

Colliers

Price Reduction
\$1,900,000



For Sale

Lance Millington

+1 208 890 4359

lance.millington@colliers.com

Scott Raeber

+1 208 859 0409

scott.raeber@colliers.com

755 West Front Street Suite 300,

Boise, Idaho 83702

+1 208 345 9000

colliers.com/idaho

1395 E Iron Eagle Drive Eagle, ID 83616

Highlights:

- Nearly new flex building positioned in the center of Eagle
- Ideal layout for retail, showroom, office, warehouse, and flex users
- Designed to meet Eagle's high architectural and development standards
- Two identical suites create flexibility for owner/users or investment opportunities
- Generous on-site parking supports retail traffic and a wide range of business uses
- Excellent opportunity for an owner/user to occupy one suite and generate income from the other

Accelerating success.

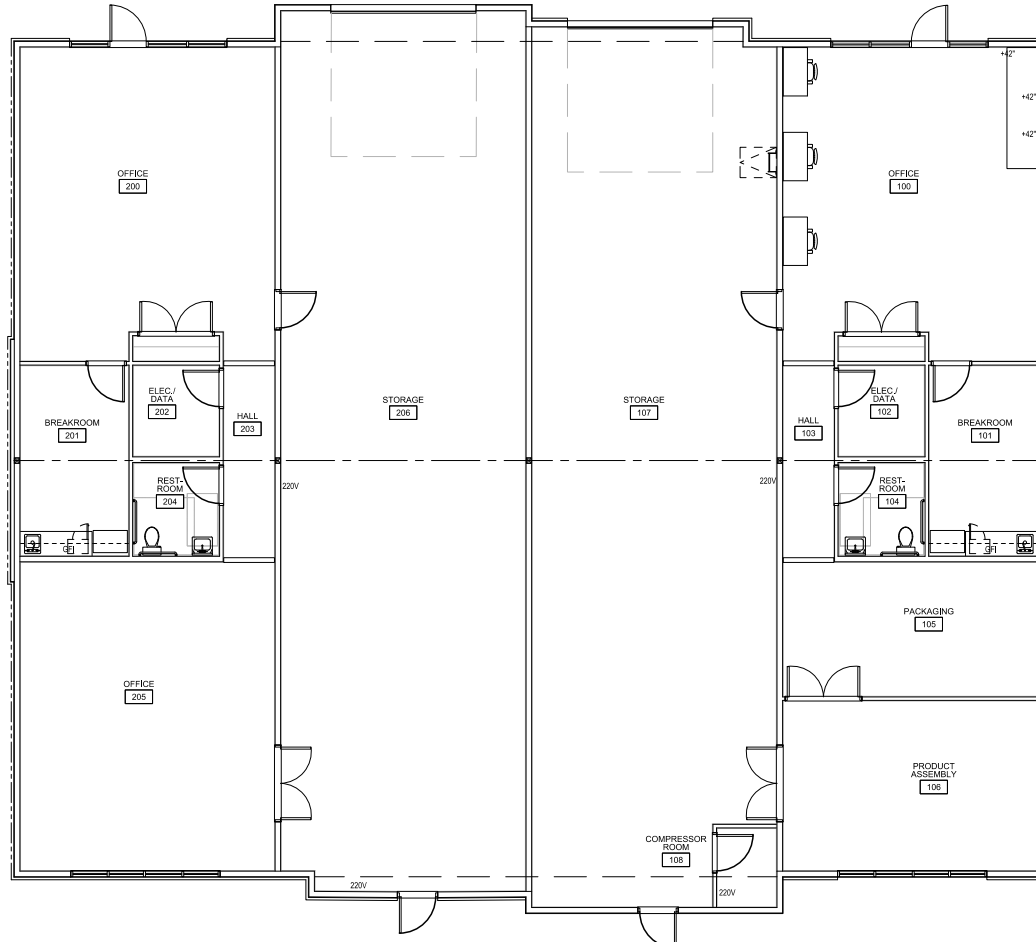
For Sale

Property Information

Sale Price	Reduced to \$1.9M
Property Type	Office
Total Building Size	6,060 SF
Land Size	0.606 Acres
Parking	20 spaces
Property Access	Contact Agent



Floor Plan

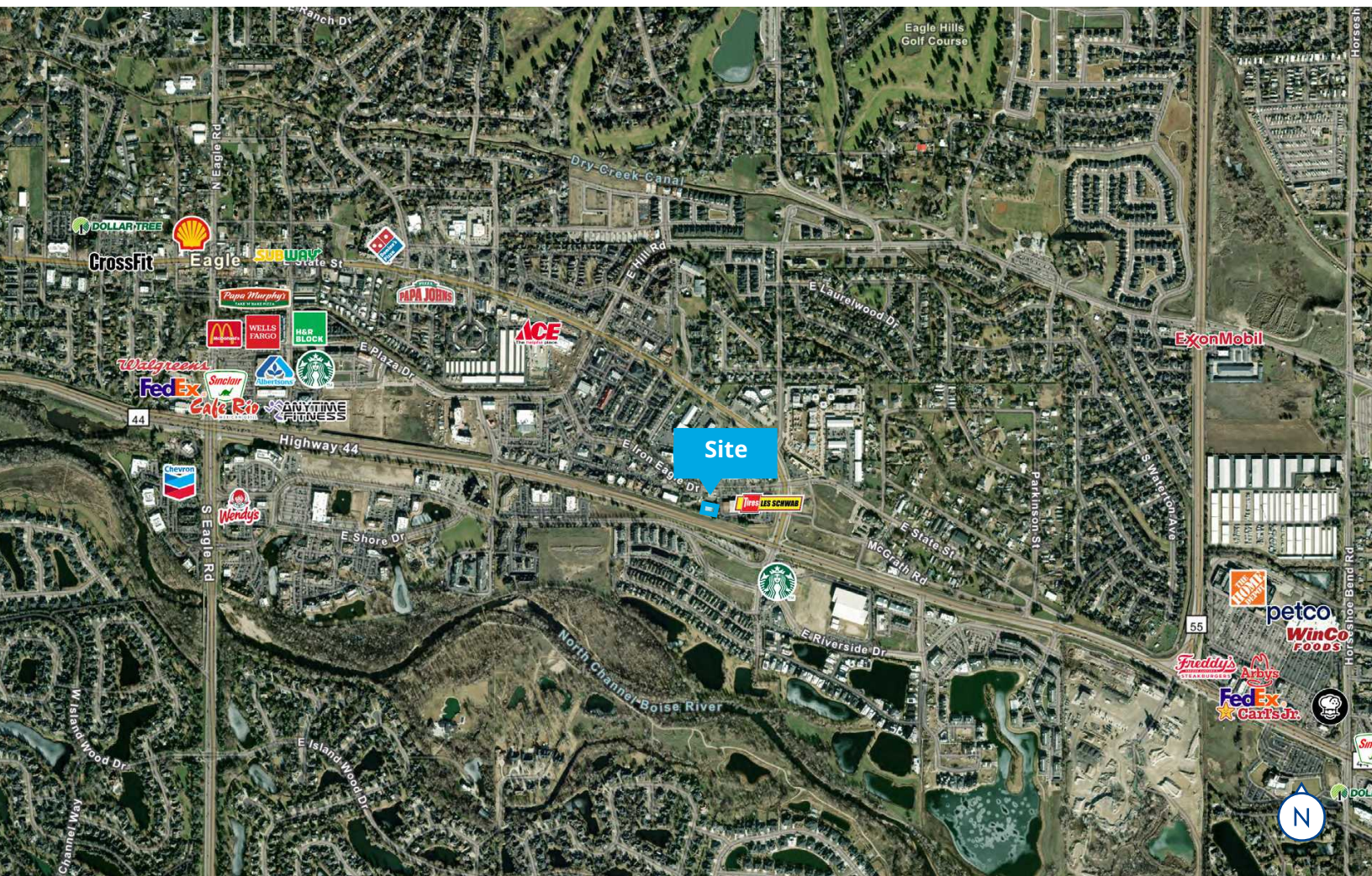


Property Gallery



Location | Eagle, ID

Demos	1 Mile	3 Miles	5 Miles
Population	7,261	47,787	153,223
Avg. Income	\$91,768	\$111,304	\$105,151
Avg. Home Value	\$638,211	\$665,337	\$602,502



755 West Front Street, Suite 300
 Boise, Idaho 83702
 +1 208 345 9000
colliers.com/idaho

This document has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and /or its licensor(s). © 2026. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement. Colliers Paragon, LLC.