

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

CONTACT

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HIGHLIGHTS

- 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.

DETAILS

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)

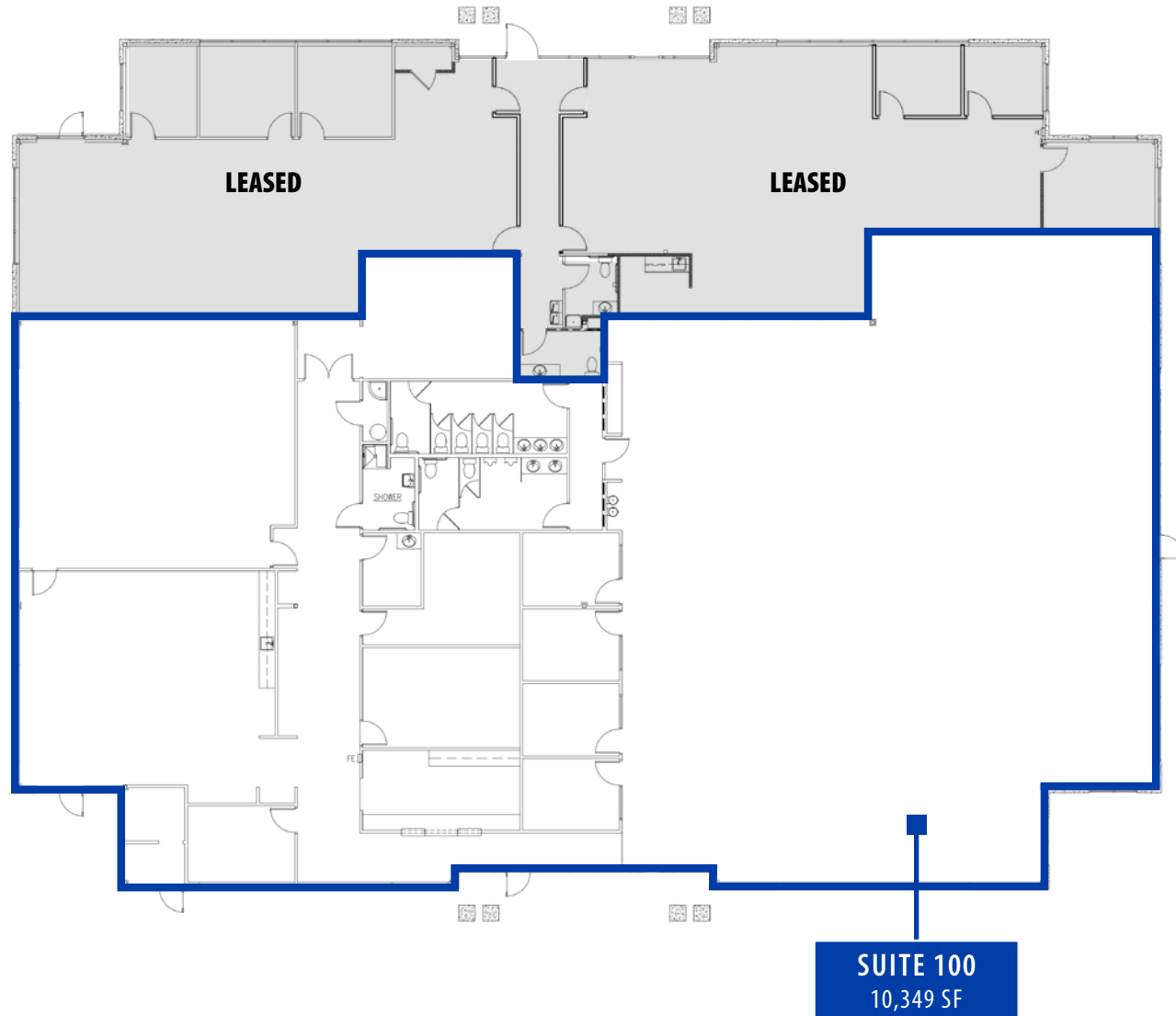
FLOOR PLAN

EXISTING

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

*Divisible to $\pm$ 5,000 SF

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UPDATED: 3.11.2026

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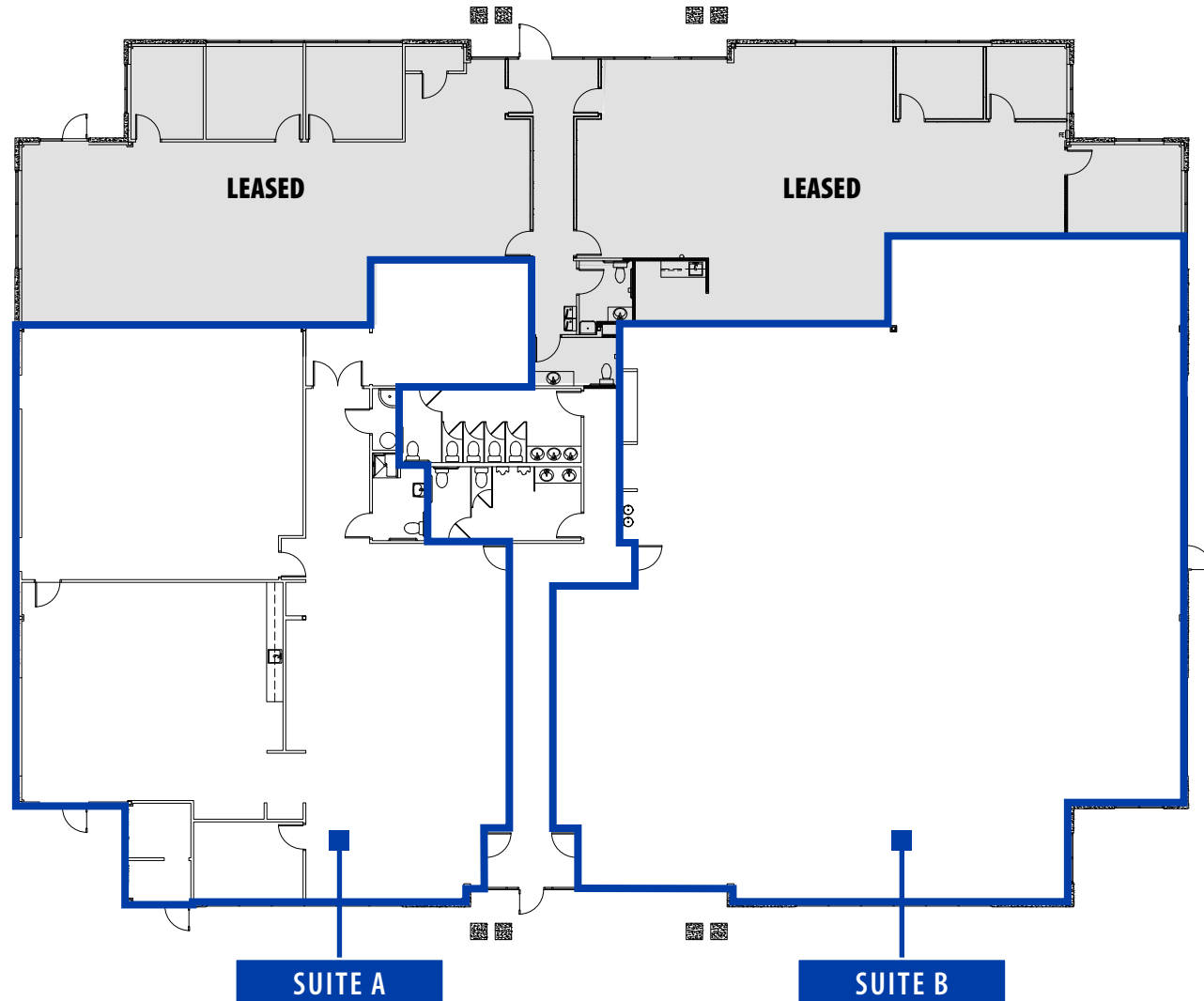
FLOOR PLAN

DIVISIBLE

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

*Divisible to $\pm 5,000$ SF

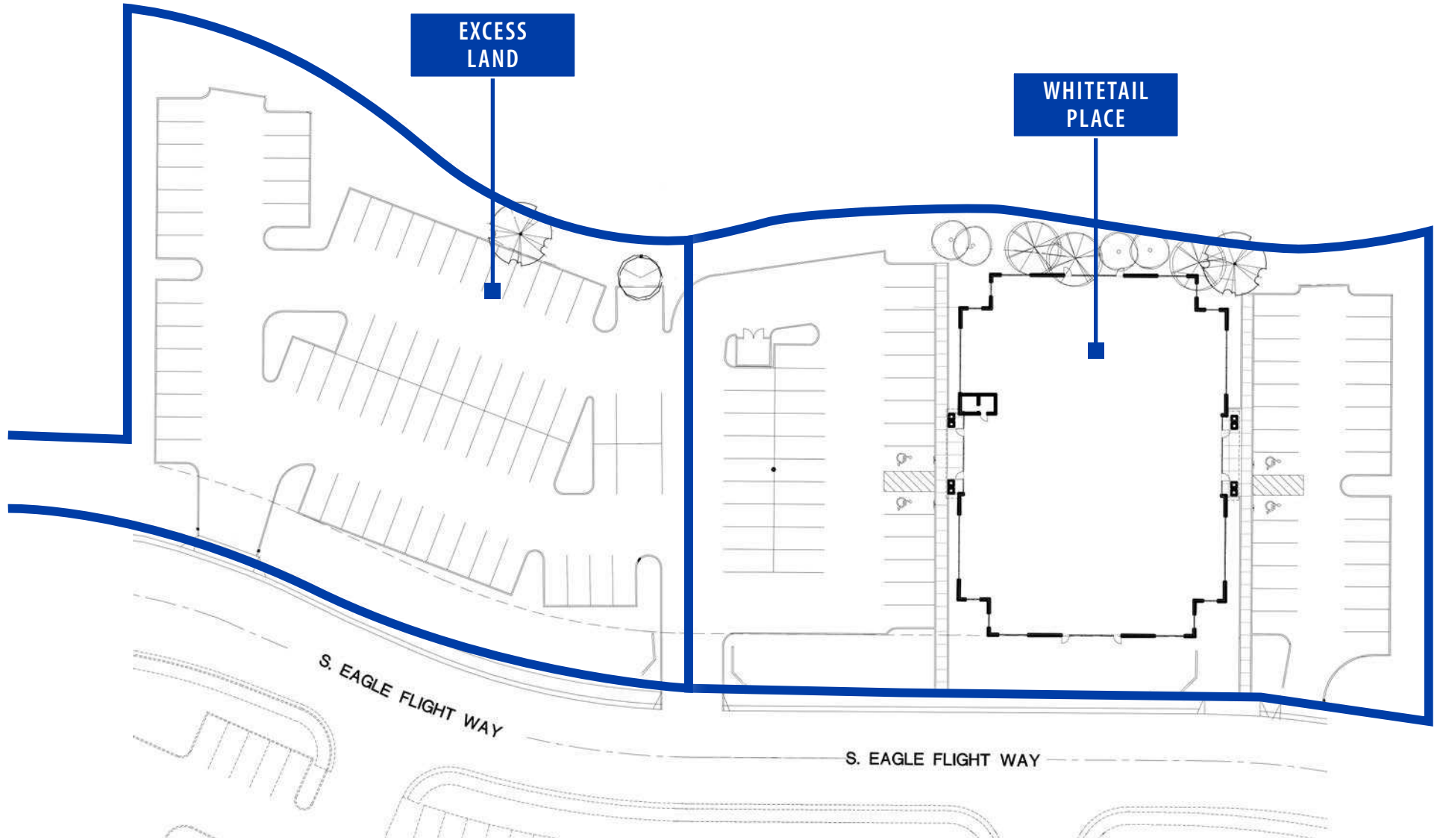
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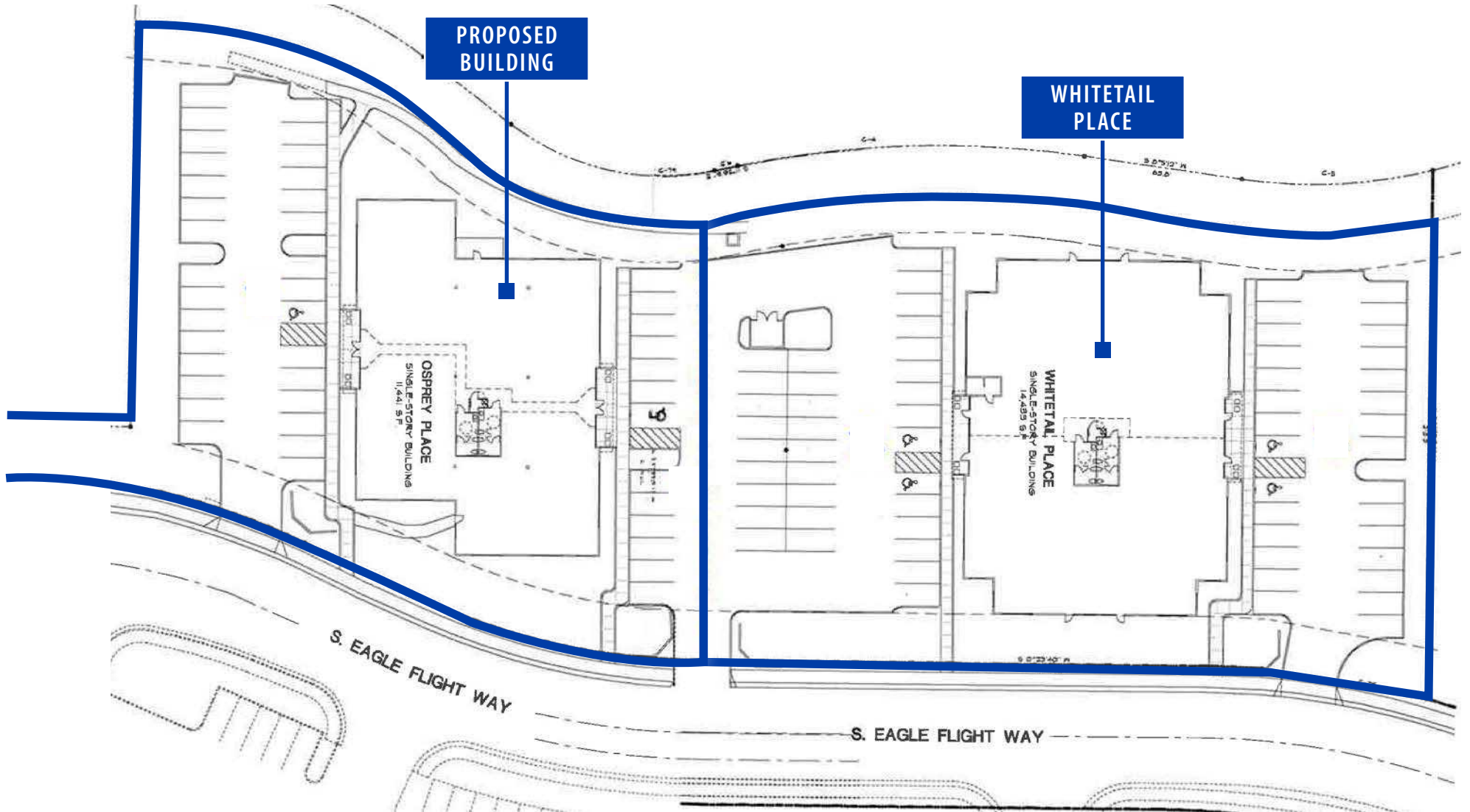


SITE PLAN

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SITE PLAN

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BOISE CONNECTOR
1.4 MILES

DOWNTOWN CORE
6.4 MILES



WHITETAIL
PLACE

EXCESS
LAND

SEAGLE FLIGHT WAY

W OVERLAND RD

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