



Colliers

For Lease

342 E. Idaho Street | Eagle, ID 83616

CONTACT:

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- Rare freestanding building in the heart of downtown Eagle
- Convenient access to both State Street and Eagle Road
- Versatile space ideal for professional office, retail, coffee shop, gallery, boutique, salon, fitness, art studio and more!
- Ample parking with 6 off-street spaces on a large lot, plus additional on-street parking
- Inviting outdoor social spaces for added enjoyment
- [Zoned CBD](#) (Central Business District)

Accelerating success.

For Lease



Welcome to 342 E Idaho St, Eagle, ID 83616—a unique, freestanding commercial property in the vibrant heart of downtown Eagle. This adaptable space offers a versatile floor plan that can accommodate a variety of uses, including office, small medical or veterinary practice, yoga/pilates studio, counseling center, collaborative art space, cafe, retail, boutique and more. The Central Business District zoning provides flexibility to meet your specific business needs.

Set on a spacious lot with inviting outdoor social areas, this property features a fresh, bright interior and offers 6+ off-street parking spaces, along with additional on-street parking for convenience. Whether you’re looking to establish a new business or expand an existing one, this property presents an exceptional opportunity.

PROPERTY INFORMATION

Property Type	Retail/Office/Medical
Building Size	2,346 SF
Land Size	0.33 Acres
Parking	6 + off-street parking spaces plus available street parking
Lease Type	NNN (estimated \$4 PSF – \$902/mo)

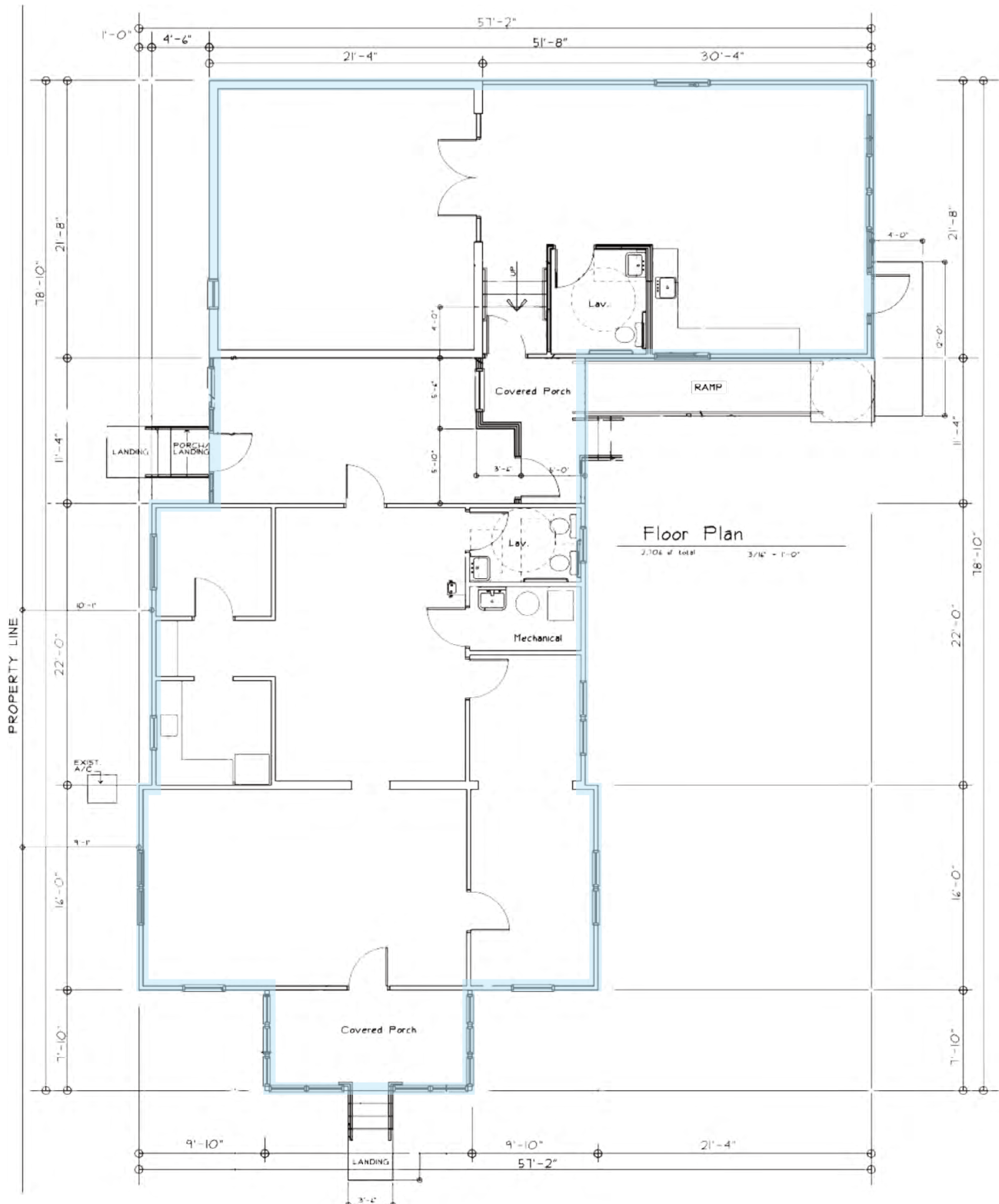
SPACE AVAILABLE

Suite	Size	Rate PSF	Monthly Rate
Main	1,739 SF	\$18.50 PSF	\$2,681/mo
Studio*	967 SF	\$15.50 PSF	\$1,249/mo
Total	2,706 SF		\$3,930/mo

Must be leased together as 1 unit

*Detached, fully finished

Floor Plan





SITE PLAN

$$I^* = |Q^* - Q^*|$$


LOT 4 & 5 EXC 3.5' & PT VAC
ALLEY ADJ BLOCK 6
CARPENTERS THIRD ADD. EDAGLE, ADA CO, ID
PARCEL R1296140010

342 E. Idaho Street | For Lease

Property Gallery



Demos	1 Miles	3 Miles	5 Miles
Population	7,843	37,653	133,585
Households	3,194	14,399	49,387
Avg. Income	\$137,903	\$166,144	\$142,510

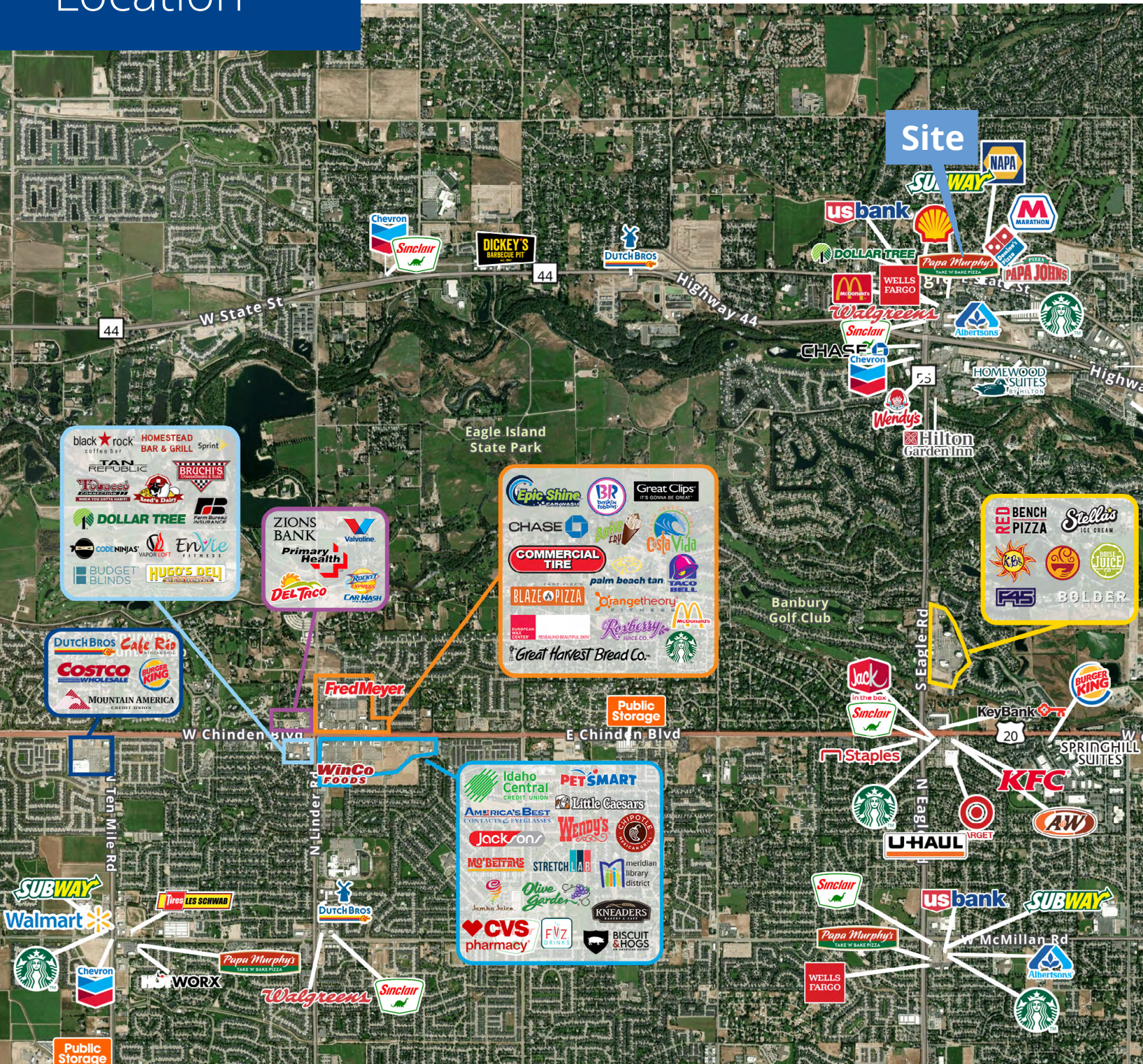
Location



Google Map



Street View



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