



**MARK BOTTLES**  
REAL ESTATE SERVICES

# Listing Summary

## Office Listings

**(208) 377-5700**






839 S. Bridgeway Place ♦ Eagle, Idaho 83616

September 2017

[www.markbottles.com](http://www.markbottles.com)

Property Address	Vicinity	Size	Zoned	Remarks	Asking Price	Agent	Image
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### FOR SALE

2132 N Cole Rd Boise	South of Northview & Cole Rd on East side of Cole Rd	+/- 7,710 SF Building on +/- .35 Acres	R-3D	Low Rise Multi-Tenant Building with remodeled suites. Ample Parking. New roof in 2011 and new monument sign 2017. Owner will carry For Sale Purchase.	\$550,000	Dave Boecker	
2995 N Cole Rd Suite 220 <b>Stonegate Office Center</b> Boise	South of Ustick Rd on West side of Cole Rd	+/- 1,406 SF Condo	R-1C	Office Condo located on 2nd level at top of the stairs - easy to find location within the building. Excellent location for a professional or medical office. Ample parking.	\$69,900	Norm Brown	
851 W Front St <b>Aspen Lofts</b> Boise	Southeast corner Front St & 9th St 2nd Floor	+/- 5,162 SF	C-5DD	Ideal Office Space in the heart of downtown Boise. Unoccupied shell space with many configurations possible. Convenient direct access from attached parking garage.	\$877,540	Mark Bottles John Bottles	
13827 W Meadowdale St Boise	Between McMillan Rd & Ustick Rd on Eagle Rd	+/- 0.57 Acres	N-OD	Office Lot available on Eagle Road between McMillan Road & Ustick Road. Property fronts Eagle Road building envelope set back. Building envelope to be determined.	\$159,900	Sean Moorhouse	
6604 W Overland Rd Boise	Northwest corner Overland Rd & Hummel Dr	+/- 3,256 SF Building on +/- 0.26 Acres	L-OD	Fantastic Investment or Owner/User opportunity. Income from current tenants. Excellent visibility on hard-corner location. Refinished original floors.	\$249,000	Brian Rallens	



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**FOR SALE**

703 Kimball Ave Caldwell	Corner of Kimball Ave & Fillmore St	+/- 1,700 SF		Downtown location with 4 Offices, Conference Room, and Break Room. Remodeled Interior. Located across from Idaho Independent Bank and 1/2 block from Pioneer Title.	<b>SOLD</b>	Norm Brown	
923 S Bridgeway Pl <b>River Point Plaza</b> Eagle	Riverside Dr & Shore Dr	+/- 14,750 SF on +/- 0.93 Acres	MU-DA	Class A Office Building in prestigious Eagle River Development. Perfect location for Corporate HQ or Owner User. Located beside Greenbelt with Boise River and Pond Views. Built in 2005.	<b>SOLD</b>	Mark Bottles Eric Guanell	
TBD S Eagle Rd Eagle	SWC Eagle Rd & Colchester Dr	+/- 1.65 Acres	R-2	Excellent office development location potential. Signalized intersection with approved access on Colchester Drive. Highway 55 Eagle Road Frontage with great visibility of LakeMoor.	Contact Listing Agent	Mark Bottles	
TBD S Eagle Rd <b>LakeMoor</b> Eagle	SEC Eagle Rd & Colchester Dr	+/- 13.35 Acres	MU-DA	Ideal location for Office, Retail, or Corporate Campus. Signaled entrance via Colchester Drive. Bridge entry with waterfalls creates a gorgeous first impression. Pad Site available.	Contact Listing Agent	Mark Bottles	
TBD S Three Bridges Way <b>LakeMoor</b> Eagle	NEC Eagle Rd & Colchester Dr	+/- 0.898 Acres	MU-DA	Ideal location for Office Site at LakeMoor. Bridge entry with waterfalls creates a gorgeous first impression. Signaled entrance on Eagle Road for excellent access.	Contact Listing Agent	Mark Bottles	



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### FOR SALE

TBD Riverside Dr <b>Eagle River</b> Eagle	SEC Hwy 55 & Hwy 44	4 Parcels: +/- 10.3 Acres (3 Parcels Combined); +/- 1.483 Acres Parcel East	C-3-DA	Prime Office Pad Sites Available for Sale. 1,600 Feet of Frontage on Highway 44. Utilities to property. Great exposure and proximity to roof tops.	Contact Listing Agent	Mark Bottles John Bottles	
2176 E Franklin Rd, Condo C <b>Sparrow Hawk</b> <b>Business Center</b> Meridian	Between Eagle Rd & Locust Grove Rd	+/- 2,238 SF	C-G	Fully Leased to Law Firm - Class A Office Condo with common breakroom, restrooms, and conference room. Showing by appointment only - contact agent.	\$389,000	Russ Fulcher	
1545 E Leighfield Dr <b>Heritage Commons</b> Meridian	Between McMillan Rd & Ustick Rd on Locust Grove Rd	+/- 2,550 SF	C-N	Class A Professional Medical space. Immaculate finishes inside and out. Efficient floor plan could easily accommodate many different medical and office uses.	\$580,000	John Bottles	
TBD E Overland Rd Meridian	SWC Cloverdale Rd & Overland Rd	+/- 16 Acres	RUT	Prime Office Pad Sites available for Sale with 1,800 feet of Overland Road frontage. Utilities to property. Close to Eagle Road with easy access to I-84. Close to Silverstone Corporate Park.	\$5.00/SF	Mark Bottles	
323 W Pine Ave Meridian	West of Meridian Rd on Pine Ave	+/- 1,606 SF on +/- 0.18 Acres	Comm	Well maintained building with nice finishes. 500 SF storage space in basement. Ideal for Medical/Office users or possible daycare or retail location. Excellent exposure with Pine Ave frontage.	\$159,000	Russ Fulcher Ben Fulcher	



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**FOR SALE**

TBD E Pine Ave & E Fairview Ave <b>Pine 43 Mixed-Use Commercial Development</b> Meridian	Bounded between Fairview Ave, Locust Grove Rd, Pine Ave, and Hickory Ave	11 Parcels from +/- 2 to +/- 104 Acres	Varies	Parcels available with frontage on Pine and Fairview. Office, Retail, and Multi-Family. Potential uses: research and development, corporate headquarters, apartment complex.	Contact Listing Agent	Mark Bottles	
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### FOR LEASE

4700 N Cloverdale Rd Boise	Southeast corner of Cloverdale Rd & McMillan Rd	+/- 10,864 SF Building: Suite 102: +/- 786 SF	L-OD	1st Floor space immediately inside main entrance. Office spaces in a professional environment with 24/7 access. Security system throughout the building.	Suite 102: \$1,200/Mo Full Service	Russ Fulcher Ben Fulcher	
2132 N Cole Rd Boise	South of Northview & Cole Rd on East side of Cole Rd	+/- 7,710 SF Building	R-3D	Lower level suites available: Suite 2137 - 2,021 SF Suite 2142 - 805 SF Suite 2146 - 1,411 SF Contact Listing Agent for details on each Suite.	Suite 2137 - \$6/SF Suite 2146 - \$6/SF Suite 2142 - \$7/SF plus utilities & taxes	Dave Bohecker	
800 W Main St Suite 1460 <b>Zions Bank Building</b> Boise	Northwest corner of 8th & Main St	Executive Offices +/- 200 SF - +/- 300 SF	CBD	Prime Downtown Executive Offices on the 14th Floor. Offices exquisitely furnished. Reception/Administrative Service, Conference Rooms, Kitchen, Phone, Internet & Wi- Fi.	Contact Listing Agent	Russ Fulcher	
1010 N Orchard St Boise	Between Emerald St & Irving St	+/- 8,880 SF Building: +/- 612 SF - +/- 1,235 SF Space	L-OD	Office Spaces available - See Flyer for availability. Full Service lease excluding Janitorial, Phone, Wi-Fi. Excellent visibility with Orchard frontage. New lighting throughout building.	Suite 1 - \$900/Mo Suite 2 - \$797/Mo Suite 3 - \$459/Mo Suite 11 - \$430/Mo Full Service	Ben Fulcher	
6604 W Overland Rd Boise	Northwest corner Overland Rd & Hummel Dr	+/- 3,256 SF Building: +/- 1,344 SF Space	L-OD	3 Private Offices, Large Open Area, Break room, Restroom. Ample parking with handi-cap accommodations. Lease term negotiable including possible TI. Hard-corner location.	\$10.00/SF Modified Gross	Brian Rallens	



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**FOR LEASE**

1001 S Bridgeway Pl Eagle	Riverside Dr & Shore Dr	+/- 5,250 SF	MU-DA	Class A Low-Rise Office Building in prestigious Eagle River Development. Remodeled in 2015. Upscale environment with wide variety of professional services offered nearby. Ample Parking.	\$21.00/SF Modified Gross	Mark Bottles Eric Guanell	
TBD Riverside Dr <b>Eagle River</b> Eagle	SEC Hwy 55 & Hwy 44	4 Parcels: +/- 10.3 Acres (3 Parcels Combined); +/- 1.483 Acres Parcel East	C-3-DA	Prime Office Pad Sites Available for Lease or Build To Suit. 1,600 Feet of Frontage on Highway 44. Utilities to property. Great exposure and proximity to roof tops.	Contact Listing Agent	Mark Bottles John Bottles	
SEC I-84 & Garrity Blvd <b>Nampa Gateway Center</b> Nampa	SEC I-84 & Garrity Blvd	+/- 22,000 SF Building; +/- 2,800 SF - +/- 22,000 SF		Class A Office Space within Nampa Gateway Shopping Center. Flexible Space Configurations. Private Tenant Entrance, Free On-Site Parking. Excellent Location and Access.	Contact Listing Agent	Norm Brown	