

OFFICE SPACES FOR LEASE || 275-3500 SF EAGLE PINES PLAZA

3544 E. 17th St. Ammon, ID 83406



AVAILABLE SPACE:

SPACE	RSF:
104 - Medical Office Space	2,067 SF
201	775 SF
203	309 SF
205	340 SF
206/208	275 SF - 775 SF
210 A - Shell Space	1,182 SF
210 D - Executive Suite	172 SF
210 E - Executive Suite	172 SF

Lease Rates: \$12.00 NNN/ \$2.40 SF Annually

LOCATION

Prime Property

ZONING

General Commercial

PROPERTY HIGHLIGHTS

- Cellar Restaurant located across the parking lot.
- Elevator in building.
- Second floor common area great for collaboration.
- 2nd floor suites have shared kitchen/break area.
- After hours access controlled by keypad entry.
- First floor shell spaces ready for build-out.

STREETS

Located on E. 17th & Ammon Road. behind the Cellar Restaurant.



PROPERTY OVERVIEW

Office Space Lease- 275-3,500 Sq Ft - Professional Office in Ammon , Idaho. Lower and upper level suites available with various sizes. Gorgeous Staircase to the upper level with common areas upper and lower. There is an elevator to the second level. Beautifully decorated central atrium area with winding stairs to area. Only 1 1/2 mile from Hospital. Large parking area and great visibility on a high traffic intersection and commuter road.

ventureoneproperties.com

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Aerial



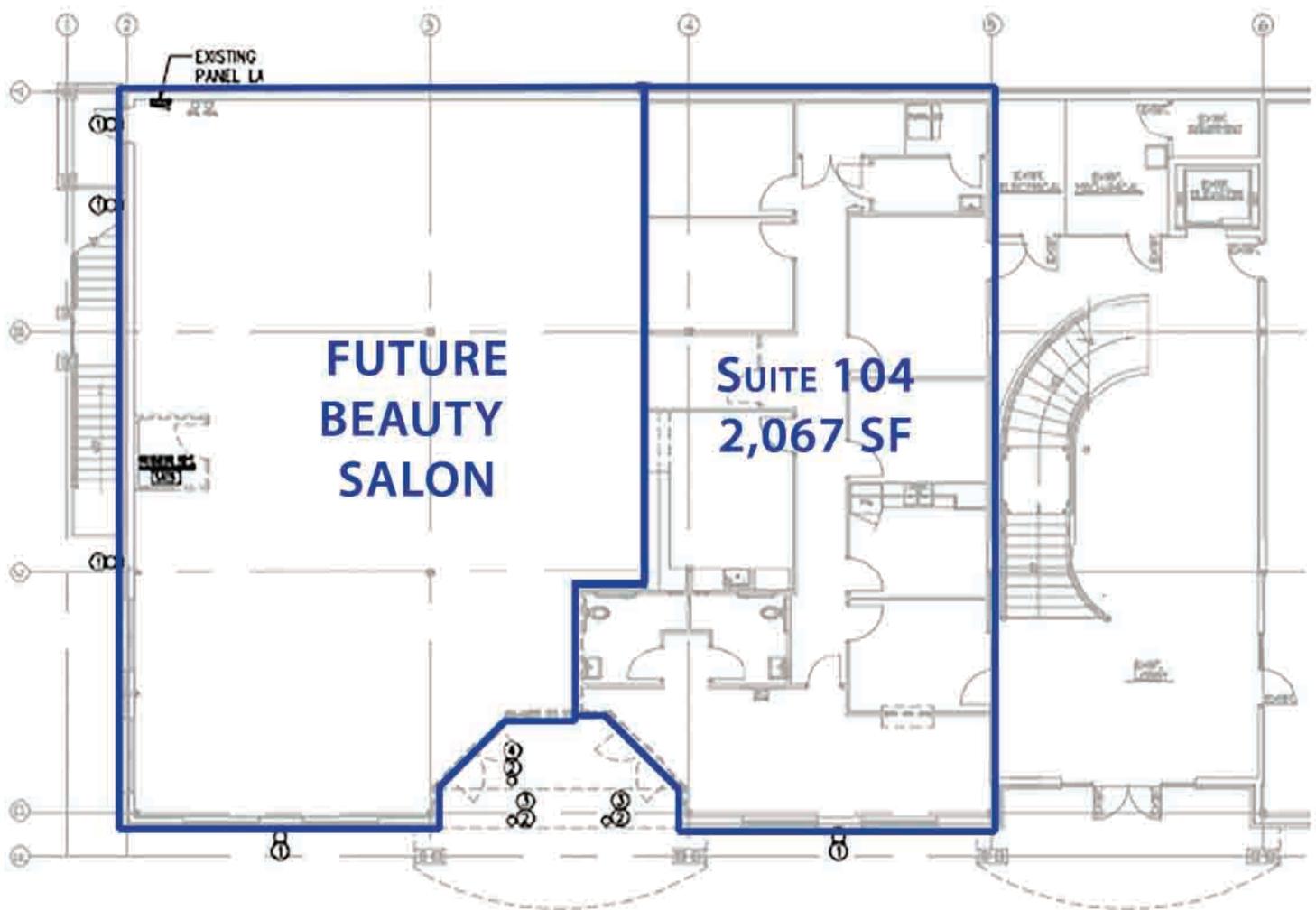
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First Floor Plan



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Photos



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Photos



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Demographics

PROPERTY INFORMATION

Submarket: SE IF **Parking:** Parking Lot
Bldg Type: Office **Lease Type:** NNN
Bldg Size: 22,000 SF

DEMOGRAPICS

2018	1 Mi.	3 Mi.	5 Mi.
Population: Avg	10,644	56,174	87,291
HH Income:	\$67,618	\$61,248	\$57,624
Total Employees:	3,593	19,475	30,878

CONTACT

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