

Colliers

Saint Alphonsus



Ask agent about  
partial ownership!

For Lease

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## Eagle Health Plaza

323 E Riverside Drive | Eagle, ID

### Highlights:

- Class A Medical Office Space for Lease Located in the St. Alphonsus Eagle Health Plaza in the Eagle River Development
- Inquire about ownership
- Shell is Ready for Custom Build-Out from 2,300 SF to 4,621 SF
- This Location Currently Provides a Broad Range of Healthcare Services Including Emergency Care, Medical, Surgical, Pediatric, Heart Care, Lab Service & Rehabilitation, Orthopedics & Family Medicine.
- Amenities Include Large Parking Area for Clients & Staff, Exam & X-Ray Rooms, Large Windows, Fire Suppression, Multi-Zone HVAC, Server Room, class A lobby finishes & more

Accelerating success.

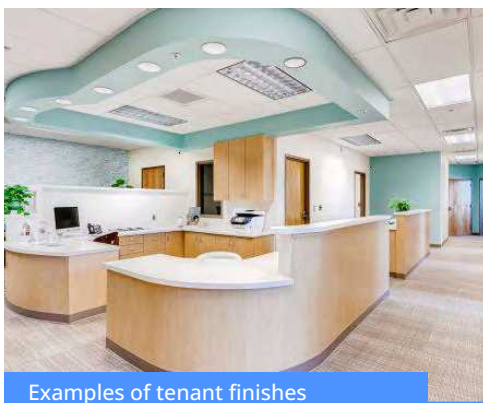
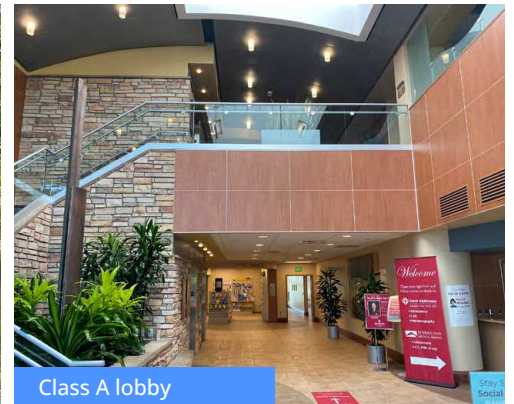
# For Lease

## Property Information

<b>Property Type</b>	Medical Office
<b>Building Size</b>	76,173 SF
<b>Zoning</b>	City of Eagle - MUDA
<b>Stories</b>	2 - Mid-Rise Office
<b>Signage</b>	Suite & Directory Space
<b>Lease Type</b>	NNN's = \$7.84 PSF includes utilities

## Space Available

Suite	Size	Rate
130 - Shell	2,300 - 4,621SF	\$25 PSF NNN (\$50 PSF TI Allowance)



# Floor Plans

## 1<sup>st</sup> Floor

Possible demising line

Suite 130 (Shell)  
2,300 - 4,621 SF

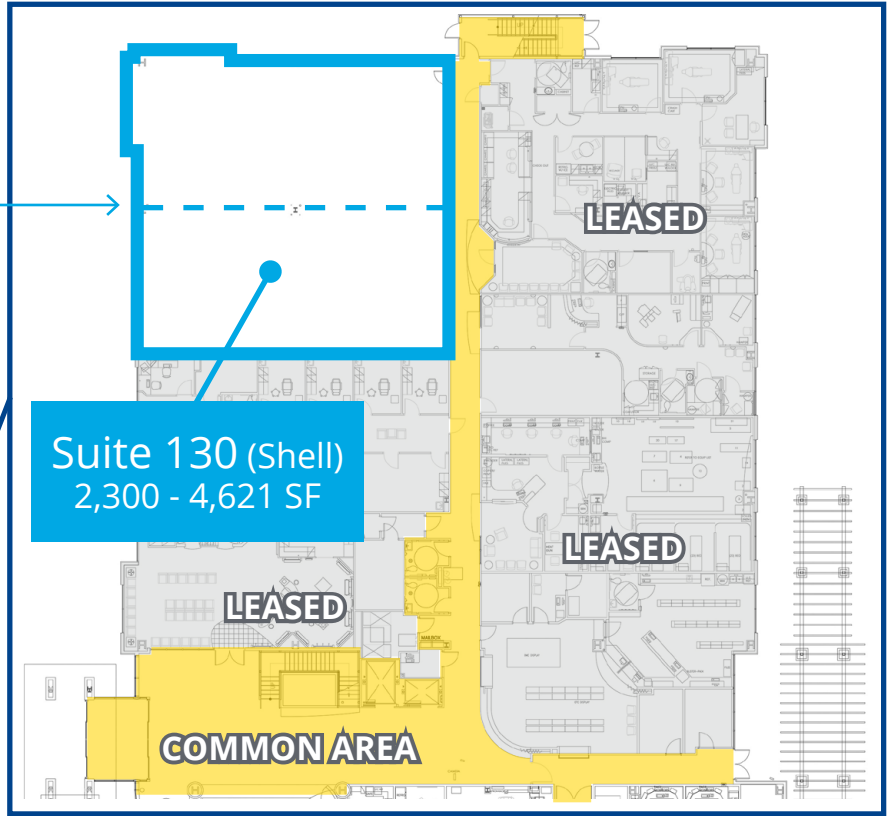
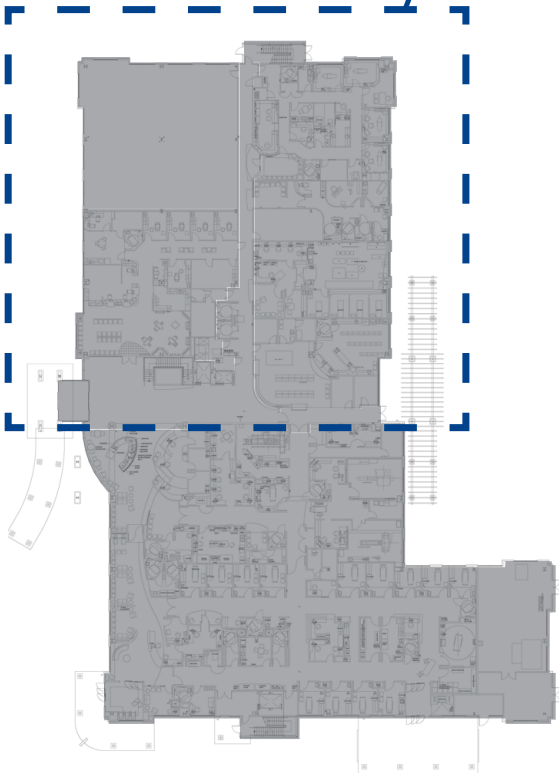
LEASED

LEASED

LEASED

COMMON AREA

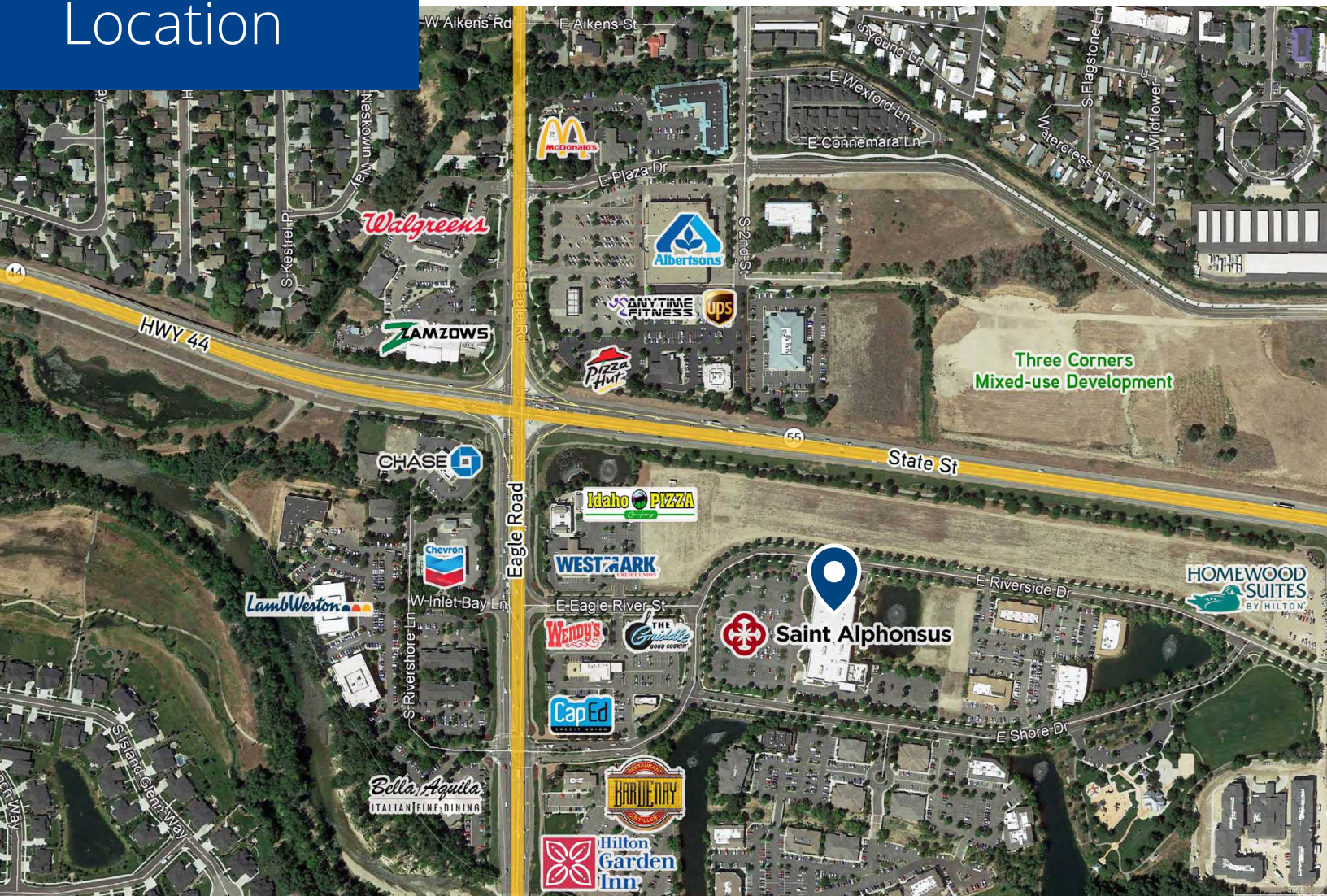
Building layout



# Location

 [Google Map](#)

 [Street View](#)



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