



FOR LEASE, SALE OR BUILD-TO-SUIT EAGLE ISLAND CROSSING

12 N. Fisher Parkway, Eagle, ID, 83616 • Office/Retail Space

PROPERTY PROFILE

- Pads and parcels available for build-to-suit, ground lease, and sale
- Available Suites:

Space SF	Lease Rate
Building A: 2,179 Sf	\$16.00 PSF, NNN
- Available Pads:

Max Bldg. SF	Lot Price
Pad C1: 5,680 SF	\$255,600.00
Pad C2: 5,680 SF	\$255,600.00
Pad O: 6,100 SF	\$274,500.00
Pad P: 6,300 SF	\$283,500.00
Pad R: 6,720 SF	\$235,200.00
Pad Q: 6,100 SF	\$213,500.00
Pad J: 7,200 SF	\$252,000.00

PROPERTY HIGHLIGHTS

- Great location, with signalized entrance off of Highway 44
- Adjacent to Eagle High School
- Pads have excellent visibility to Highway, and 25' pylon signage with electronic readerboard
- 40,000+ cars per day and entrance shared with Eagle Island State Park
- Average household income within a three mile radius is \$91,279
- All off-site improvements are in

**FOR MORE INFORMATION,
PLEASE CONTACT:**

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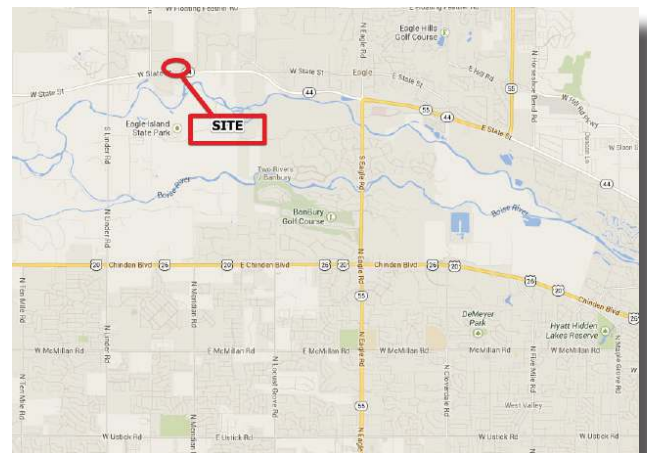
The Gardner Company is a full service real estate company specializing in the development of office, retail, industrial, and medical buildings.

Site Aerial



CURRENT TENANTS INCLUDE

- Panache Hair Studio and Day Spa
- Eagle Yoga House
- Big Star Coffee
- Dickey's Barbeque Pit
- Edward Jones
- Treasure Valley Tax
- Idaho Fine Arts Academy



Edgewood - Eagle Island Senior Community

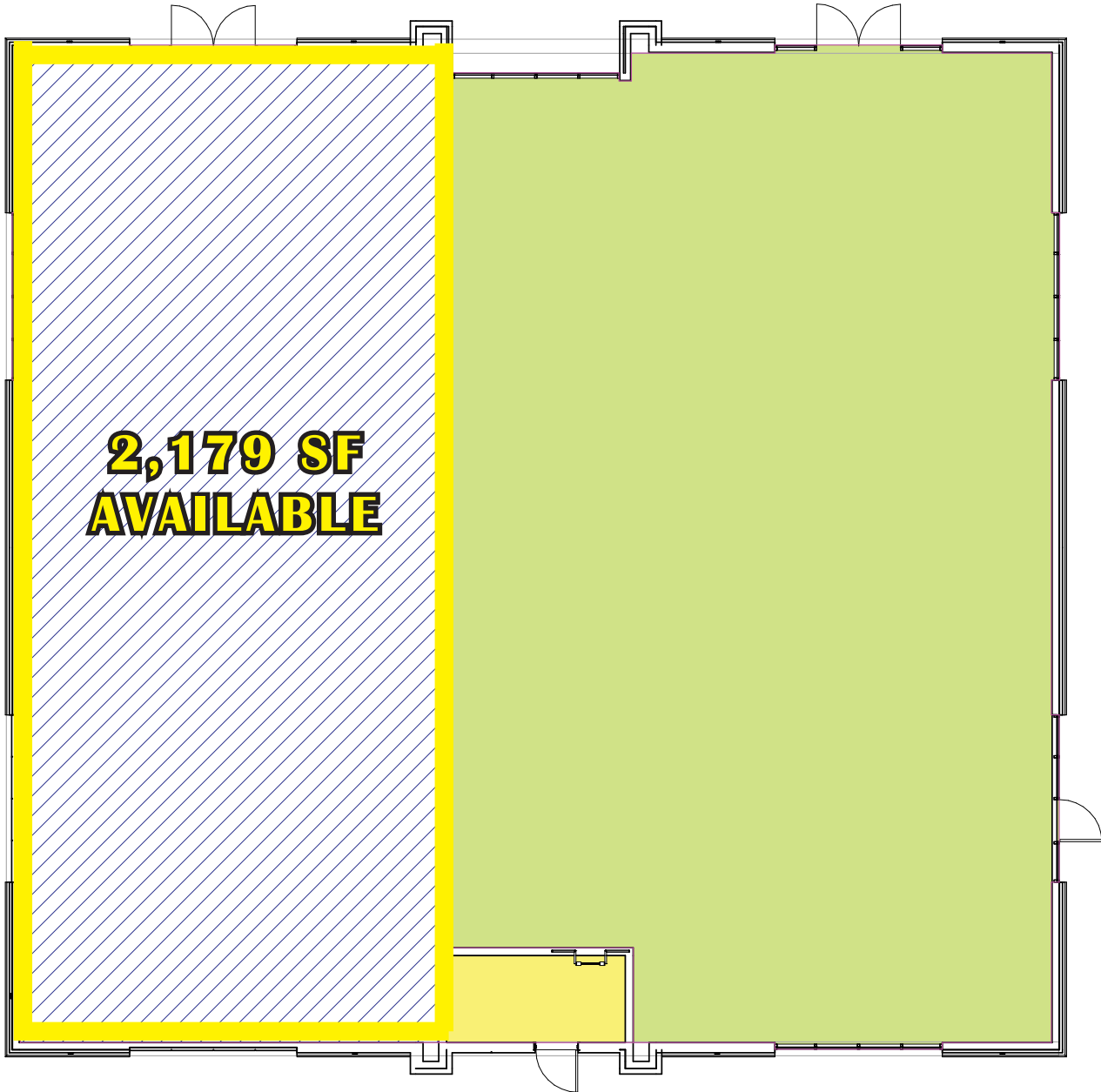
- Completion of 49 independent living cottages and a 70 bed assisted living/memory care facility are to be completed in 2014 and early 2015
- Located directly adjacent to retail/office park as depicted above

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Building A



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