



CLASS A OFFICE SPACE AVAILABLE



EAGLE CAPITAL BUILDING

3023 East Copper Point Dr.
Suite 202 & 204
Meridian, Idaho 83642

1,682 - 1,997 SF

PROPERTY HIGHLIGHTS

Suite 202	1,682 SF
Suite 204	1,997 SF
Lease Rate	\$16.50/SF
Lease Type	FSEJ
Lot Size	0.52 AC
Parking	3.20/1,000 SF
Parcel Numbers	R1022780070 & 80
Zoning	C-G - General Commercial
Availability	Immediate
LockBox	No, Contact Agents



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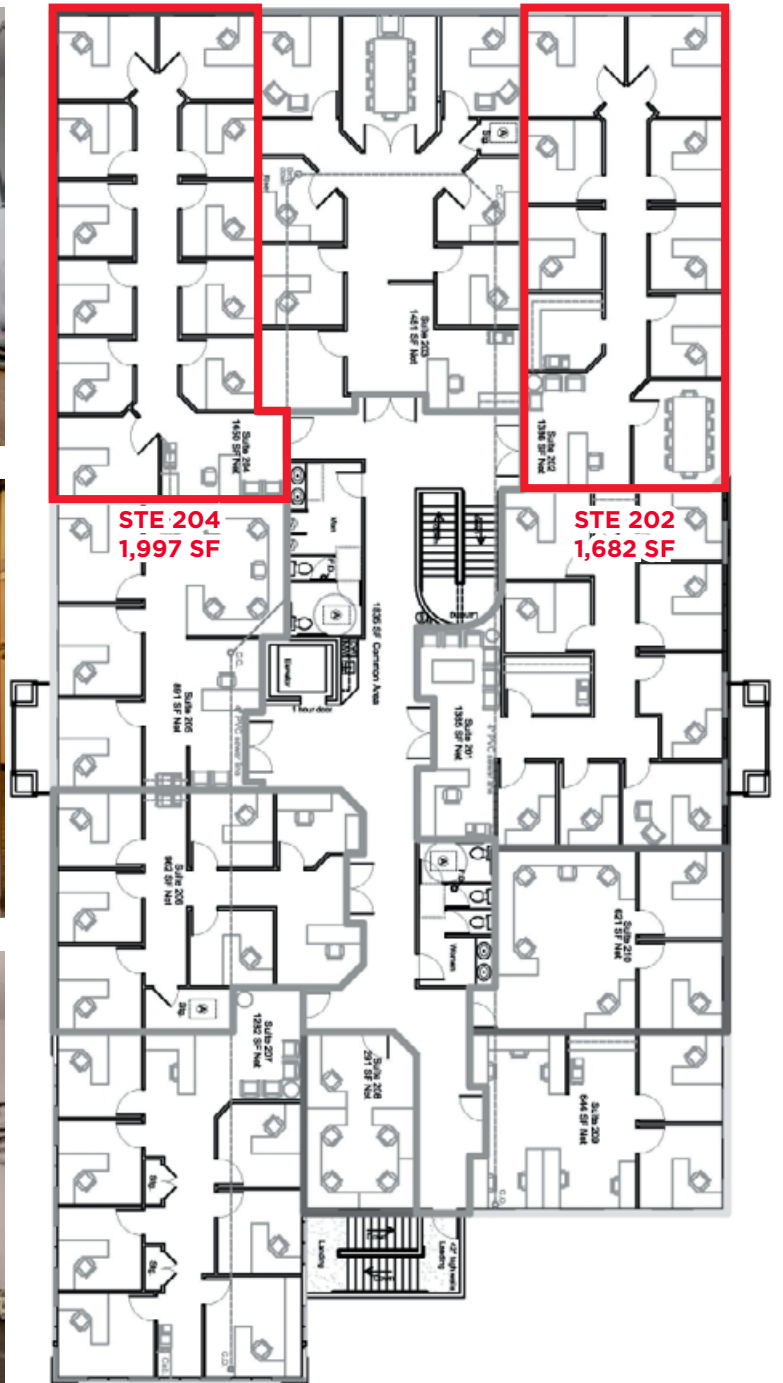
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FLOOR PLAN



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BUILDING PHOTOS



Listing Features

- Class A office space available in the Eldorado Business Campus off Interstate 84 near Exit 46 at Eagle Road
- Space includes reception area, eleven private office & access to shared conference & break rooms
- Building offers common area with restrooms, foyer entry and ample on-site parking for employees & staff
- The El Dorado Development offers landscaped 5-lane interior streets, decorative historic street lighting, interior jogging paths and walkways, prominent entries and corner sign for location identity, pressurized irrigation system, robust utility and broadband communication infrastructure, and strict architectural and use controls

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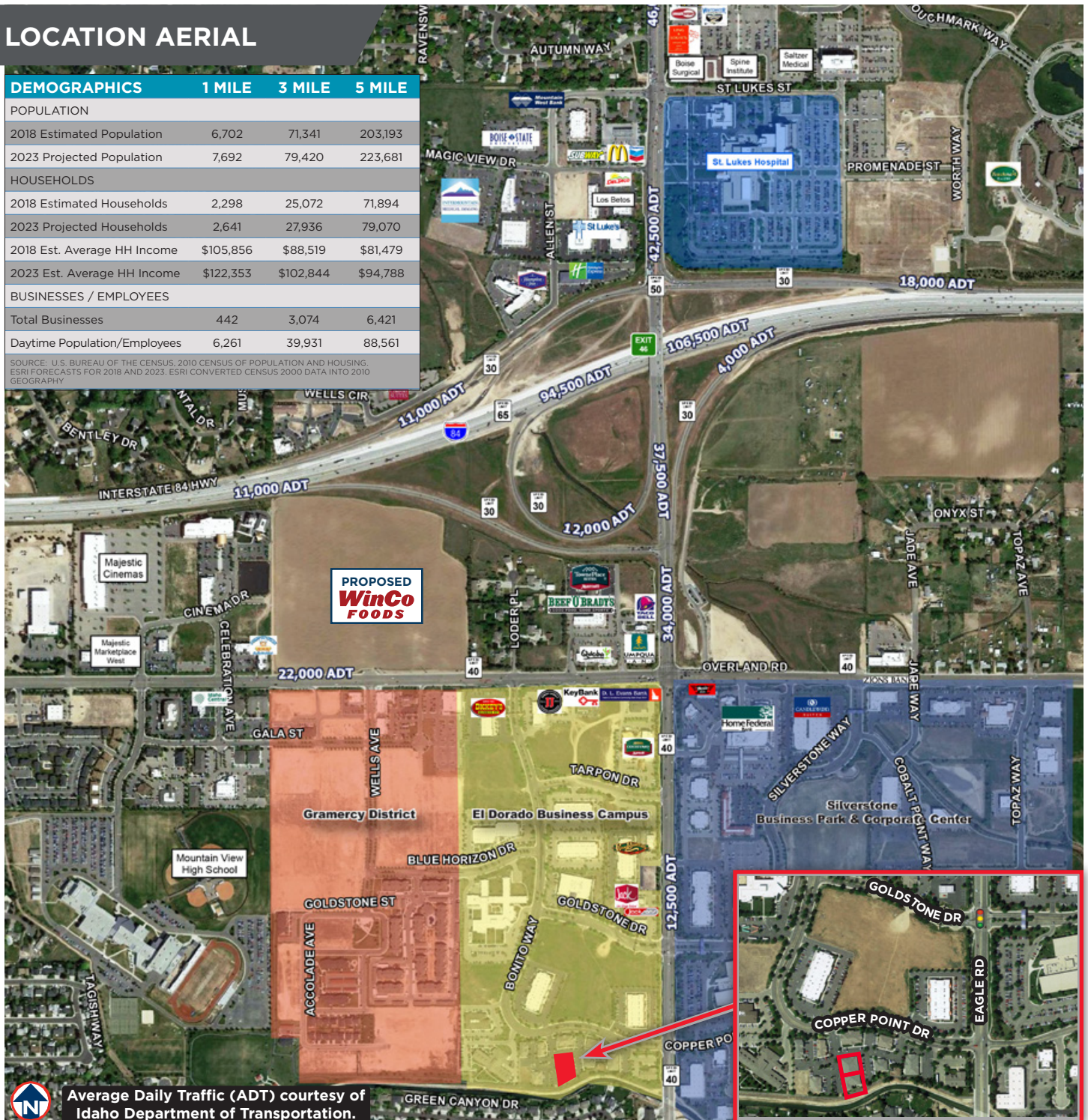
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LOCATION AERIAL

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
POPULATION			
2018 Estimated Population	6,702	71,341	203,193
2023 Projected Population	7,692	79,420	223,681
HOUSEHOLDS			
2018 Estimated Households	2,298	25,072	71,894
2023 Projected Households	2,641	27,936	79,070
2018 Est. Average HH Income	\$105,856	\$88,519	\$81,479
2023 Est. Average HH Income	\$122,353	\$102,844	\$94,788
BUSINESSES / EMPLOYEES			
Total Businesses	442	3,074	6,421
Daytime Population/Employees	6,261	39,931	88,561

SOURCE: U.S. BUREAU OF THE CENSUS, 2010 CENSUS OF POPULATION AND HOUSING, ESRI FORECASTS FOR 2018 AND 2023. ESRI CONVERTED CENSUS 2000 DATA INTO 2010 GEOGRAPHY.



Average Daily Traffic (ADT) courtesy of Idaho Department of Transportation.