

# MICHENER INVESTMENTS LLP

COMMERCIAL REAL ESTATE

## Eagle Office For Lease



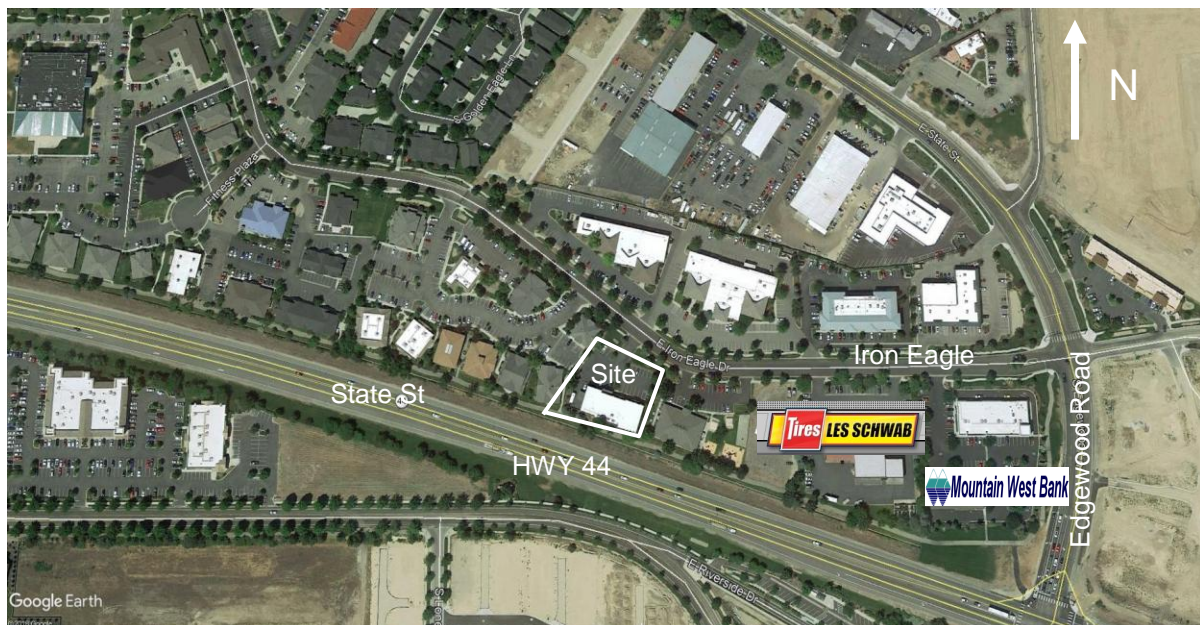
Location: 1251 E Iron Eagle #200, Eagle ID 83616

Size: 2,962 Sq. Ft.

Rent: \$4,320/Month (\$17.50/sq ft) Full Service – No Janitorial

- Comments:
- ▲ Signage possible on State Street (Hwy 44)
  - ▲ 10 cubicles, conference tables & chairs available for purchase from the tenant
  - ▲ Fire sprinklers, security system and backup generator
  - ▲ Private ADA restrooms (2)
  - ▲ Break room with dishwasher
  - ▲ LED Lighting upgrade
  - ▲ See floorplan on back
  - ▲ Quality interior remodel with new carpet and paint
  - ▲ Please do not disturb existing tenant. Call broker to schedule showings.
  - ▲ Available with 30 days notice to the existing tenant

Agent: Lawrence A. Ross  
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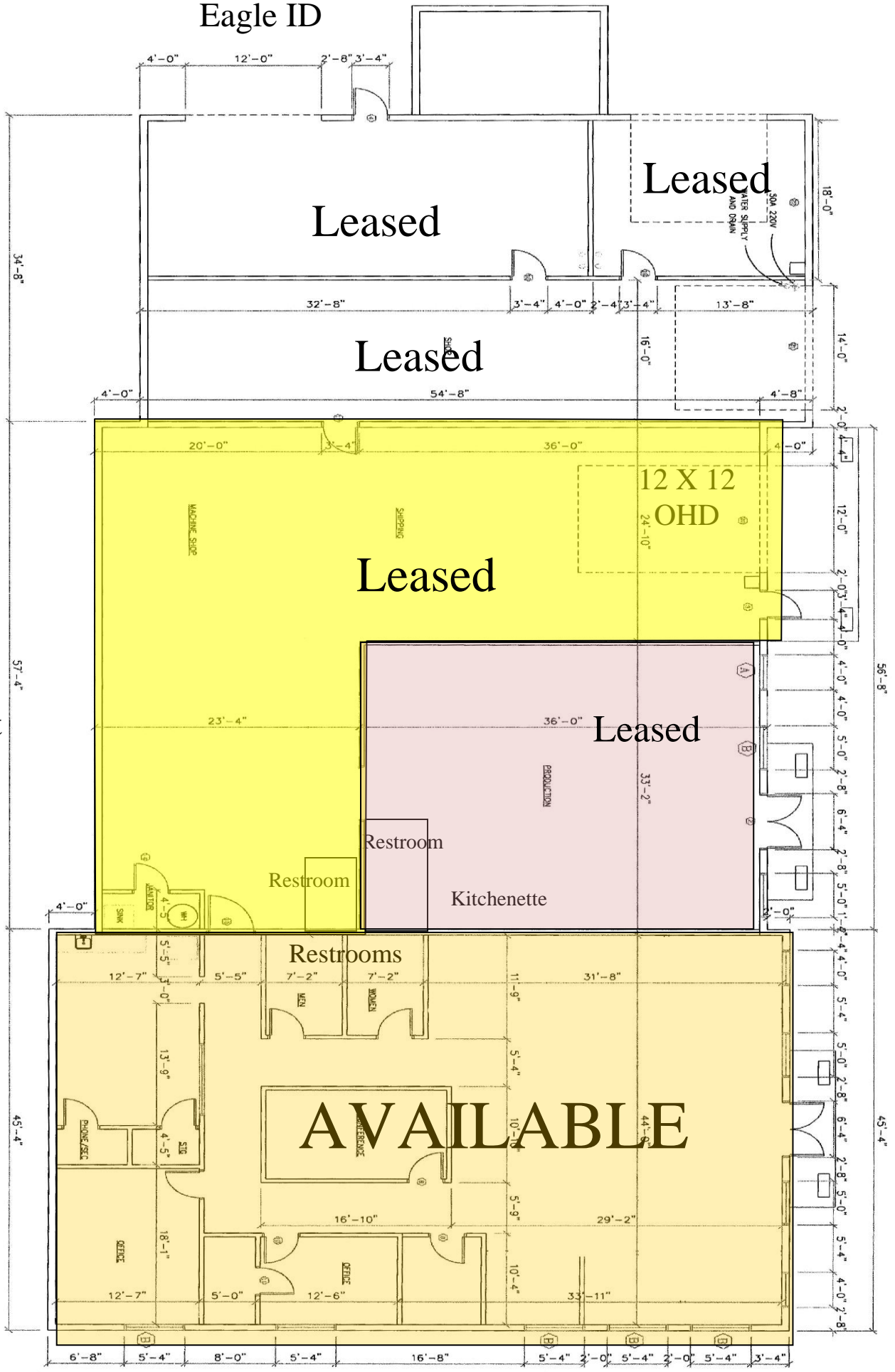


\*The above information, while not guaranteed, is from sources we believe to be reliable. This data is subject to price change corrections, errors, omissions, prior sale and/or withdrawal.

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1251 Iron Eagle  
Eagle ID

State Street





Conference Room



Break Room



Front Entrance



Cubicle