projected Population	9,216	80,065	229,295
<b>HOUSEHOLDS</b>			
2023 Estimated Households	3,463	27,422	78,849
2028 Projected Households	3,568	29,083	84,723
2023 Est. Average HH Income	\$99,841	\$90,936	\$82,285
2028 Est. Average HH Income	\$112,638	\$103,483	\$94,294
<b>BUSINESSES / EMPLOYEES</b>			
Total Businesses	564	3,626	7,711
Daytime Population/Employees	6,245	43,779	92,416

SOURCE: U.S. BUREAU OF THE CENSUS, 2010 CENSUS OF POPULATION AND HOUSING, ESRI FORECASTS FOR 2023 AND 2028, ESRI CONVERTED CENSUS 2000 DATA INTO 2010 GEOGRAPHY

Google Earth 360 View - [Click Here to View](#)



Average Daily Traffic (ADT) courtesy of Idaho Department of Transportation.