



**CUSHMAN &  
WAKEFIELD**  
Commerce

FOR LEASE

# Eagle Health Plaza Office Space

323 East Riverside Drive, Eagle, Idaho 83616

## MEDICAL OFFICE SPACE



**Available: 2,970-7,591 SF**

**Rate: \$23.00/SF**



**Saint Alphonsus  
Health System**

### Property Highlights

Lease Type	NNN - \$7.63/SF Est.
Available Spaces	1st & 2nd Floors
Space Status	Suite 130 - Shell Condition Suite 234 - Built-Out
T.I. Allowance	\$40.00/SF - On Shell Space
Zoning	City-of-Eagle MUDA
Stories	2 - Mid-Rise Office Building
Building Size	76,173 SF Total
Signage	Suite Signage & Building Space
Availability	Immediate
LockBox	Yes, Located on Each Suite

#### DJ Thompson

Associate  
Office Specialist  
+1 208 287 8438  
dj.thompson@comre.com

### Listing Features

- ***Class A Medical Office Space for Lease Located in the St. Alphonsus Eagle Health Plaza in the Eagle River Development***
- Spaces Range from Built-Out & Shell Condition, Shell is Ready for Custom Build-Out, \$40.00/SF Tenant Improvement Allowance Available
- This Location Currently Provides a Broad Range of Healthcare Services Including Emergency Care, Medical, Surgical, Pediatric, Heart Care, Lab Service & Rehabilitation
- Easy Access to & from the Facility on Eagle Rd. & State St.
- Amenities Include Large Parking Area for Clients & Staff, 2 Elevators, Exam & X-Ray Rooms, Sinks, Large Windows, Reception / Nurses Stations, On-Site Pharmacy, Fire Suppression, Multi-Zone HVAC, Server Room & more....

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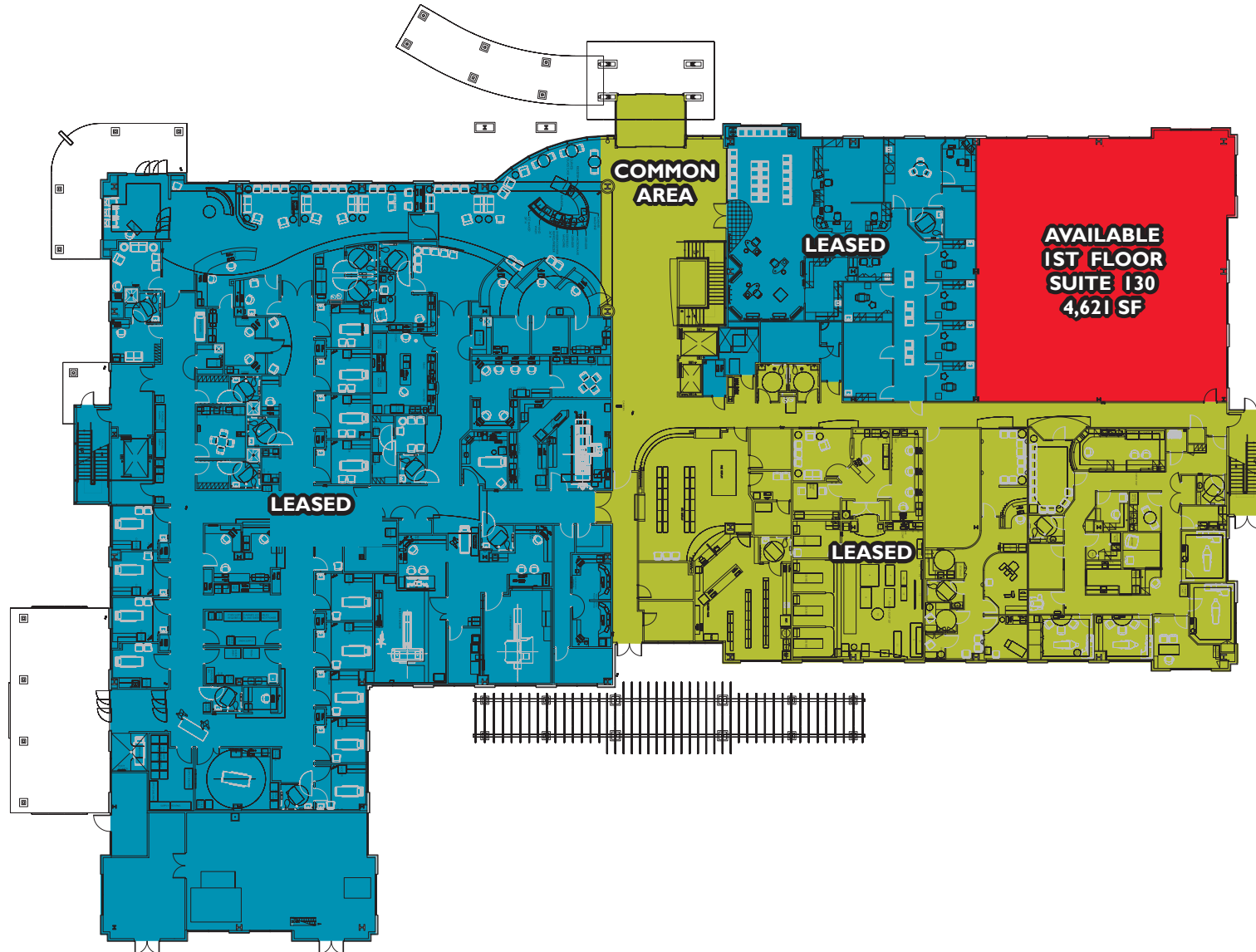
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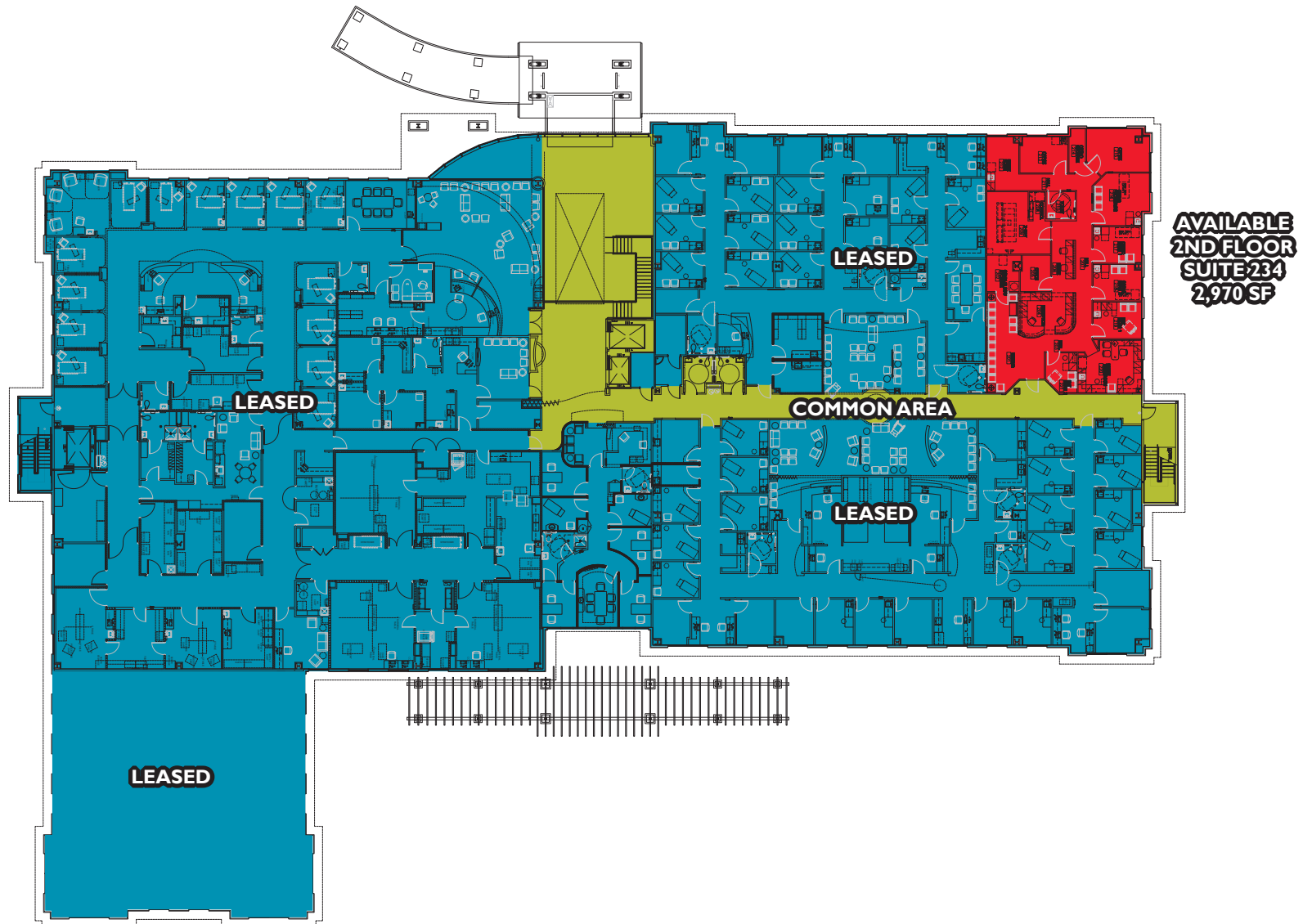


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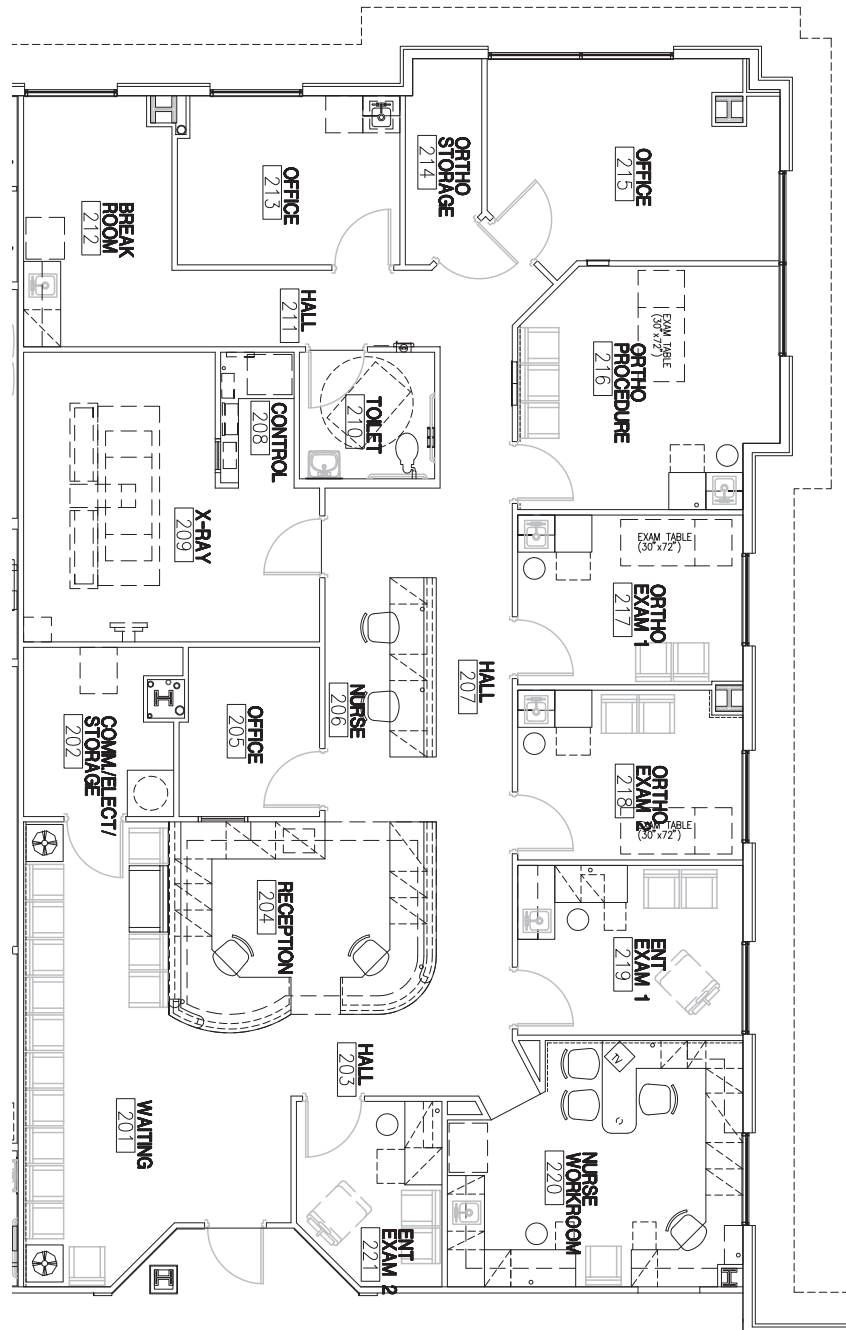
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Available 2nd Floor - Suite 234 - 2,970 SF



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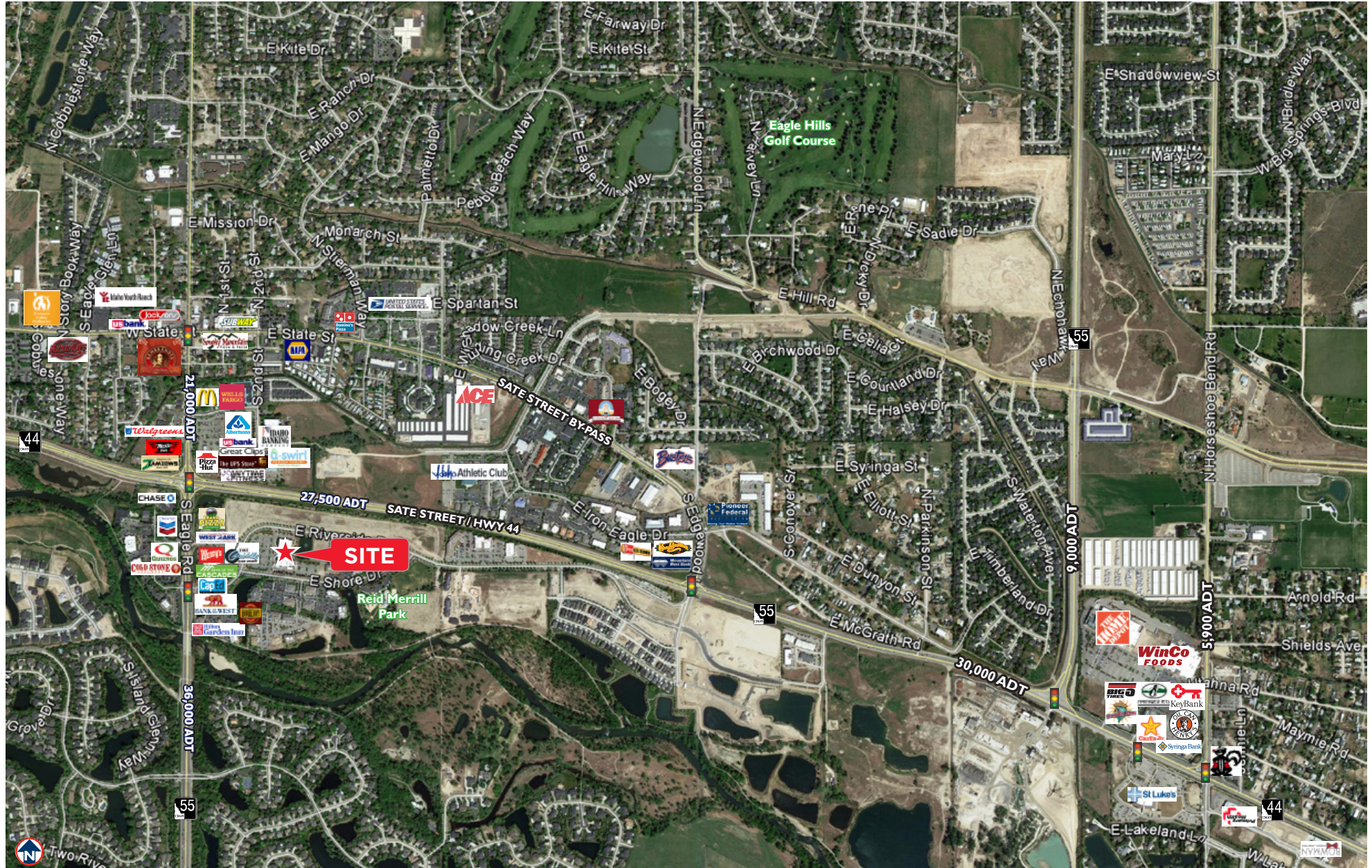
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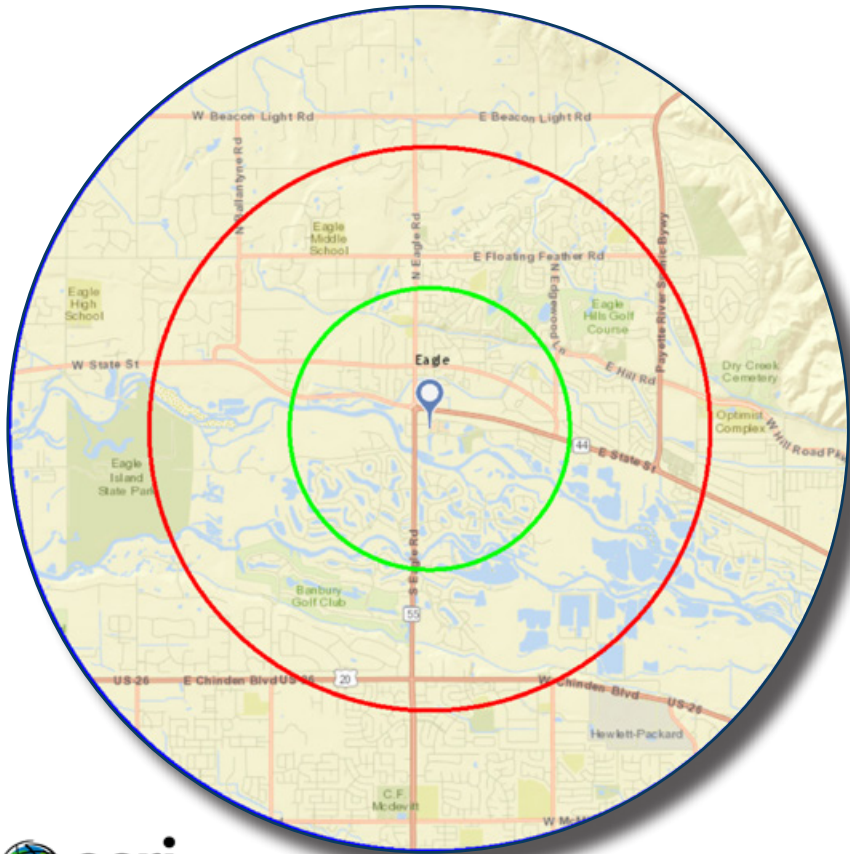
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## - LOCATED IN A HIGH GROWTH AREA IN EAGLE -

In the identified area, the current year population is 41,121. In 2010, the Census count in the area was 36,909. The rate of change since 2010 was 2.08% annually. The five-year projection for the population in the area is 45,863 representing a change of 2.21% annually from 2015 to 2020.



Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020. Esri converted Census 2000 data into 2010 geography.

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	1 mile	2 miles	3 miles
<b>Population</b>			
2000 Population	3,510	10,700	22,727
2010 Population	5,088	16,612	36,909
2015 Population	5,625	17,937	41,121
2020 Population	6,252	19,513	45,863
2000-2010 Annual Rate	3.78%	4.50%	4.97%
2010-2015 Annual Rate	1.93%	1.47%	2.08%
2015-2020 Annual Rate	2.14%	1.70%	2.21%
2015 Male Population	48.1%	49.0%	49.2%
2015 Female Population	51.9%	51.0%	50.8%
2015 Median Age	43.7	40.9	39.1

<b>Households</b>			
2000 Households	1,381	3,873	7,785
2010 Households	2,111	6,201	12,969
2015 Total Households	2,357	6,777	14,584
2020 Total Households	2,630	7,419	16,334
2000-2010 Annual Rate	4.33%	4.82%	5.24%
2010-2015 Annual Rate	2.12%	1.71%	2.26%
2015-2020 Annual Rate	2.22%	1.83%	2.29%
2015 Average Household Size	2.39	2.65	2.82

<b>Average Household Income</b>			
2015 Average Household Income	\$100,608	\$103,820	\$106,869
2020 Average Household Income	\$117,267	\$119,918	\$122,054
2015-2020 Annual Rate	3.11%	2.92%	2.69%

<b>Data for all businesses in area</b>	<b>1 mile</b>	<b>2 miles</b>	<b>3 miles</b>
Total Businesses:	649	1,140	1,664
Total Employees:	4,703	9,442	15,410

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