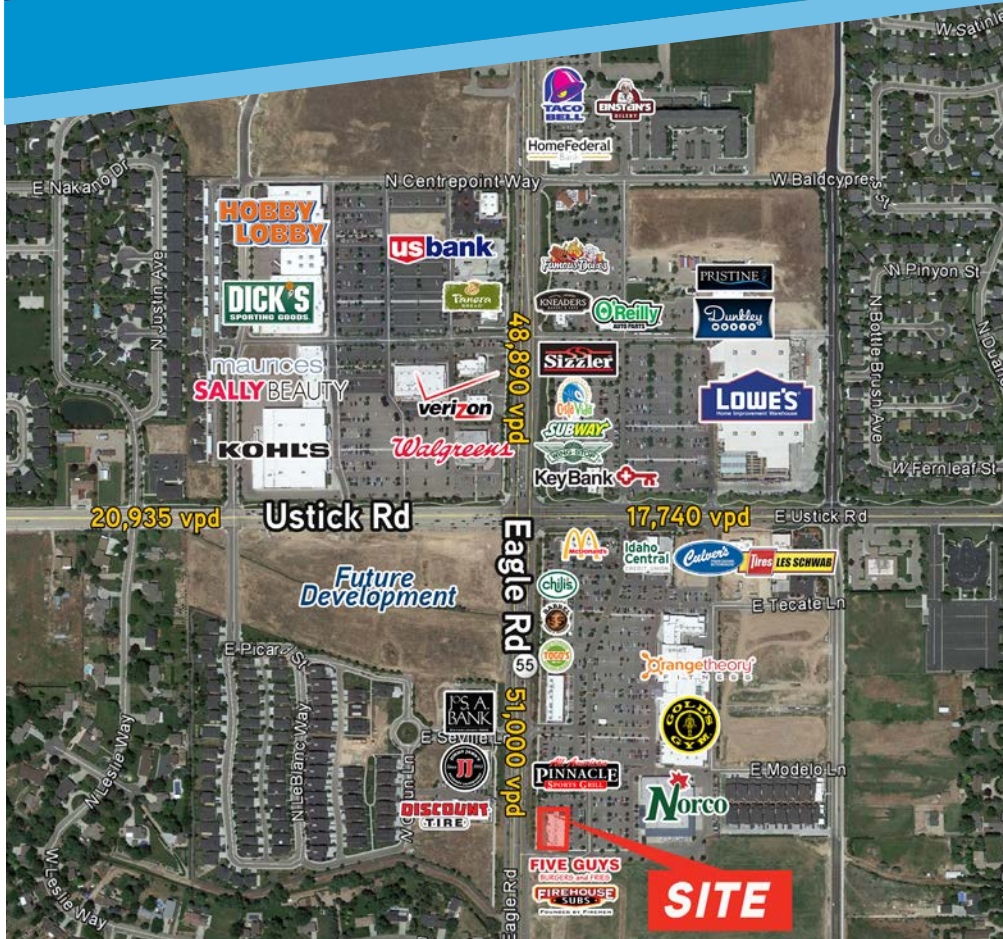


RESTAURANT FOR SUBLEASE

EAGLE COMMONS

2830 N EAGLE RD, SUITE 110 | MERIDIAN, ID



PROPERTY INFORMATION

Property Type:	Retail	Land Size:	1.446 Acres
Building Size:	10,666 SF	NNN's:	\$7.31 PSF

SPACE AVAILABLE

Suite	Size	Rate	Flex Rate (first 3 yrs)
110	2,261 SF	\$19.75 PSF NNN	\$16.00 PSF NNN

HIGHLIGHTS

- » Fully built-out restaurant space for sublease through 2/28/2025
- » High visibility and accessibility off of Eagle Road
- » Flexible rent options for first 3 years
- » Join co-tenants Five Guys, Firehouse Subs, Lady Jane's Haircuts, Cricket, and anchored by Norco
- » Fantastic location in the heart of the booming West Boise and surrounded by a strong and growing residential area
- » Neighbor tenants include Gold's Gym, McDonalds, Idaho Central Credit Union, Chili's, Orange Theory Fitness, Togo's, and Les Schwab
- » Shadow-anchored by Lowe's, Kohls, Walgreens, and Dick's Sporting Goods

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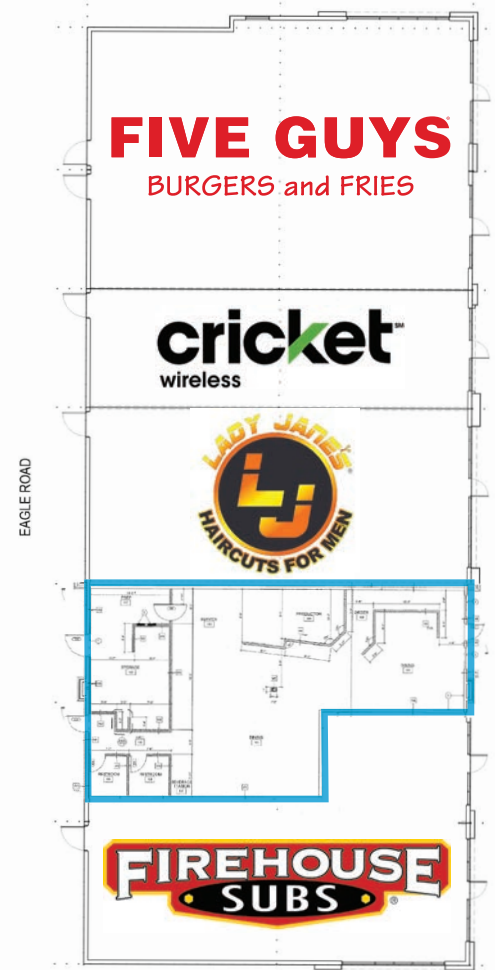
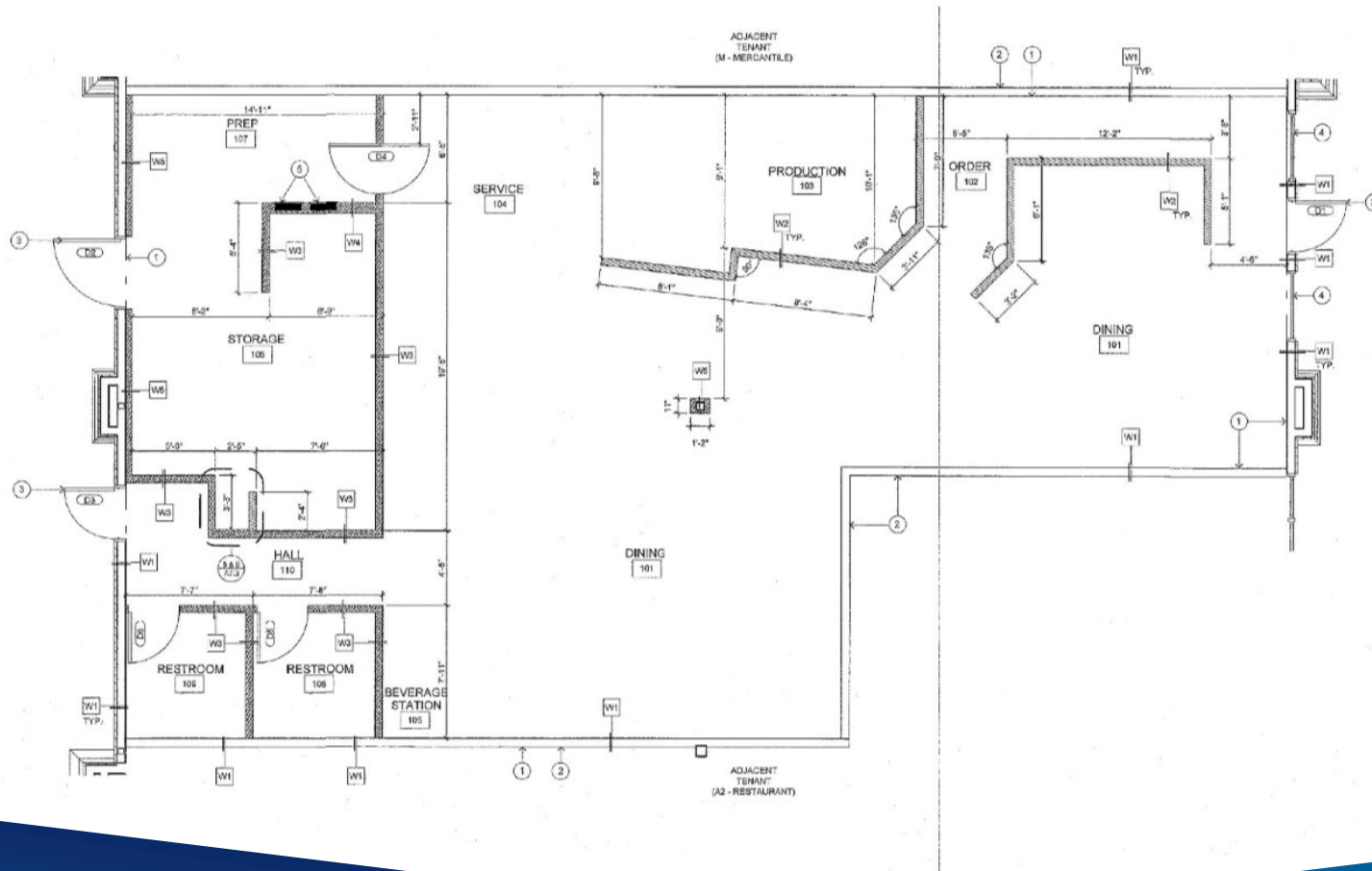
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