

WHITETAIL PLACE

1387 S. EAGLE FLIGHT WAY / BOISE, ID 83709
OFFICE SPACE FOR SALE OR LEASE

GREAT OWNER USER OPPORTUNITY
CLASS A OFFICE SUITE ALSO AVAILABLE FOR LEASE | MOVE IN READY

PETER OLIVER SIOR, CCIM
208.947.0816
peter@tokcommercial.com

NICK SCHUITEMAKER CCIM
208.947.0802
nick@tokcommercial.com

MIKE GREENE SIOR, CCIM
208.947.0835
mikeg@tokcommercial.com

- Move-in ready.
- Abundant parking.
- Located in Blackeagle Center.
- Central location with easy access to I-84, the I-184 Connector, and downtown Boise.
- Close to restaurants and other professional services.
- Excess land offers a rare opportunity to deliver new, modern office space.

HIGHLIGHTS

SALE INFORMATION

Available:	Size:	Price/SF:	Price:
Building	14,434 SF	\$275.00/SF	\$3,970,000
Excess Lot	1.09 AC	\$20.00/SF	\$1,000,000

LEASE INFORMATION

Suite:	Size:	Rate:
100	10,349 SF	\$15.00/SF, NNN

CONTACT AGENTS FOR SHOWING INSTRUCTIONS

Submarket:	Southwest	Improvements:	Negotiable
Bldg Size:	14,434 SF	Parking:	9.6/1,000 SF
Divisible:	To ±5,000 SF	Available:	Immediately
Lease Term:	3+ Years	Est NNN's:	\$8.46/SF (Includes Utilities)

CONTACT

DETAILS

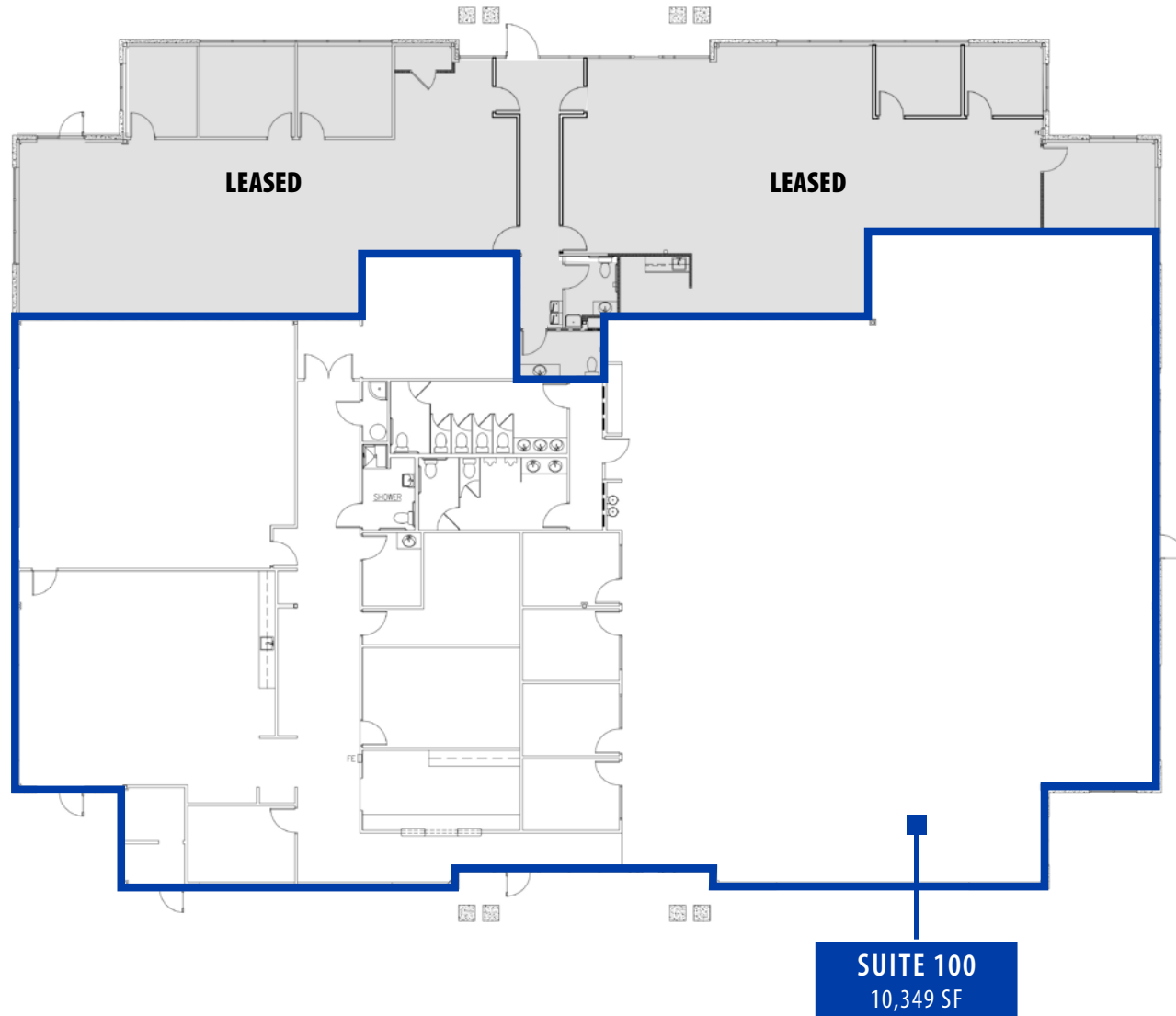
FLOOR PLAN

EXISTING

SUITE	SIZE	RATE
100*	10,349 SF	\$15.00/SF, NNN

*Divisible to \pm 5,000 SF

CONTACT AGENTS FOR SHOWING INSTRUCTIONS



UPDATED: 3.11.2026

THIS PROPERTY IS EXCLUSIVELY MARKETED BY TOK BOISE LLC DBA TOK COMMERCIAL
This information was obtained from sources believed reliable but cannot be guaranteed. Any opinions or estimates are used for example only.

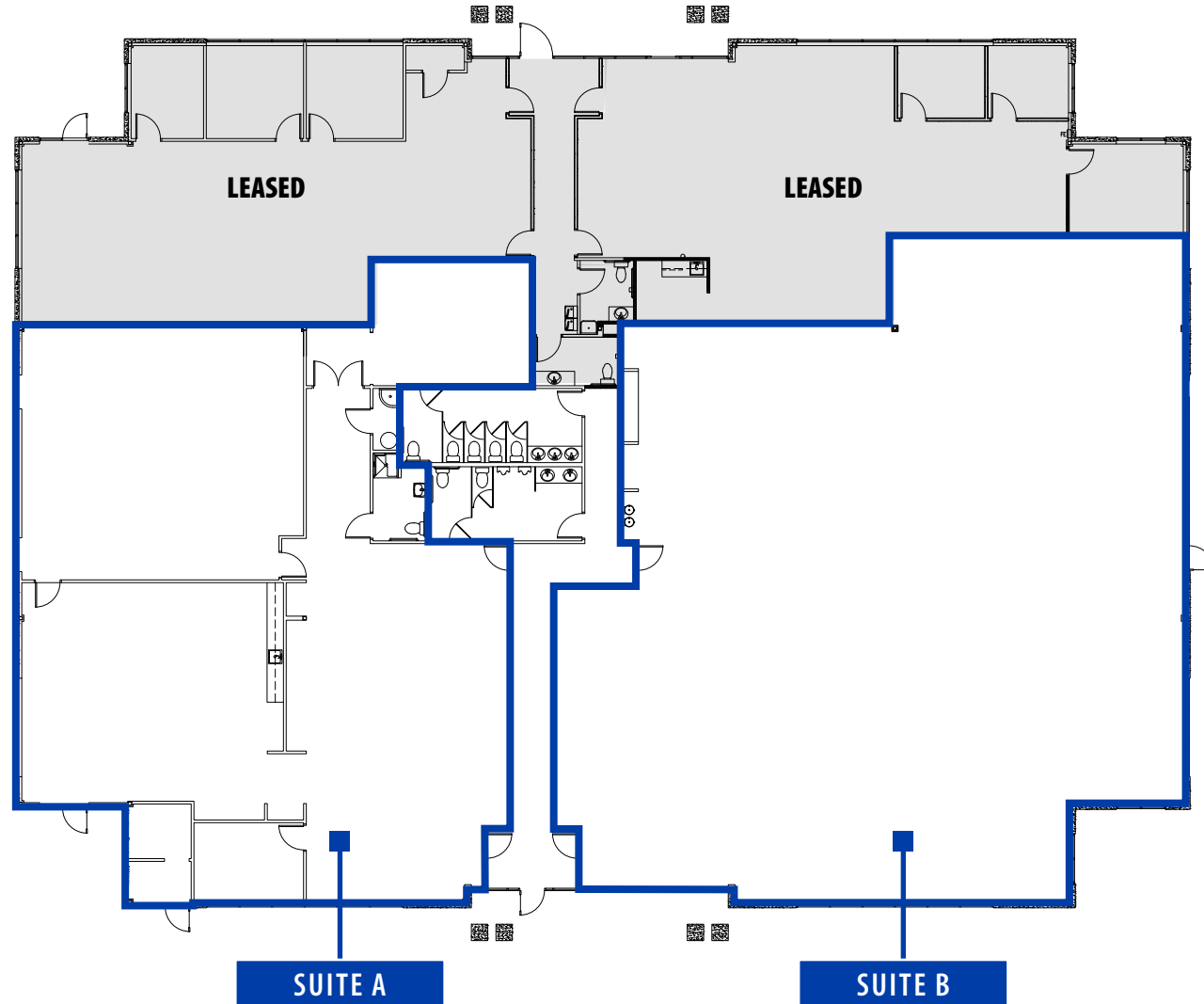
FLOOR PLAN

DIVISIBLE

SUITE	SIZE	RATE
100*	10,349 SF	\$15.00/SF, NNN

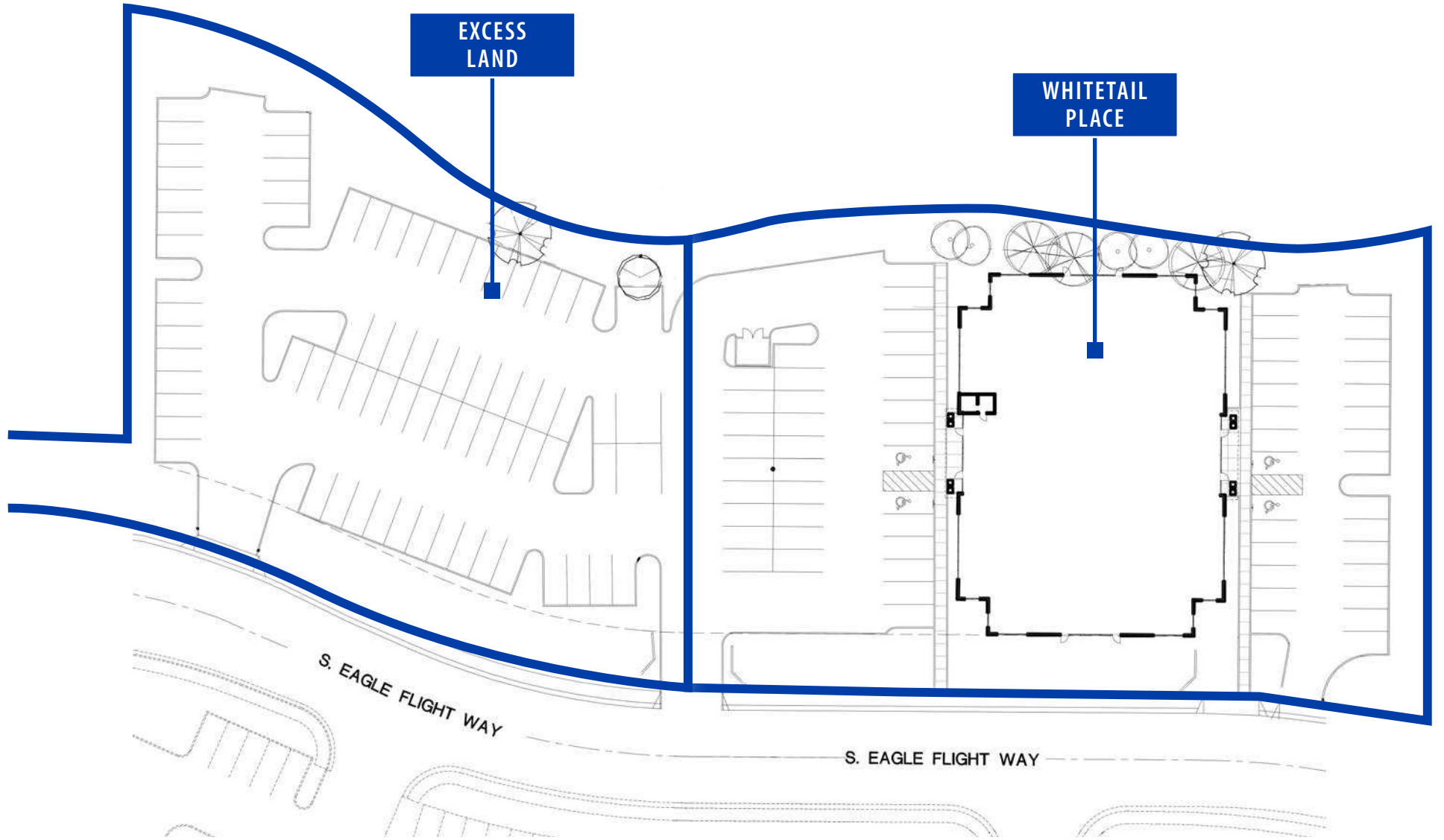
*Divisible to \pm 5,000 SF

CONTACT AGENTS FOR SHOWING INSTRUCTIONS

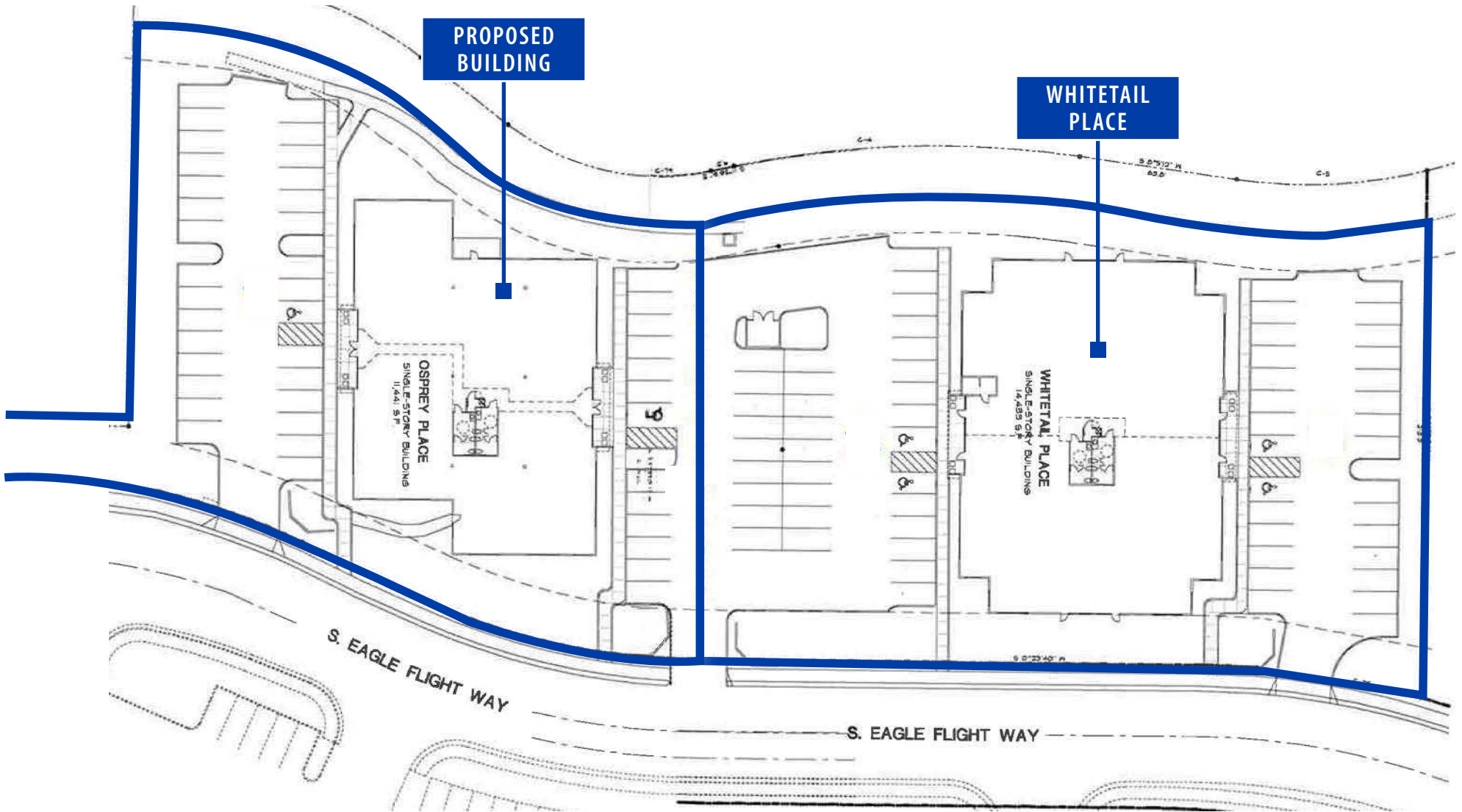


UPDATED: 3.11.2026

THIS PROPERTY IS EXCLUSIVELY MARKETED BY TOK BOISE LLC DBA TOK COMMERCIAL
This information was obtained from sources believed reliable but cannot be guaranteed. Any opinions or estimates are used for example only.



SITE PLAN



SITE PLAN

UPDATED: 3.11.2026

THIS PROPERTY IS EXCLUSIVELY MARKETED BY TOK BOISE LLC DBA TOK COMMERCIAL
This information was obtained from sources believed reliable but cannot be guaranteed. Any opinions or estimates are used for example only.

TOK
COMMERCIAL



UPDATED: 3.11.2026

THIS PROPERTY IS EXCLUSIVELY MARKETED BY TOK BOISE LLC DBA TOK COMMERCIAL
This information was obtained from sources believed reliable but cannot be guaranteed. Any opinions or estimates are used for example only.

TOKCOMMERCIAL.COM



BOISE CONNECTOR
1.4 MILES

DOWNTOWN CORE
6.4 MILES



WHITETAIL PLACE

EXCESS LAND

SEAGLE FLIGHT WAY

W OVERLAND RD

