

NEWLY CONSTRUCTED EAGLE RD. OFFICE: SALE LEASEBACK

5536 N. Eagle Rd., Boise, ID 83713



LEE &
ASSOCIATES

COMMERCIAL REAL ESTATE SERVICES
LEE & ASSOCIATES IDAHO, LLC



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PROPERTY DETAILS

SALE PRICE \$2,250,000

BUILDING SIZE 4,540 SF

BLDG. CLASS "A"

YEAR BUILT 2025

SITE AREA 0.26 AC

TERM Leaseback Term 1.5 - 3 Years Commenced at Closing

NNN RENT \$145,280/yr

CAP RATE 6.46%

TENANT Future Mortgage

ZONING MX-1

PARCEL R9226350040

DO NOT DISTURB TENANTS. CONTACT AGENTS FOR SHOWING INSTRUCTIONS.



EXECUTIVE SUMMARY

Lee & Associates is pleased to present a rare opportunity to acquire a newly constructed freestanding single-tenant office building with exceptional Eagle Road visibility. This modern property is ideal for investors seeking immediate rental income through a sale-leaseback arrangement or owner-users willing to wait out the short leaseback period to occupy the space. With state-of-the-art construction and premium finishes, this high-exposure building stands out in a market where freestanding office buildings of this size and price point are scarce.



PROFESSIONAL
CLASS "A" OFFICE



NEW CONSTRUCTION
COMPLETED IN 2025



WEST BOISE
LOCATION



ON-SITE
PARKING



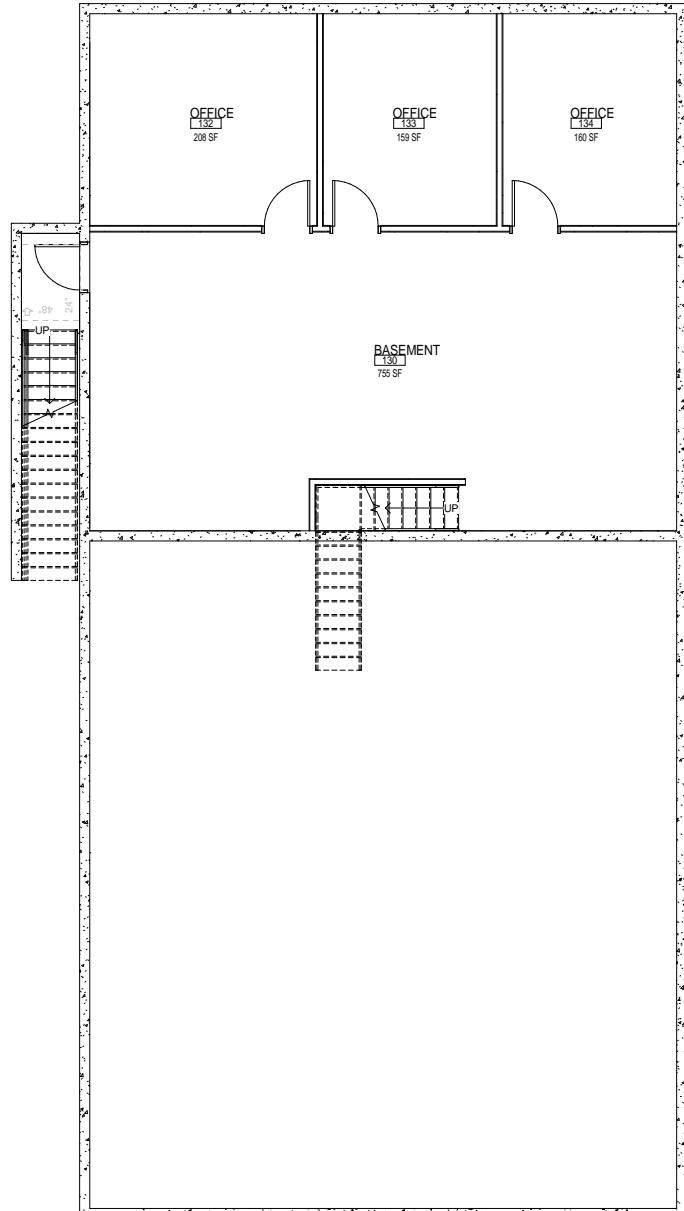
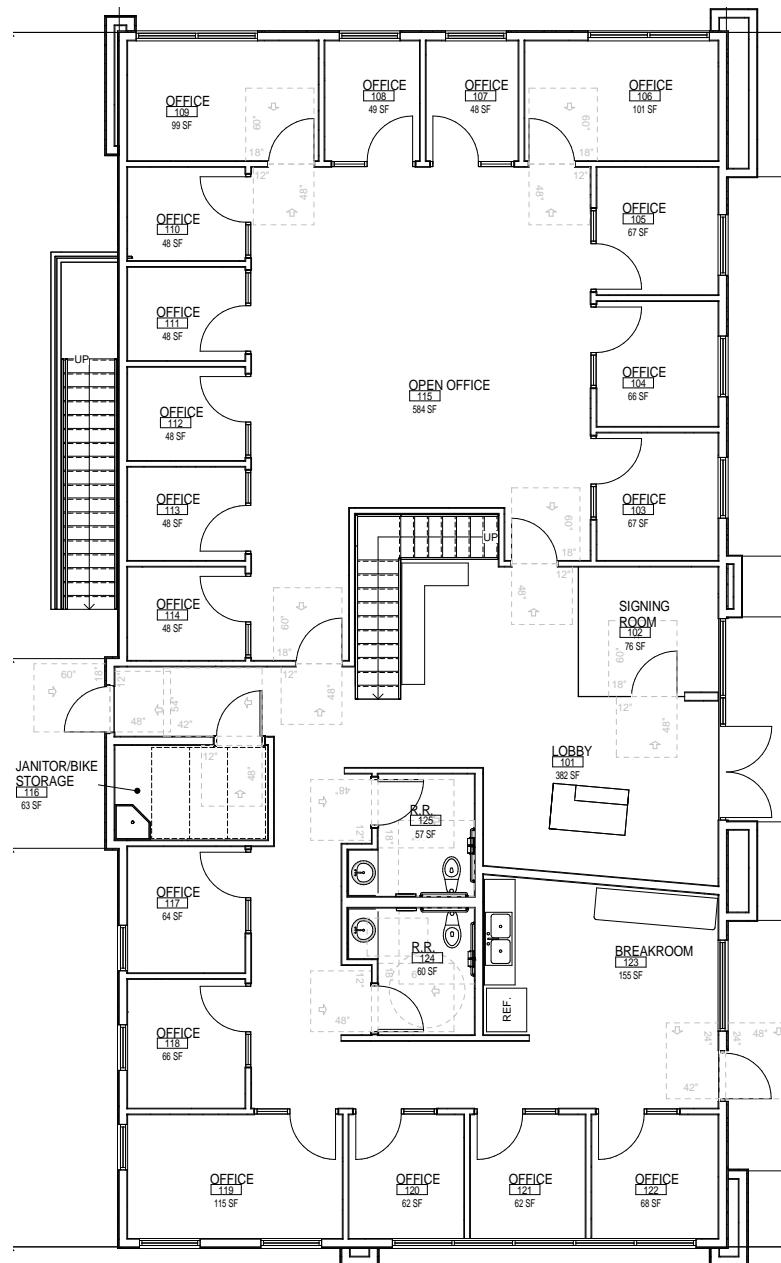
UPGRADED
MODERN FINISHES

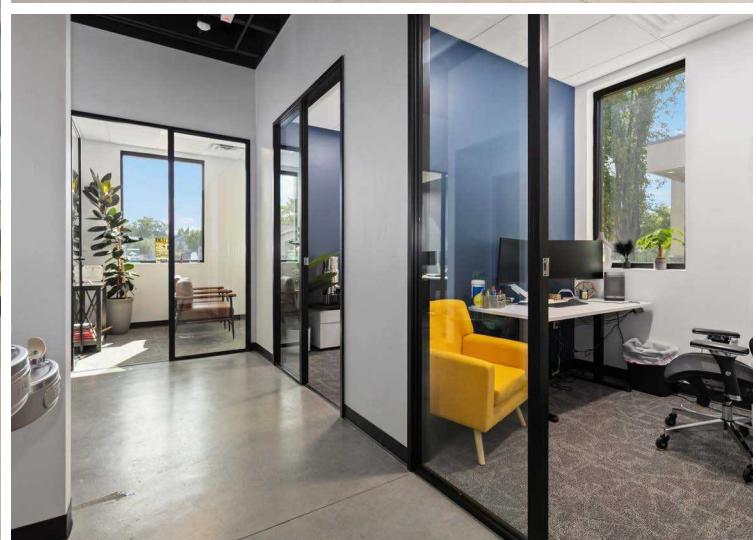
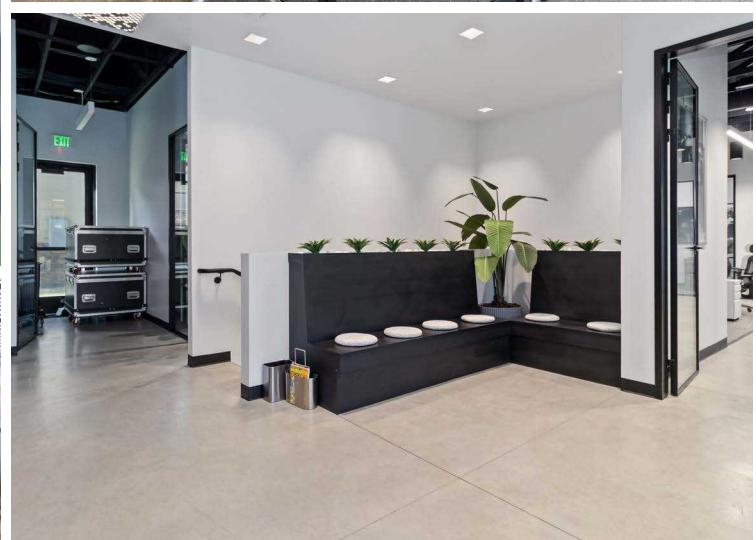
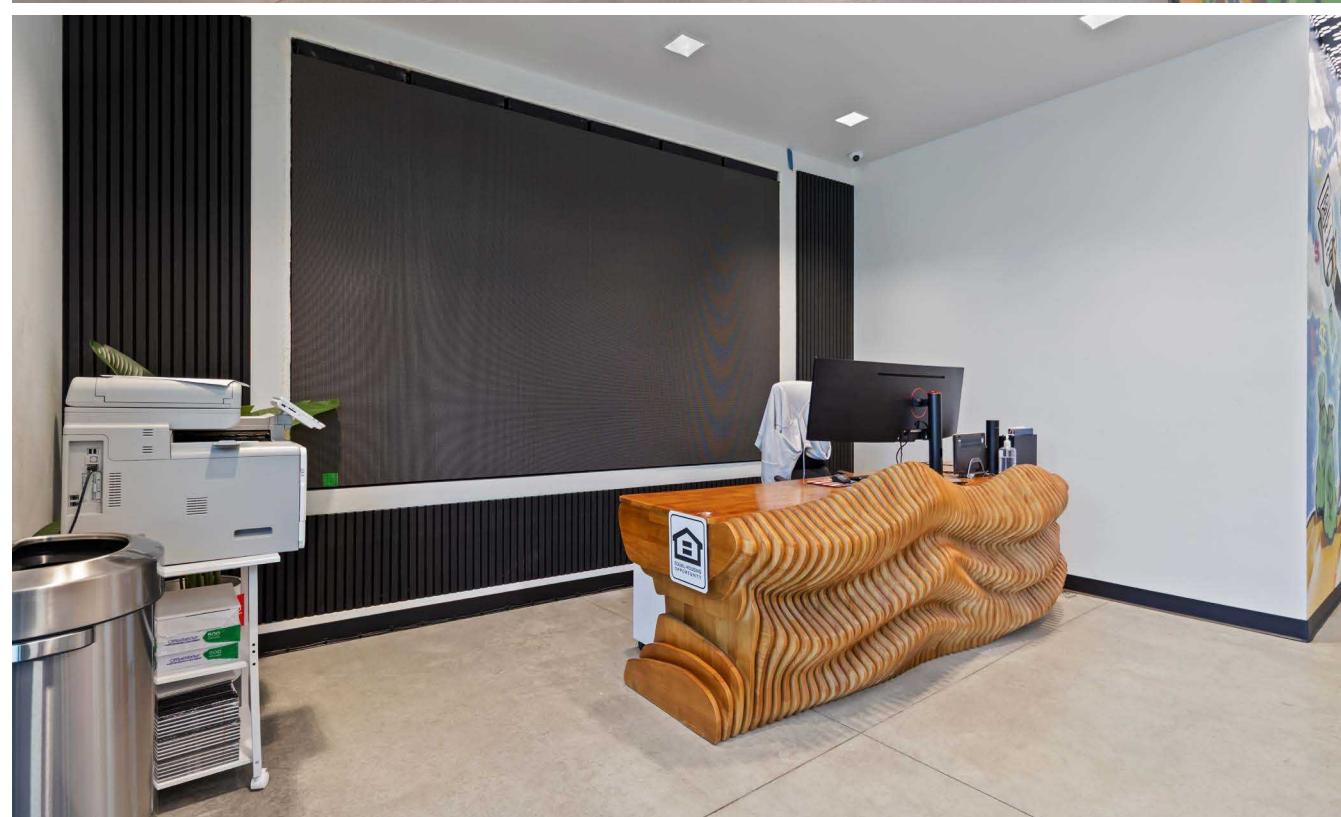


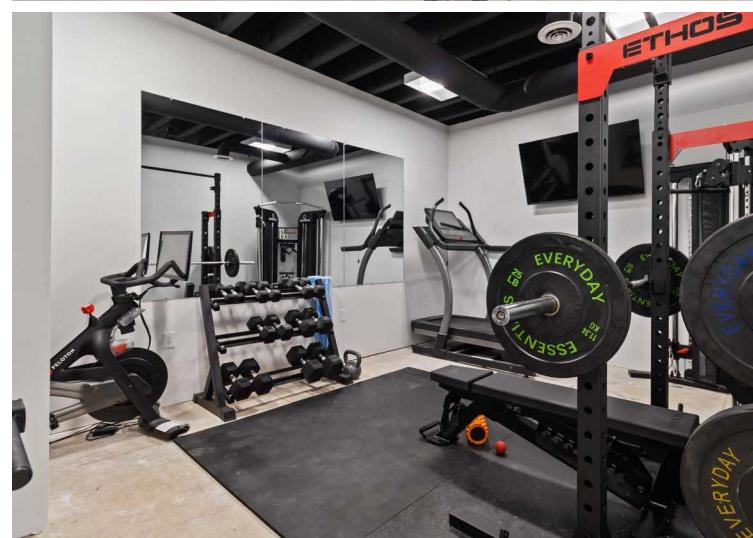
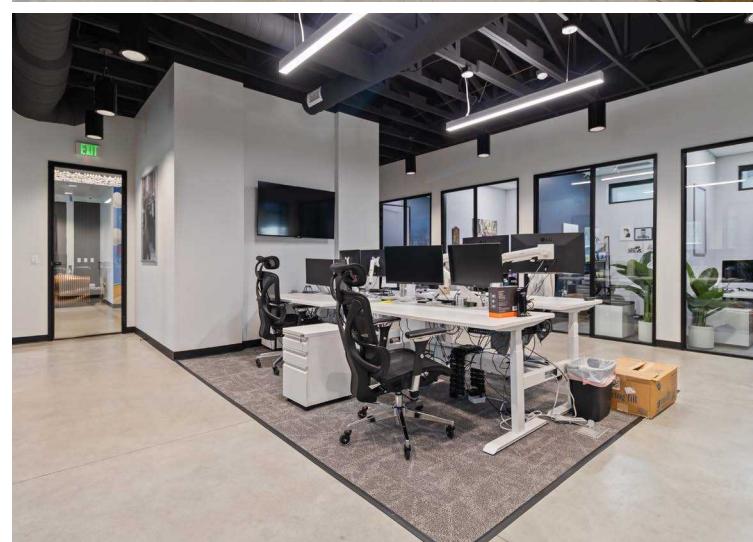
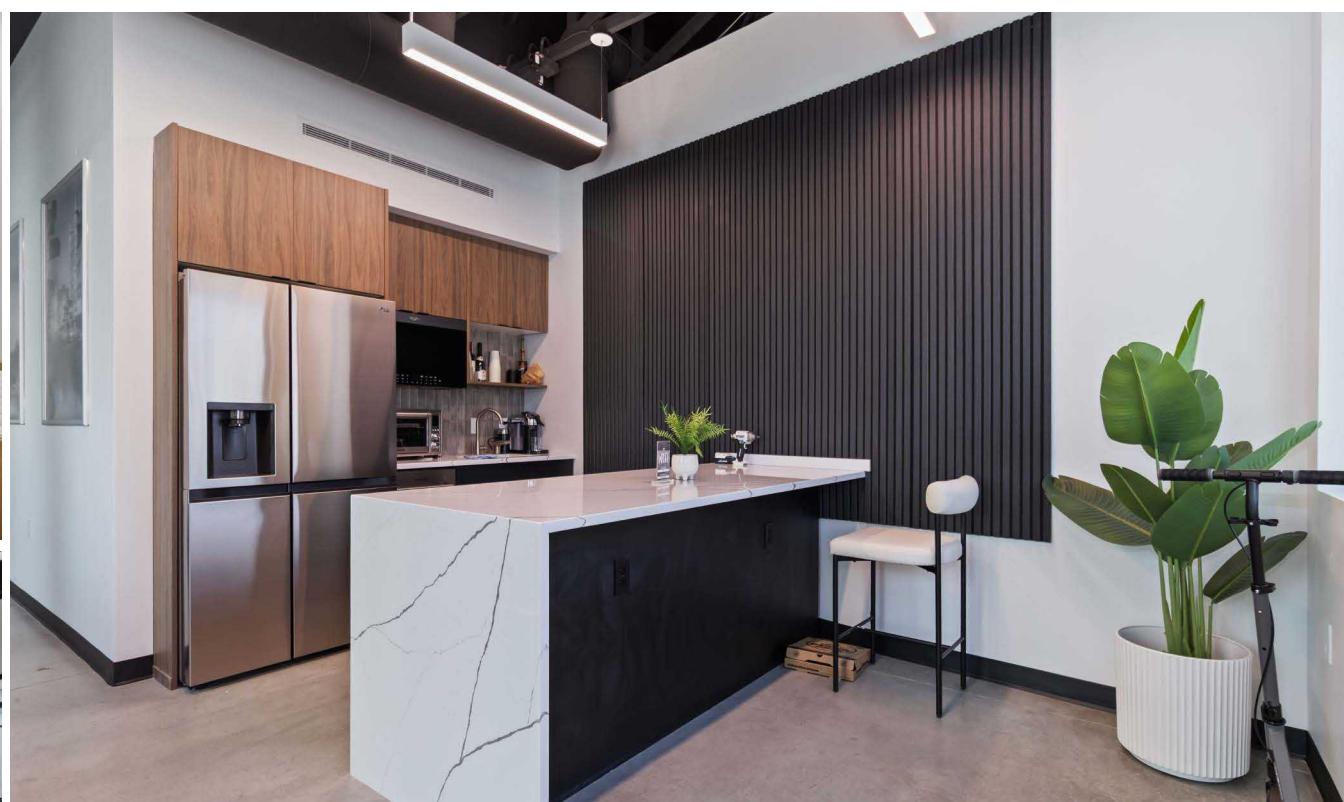
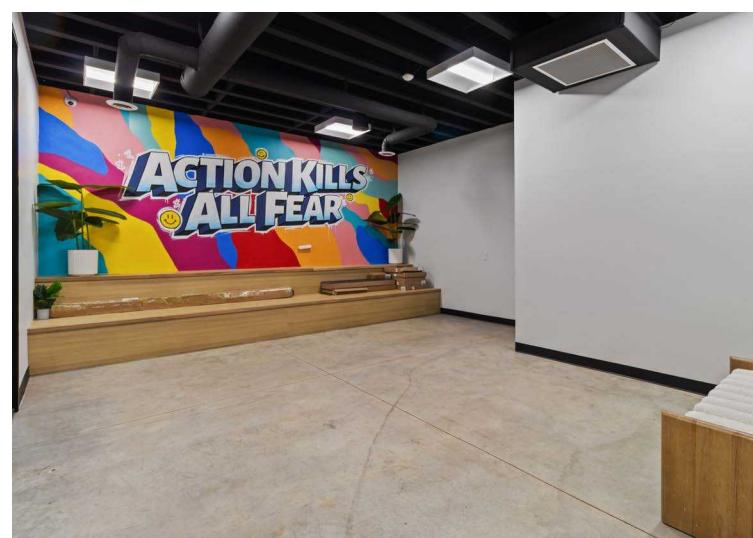
EAGLE ROAD
VISIBILITY



FLOOR PLAN









THE VILLAGE AT MERIDIAN
6 MIN. | 2.6 MI.



ROCKY MOUNTAIN
ENDODONTICS
ROOT CANAL SPECIALISTS

SALT
HAIR + BEAUTÉ

BrightStarCare®

APTA
Idaho
A Chapter of the American
Physical Therapy Association



INTERSTATE - 3.9 MILES



BOISE AIRPORT - 11.8 MILES

N. EAGLE RD.

Premier
STORAGE

DOWNTOWN EAGLE
7 MIN. | 3.8 MI.

POPULATION

	2-MILE	4-MILE	6-MILE
2025 Population	45,887	161,928	292,317

INCOME

	2-MILE	4-MILE	6-MILE
2025 Average Household Income	\$132,884	\$121,941	\$119,426

HOUSEHOLDS

	2-MILE	4-MILE	6-MILE
2025 Total Households	16,245	60,222	110,206

LABOR FORCE

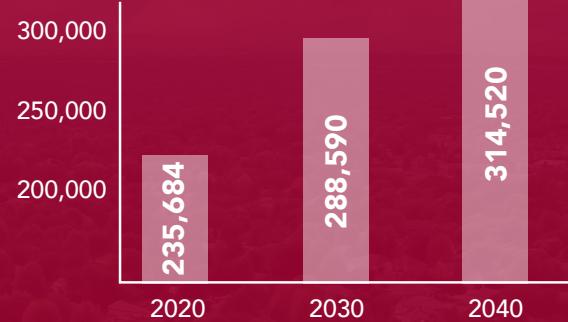
	2-MILE	4-MILE	6-MILE
Civilian Labor Force	23,087	81,360	148,326

KEY EMPLOYERS

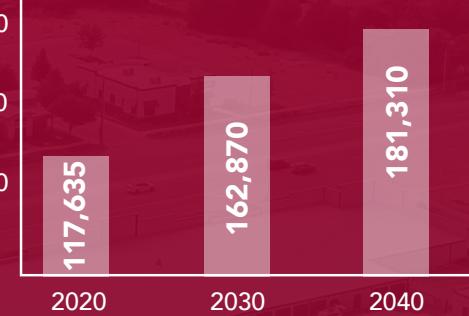
	# OF EMPLOYEES
Albertsons	273,000+
Micron Technology	31,400+
State of Idaho	26,100+
St Luke's Health Systems	12,825+
WinCo Foods	12,000+

GROWTH PROJECTION

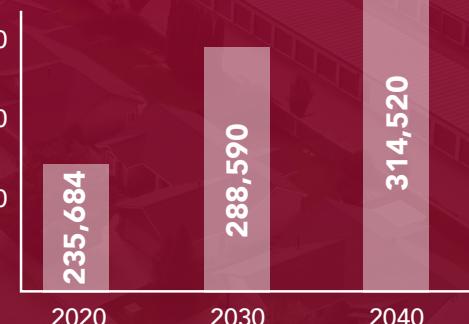
BOISE



MERIDIAN



ADA COUNTY



AREA OVERVIEW

BOISE, IDAHO

Boise, Idaho, is a dynamic city that serves as the state's capital and its largest metropolitan area. Nestled in the heart of the Treasure Valley, Boise is cradled by the Boise River to the south and the foothills of the Rocky Mountains to the north, offering residents and visitors alike a striking blend of urban sophistication and outdoor adventure. The city's downtown area is a vibrant hub, featuring a mix of modern architecture, historic buildings, and a thriving cultural scene with galleries, theaters, and a variety of restaurants and shops.

The mild climate and scenic landscapes make it a year-round destination for outdoor activities. Residents enjoy access to extensive trails for hiking and biking, particularly in the nearby Boise National Forest and along the Boise River Greenbelt, a 25-mile path that runs through the city. The Boise River itself is popular for fishing, kayaking, and summer float trips, contributing to the city's reputation as an outdoor enthusiast's paradise.

Boise is also known for its strong sense of community and high quality of life, often ranking highly in national surveys for livability, safety, and affordability. The city's welcoming atmosphere, combined with its scenic beauty and economic opportunities, has made it an increasingly popular destination for new residents and businesses alike.





FOR MORE INFORMATION, PLEASE CONTACT

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