

EAGLES GATE AT LAKEMOOR

3187 S. STONE WAY | EAGLE, ID 83616 | **NOW PRE-LEASING**



**PLANNED CLASS A
OFFICE BUILDING**
48,000 SF AVAILABLE

EAGLES GATE AT LAKEMOOR

3187 S. STONE WAY | EAGLE, ID



PROPERTY INFORMATION

Submarket:	Eagle	Parking:	4.5
Bldg Class:	Class A	Lease Type:	Full Service
Bldg Size:	48,000 SF	TI Allowance:	Contact Agent
Completion:	Fall 2021		

AVAILABLE SPACE

SPACE	SIZE	RATE
First Floor	6,788 - 7,269 RSF	Contact Agent for Leasing Prices
Second Floor	16,156 RSF	
Third Floor	15,870 RSF	

LISTING COMMENTS

Contemporary design with **expansive glass** and **sweeping views** of the Boise Foothills.

Rooftop lounge, exclusively for tenant's use.

High quality 48,000 SF 3-story office building in coveted Eagle, Idaho. Work where you live!

Showers, lockers, and covered bike storage.

Easy access to **Boise River and Greenbelt**.

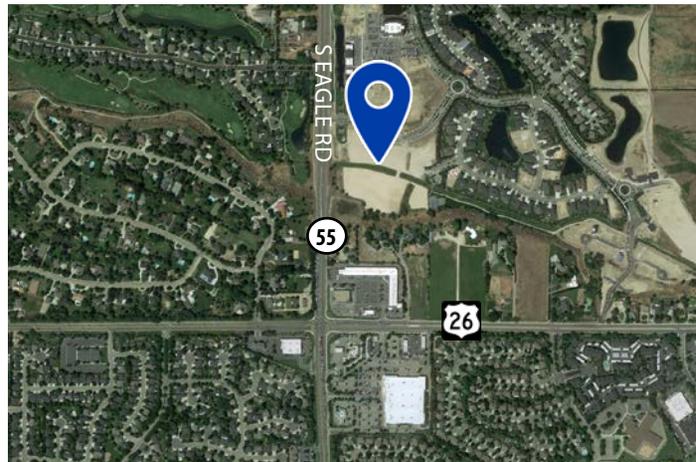
Adjacent to **shops, restaurants** and **fitness centers**.

Located just **4 minutes** north of the intersection of S. Eagle Road and Chinden Boulevard.

CONTACT

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LAKEMOOR, EAGLE, IDAHO

Lakemoor is centrally located in the heart of Eagle, Idaho, just off of Eagle Road. Described as “a community with the unique ability to take your breath away, even after you’ve moved in.” Despite its fantastic location, close to both restaurants and shopping, the community is a world away.

Homes in Lakemoor Eagle, offer residents well-landscaped greenbelts, gorgeous gardens and numerous water features. A family-oriented subdivision, Lakemoor streets are ideal for safely walking the family dog and enjoying a peaceful bike ride with a spectacular view of the Boise foothills. This gated neighborhood provides security alongside its awe-inspiring atmosphere. [Source](#)



OFFICE BUILDING FOR LEASE

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 COMING FALL 2021



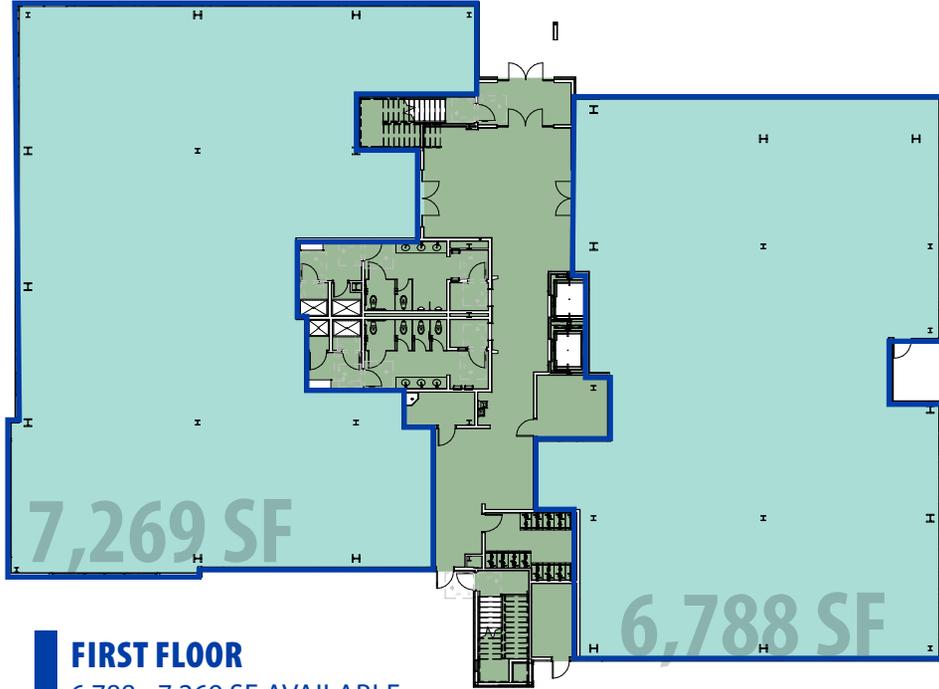


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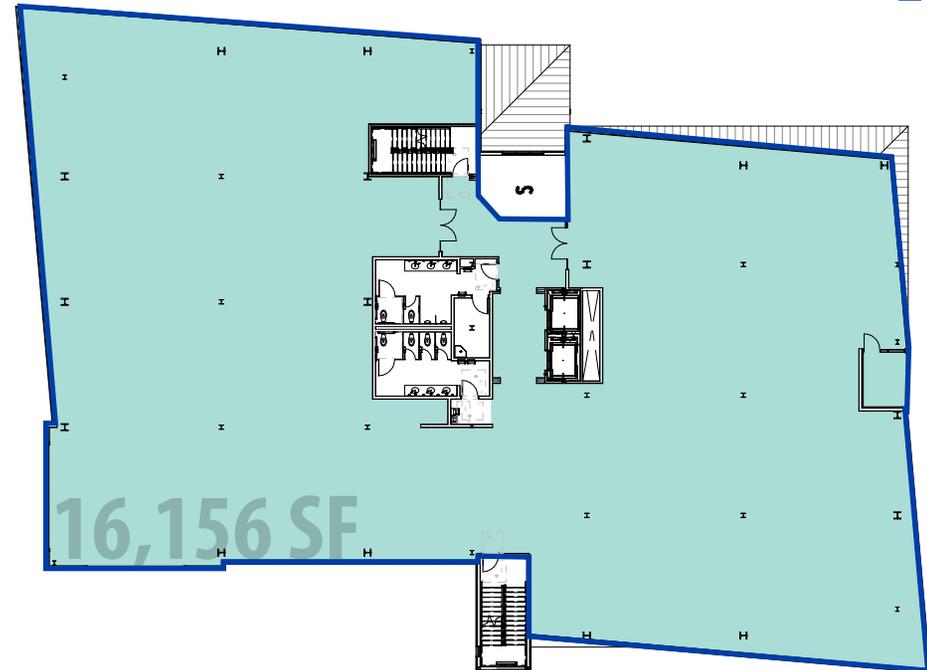
COMMERCIAL



FIRST FLOOR

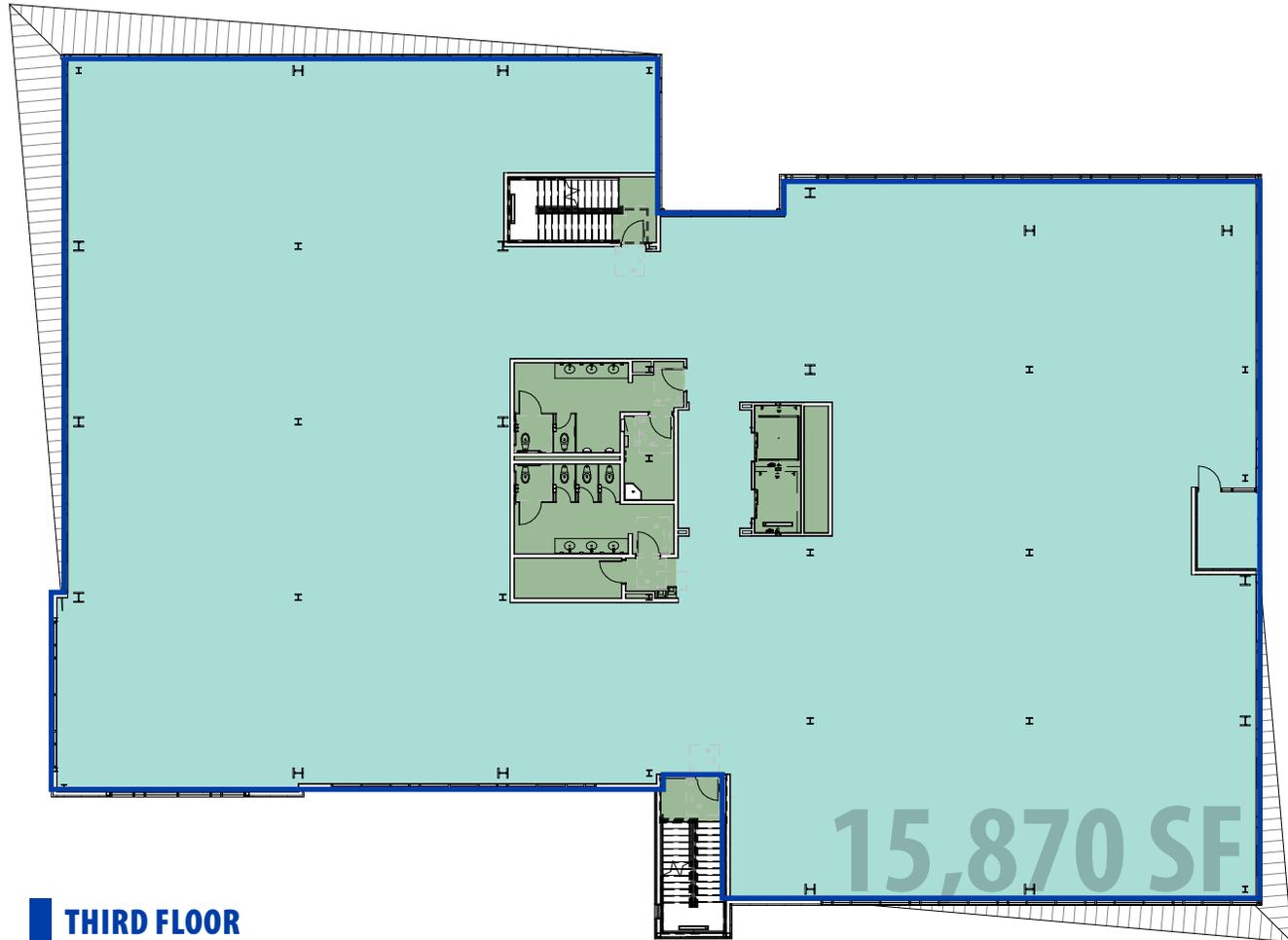
6,788 - 7,269 SF AVAILABLE

SECOND FLOOR
16,156 SF AVAILABLE



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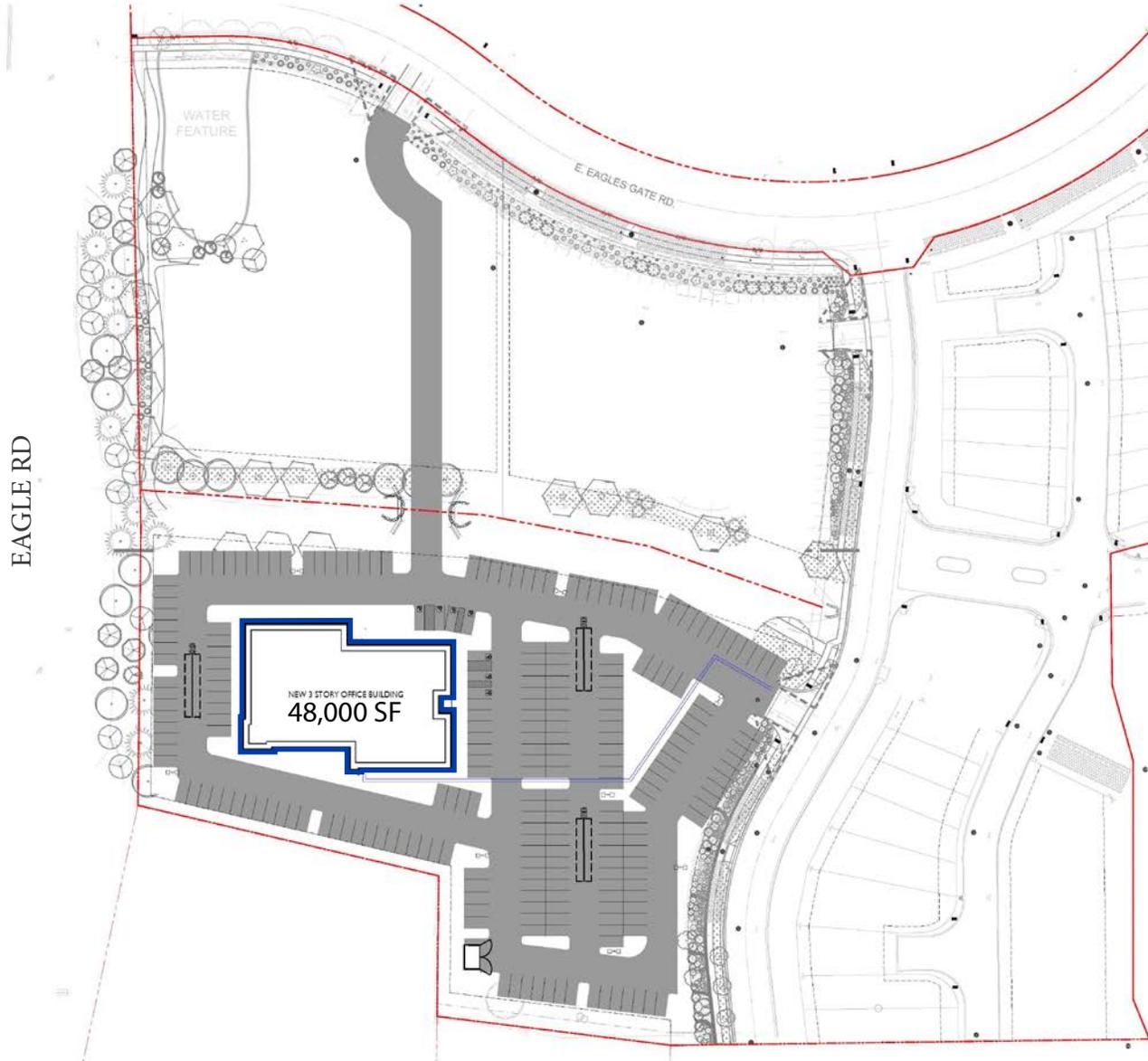


THIRD FLOOR
15,870 SF AVAILABLE

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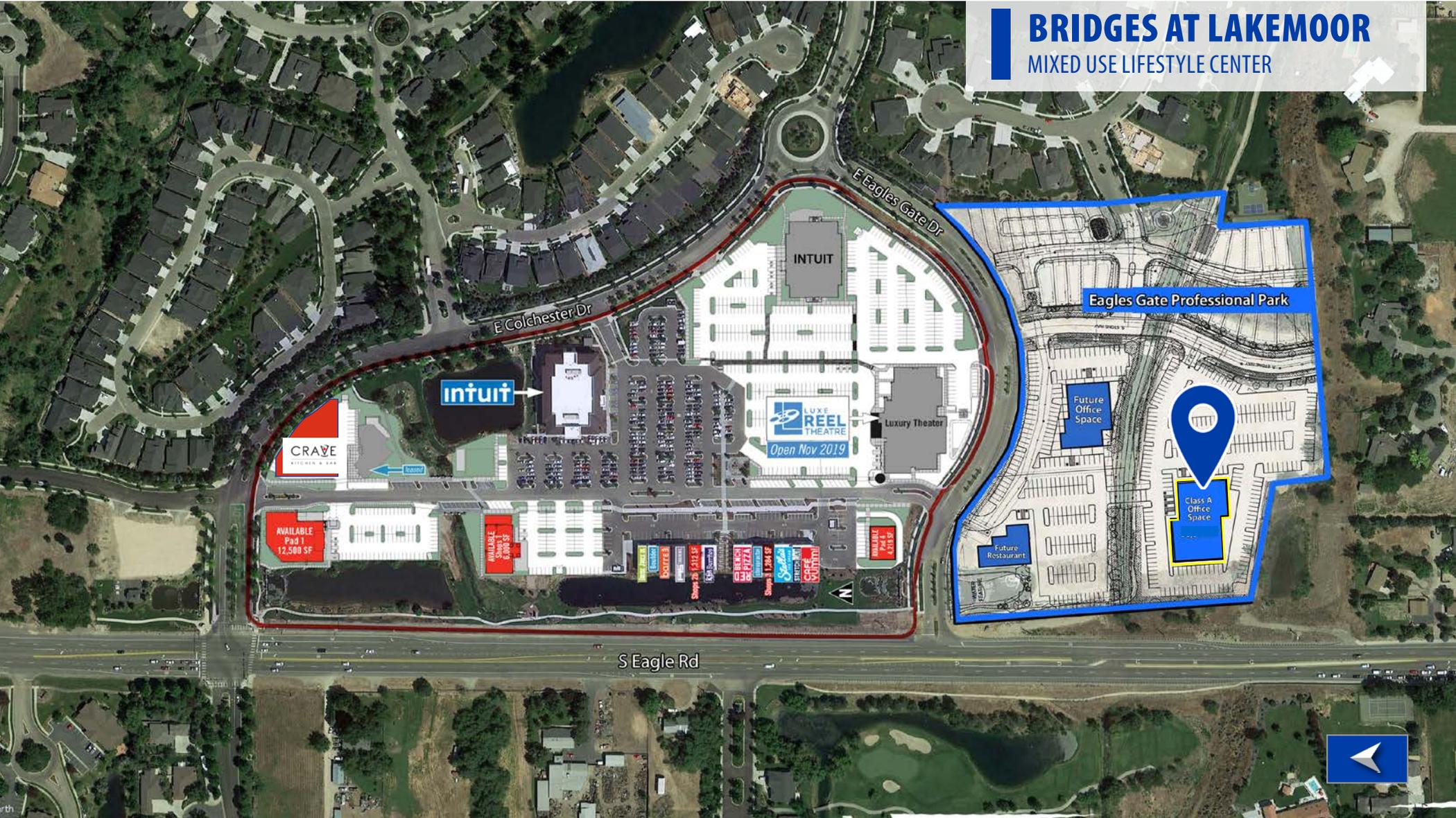
CONCEPT SITE PLAN
COMING FALL 2021



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BRIDGES AT LAKEMOOR
MIXED USE LIFESTYLE CENTER





OFFICE BUILDING FOR LEASE

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COMMERCIAL

4 MINUTES

TO HWY 20/26

22 MINUTES

TO DOWNTOWN BOISE

14 MINUTES

TO I-84

Branbury Golf Course

42,000 VPD

CRAVE
KITCHEN & BAR

RED BENCH PIZZA

REEL THEATRE

BOISE JUICE CO.
COLD-PRESSED JUICE • SMOOTHIES • HOLE BUNS

CAFÉ YUMM!

bright.bank

barre3

Guru DONUTS

STRETCH LAB

Stella's

F45

LAKEMOOR

EAGLES GATE



Chinden Blvd

25,500 VPD

STAPLES

39,500 VPD

TARGET

KeyBank



DUTCH BROS



27,500 VPD

Jack

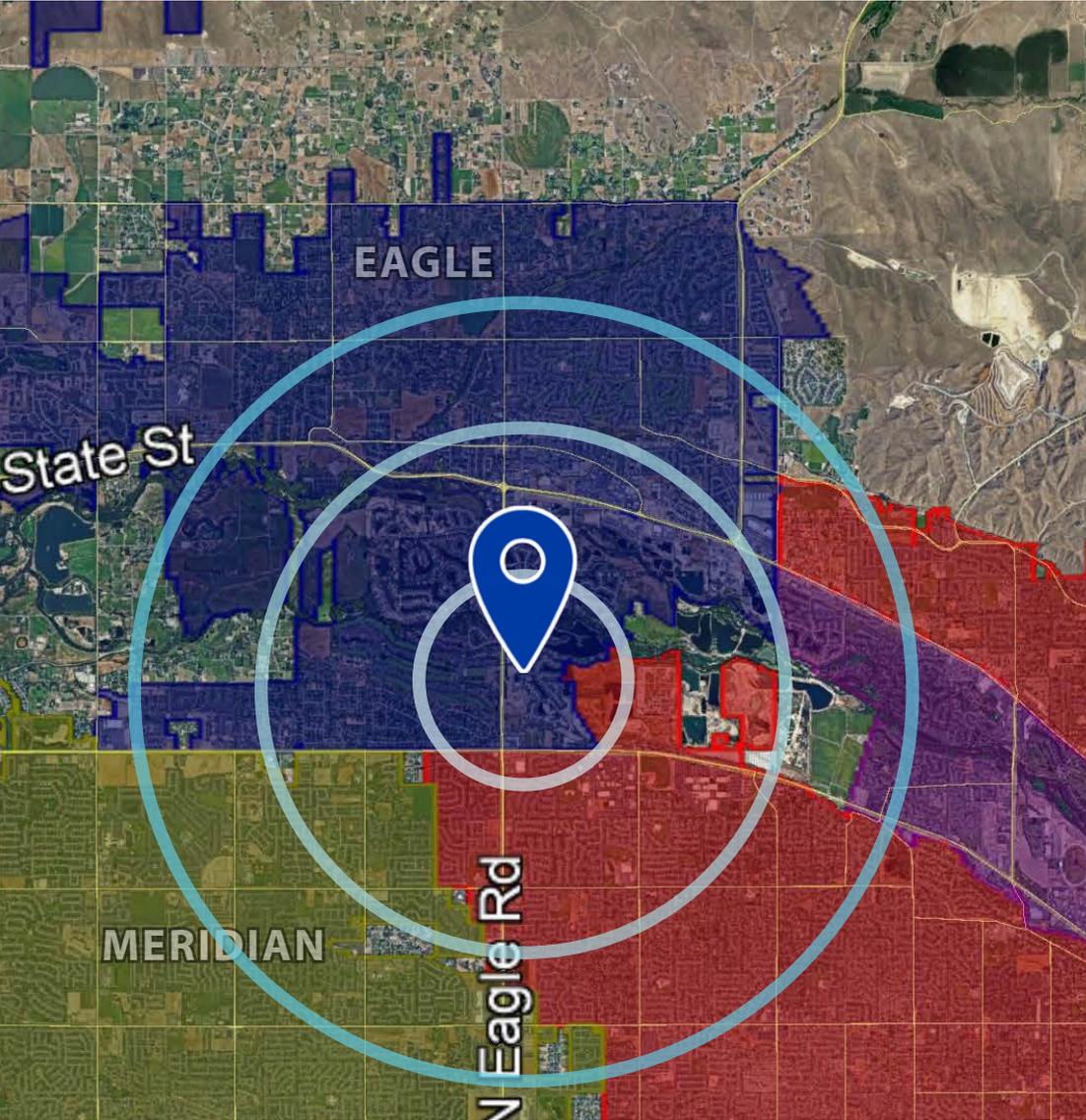


Hobbie Creek Park



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1, 3, 5 DEMOGRAPHICS

2020 ESTIMATES

	1 MILE	3 MILES	5 MILES
Population	7,067	80,907	198,917
Households	2,592	28,214	72,300
Avg HH Income	\$126,582	\$106,410	\$93,832
Employees	3,087	20,548	70,087

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021. Esri converted Census 2000 data into 2010 geography.

BOISE VALLEY INFORMATION

BOISE VALLEY ECONOMIC PARTNERSHIP

➔ WORKFORCE

Below is a snapshot of the workforce distribution in the Boise Metro Region.

Covered Employment & Average Annual Wages Per Job 2008 & 2018	2008 Avg Employment	2008 Avg Wages	2018 Avg Employment	2018 Avg Wages
Total - All Industries	272,090	\$37,314	319,435	\$45,403
Agriculture and Mining	5,139	\$28,052	5,913	\$36,142
Construction	18,619	\$42,004	23,211	\$45,259
Manufacturing	28,197	\$56,196	28,458	\$72,053
Trade, Transportation, and Utilities	55,085	\$33,772	62,542	\$43,398
Information	5,696	\$40,850	4,456	\$52,451
Financial Activities	13,980	\$44,383	16,562	\$60,828
Professional and Business Services	40,304	\$39,871	46,758	\$49,125
Education and Health Services	53,419	\$36,336	68,935	\$43,297
Leisure and Hospitality	25,171	\$13,667	33,983	\$17,545
Other Services	7,518	\$25,070	8,858	\$31,307
Government	18,962	\$44,719	19,759	\$54,565

Source: Idaho Department of Labor

- #### ➔ LARGE EMPLOYERS
- Micron Technology, Inc.
 - St. Lukes Health Systems
 - Saint Alphonsus Health System
 - Hewlett-Packard Company
 - J.R. Simplot Company
 - IDACorp (Idaho Power)
 - WinCo Foods, LLC
 - Albertson's/SuperValu
 - Wells Fargo, N.A.
 - U.S. Bank
 - Boise Inc.
 - Plexus Corp
 - MWI Veterinary Supply, Inc.
 - Key Bank
 - Scentsy, Inc.
 - Lactalis American Group
 - Blue Cross of Idaho

- #### ➔ SCIENTIFIC/TECHNICAL SERVICES, ENGINEERING, ARCHITECTURE, LEGAL
- CSHQA, a design collaboration
 - HDR, Inc.
 - CH2M Hill
 - Power Engineers
 - J-U-B ENGINEERS, Inc.
 - Hawley Troxell
 - Eide Bailly, LLP
 - Kount
 - Givens Pursely, LLP
 - Perkins Coie, LLP
 - Stoel Rives, LLP
 - Paylocity
 - Healthwise
 - Clearwater Analytics
 - Keynetics Inc.
 - INL - Battelle Energy Alliance

- #### ➔ CUSTOMER SUPPORT CENTERS
- Wells Fargo, N.A.
 - DIRECTV
 - Alaska Airlines
 - WDS Global
 - CenturyLink
 - Sykes Enterprises
 - T-Mobile U.S.A., Inc.
 - EDS, an HP Company
 - Citi Card
 - Intermountain Gas Company
 - ProService Boise
 - Teleperformance

- #### ➔ TARGET INDUSTRIES
- Food Processing & Agri-Business
 - Technology
 - Manufacturing
 - Professional Services: Back-Office & Shared Services

➔ Headquartered in Boise, ID, Micron Technology (MU, Fortune 500) is one of the region's largest employers with approximately 6,000 people in the Boise Valley. CEO Mark Durcan explains, "We look for people that are high-energy, entrepreneurial, and able to go out and create new lines of business because our business is always changing." He continues, "There is a lot of talent in Boise and Micron is not the only high-tech company in town."

Read more at www.bvep.org



➔ THE LIFESTYLE

The Boise Valley offers both enviable access to amazing recreational amenities as well as affordable housing.

 **BOGUS BASIN SKI RESORT**
Season pass cost: \$429/Adult \$99/Child

 **RIDGE TO RIVERS TRAIL SYSTEM**
Over 190 miles of hiking and single track trails

 **BOISE RIVER**
Fish for trout and steelhead on your lunchbreak

 **BOISE WHITewater PARK**
A whitewater playground in the center of downtown providing surf for kayakers and paddle boarders

 **BOISE GREENBELT**
25 miles of paths linking 850 acres of parks

 **PLANTATION COUNTRY CLUB**
\$295/month for full access

 **COST OF HOUSING**
Average cost of a home in 2018 is 92% of the national average



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