

OFFICE SPACE FOR SUBLEASE

# 235 E COLCHESTER DRIVE

EAGLE IDAHO

Jones Lang LaSalle Brokerage, Inc.





# ENTIRE BUILDING FOR SUBLEASE

20,000 - 65,064 SF  
3 STORIES

LEASE RATE  
\$24.50/SF/YR

LEASE TYPE  
NNN

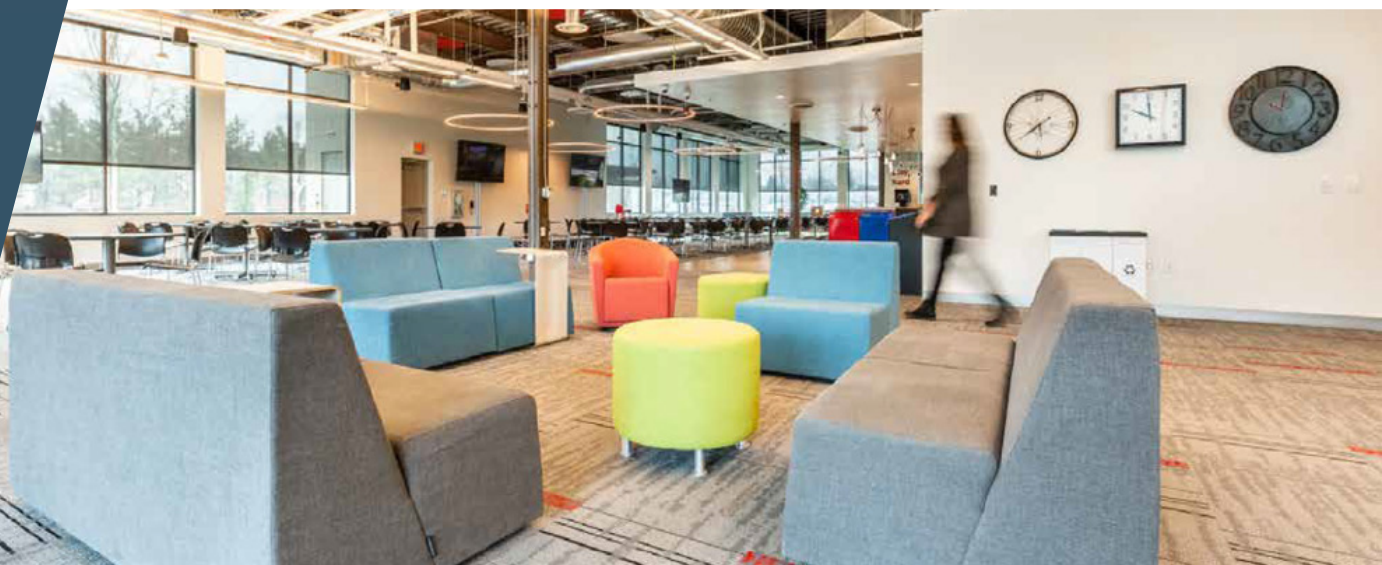
ALL OFFICE FURNITURE  
INCLUDED

TERM  
SUBLEASE THROUGH 1/31/31

BUILDING TYPE  
CLASS A OFFICE

BUILT  
2017

PARKING  
387 STALLS



# BUILDING HIGHLIGHTS



LOCATED IN THE  
HEART OF EAGLE



CONVENIENT ACCESS  
FROM EAGLE ROAD



INCREDIBLE OPPORTUNITY FOR  
SIGNAGE AND EXPOSURE

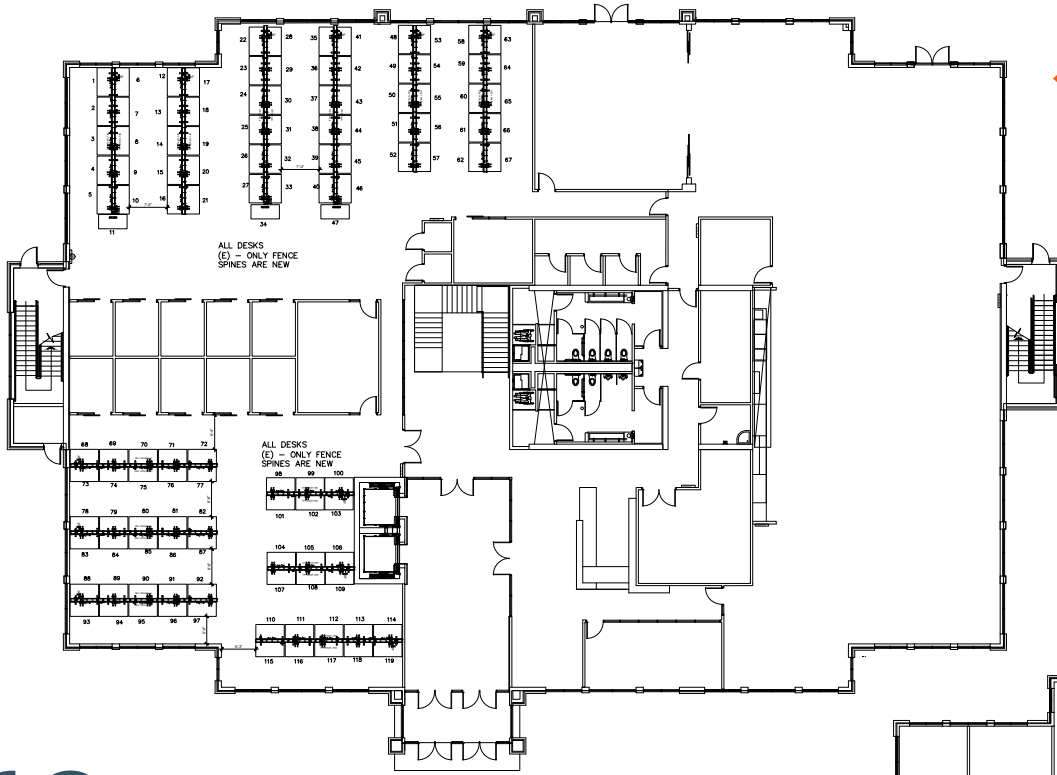


SURROUNDED BY THE MANY  
AMENITIES WITHIN THE  
BRIDGES AT LAKEMOOR

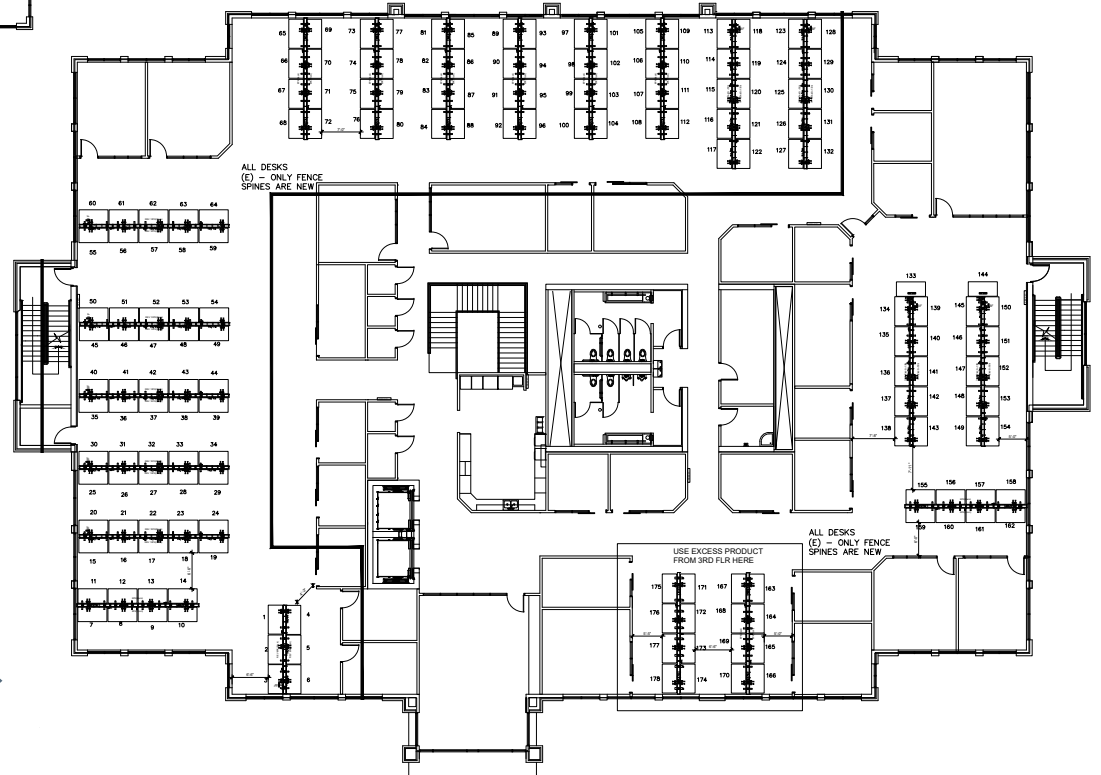


# FLOOR PLANS

## FLOOR ONE



## FLOOR TWO



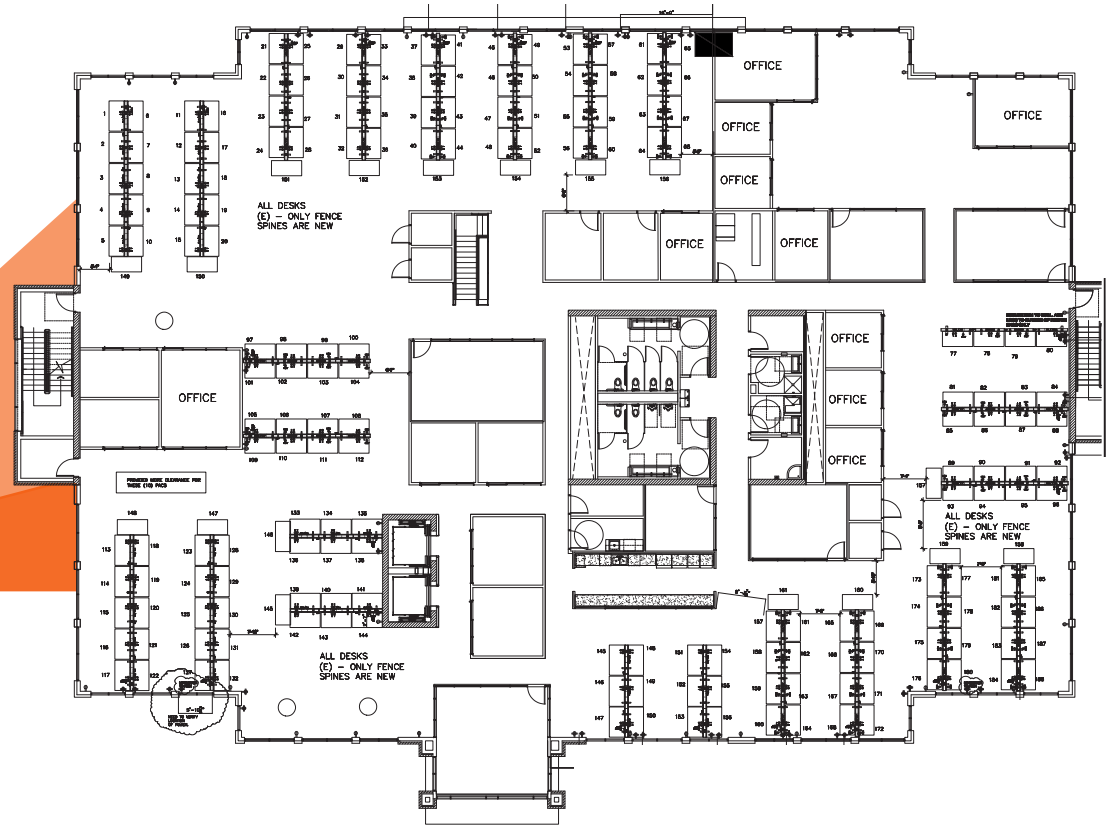


E COLCHESTER DR

S EAGLE ROAD

235 E COLCHESTER DRIVE

S EAGLES GATE ROAD



FLOOR  
THREE



- RESTAURANTS
- SHOPS
- HOTELS + SERVICES

235 E COLCHESTER DRIVE

BANBURY GOLF COURSE  
● CLUBHOUSE

● CRAVE KITCHEN & BAR

● KB BURRITOS  
● RED BENCH PIZZA  
● STELLA'S ICE CREAM

● FIESTA GUADALAJARA  
● BOISE BOBA  
● SAKURA SUSHI

26  
● STAPLES

55  
● JACK IN THE BOX  
● STARBUCKS  
● KFC  
● TARGET  
● ZIONS BANK

E Chinden Blvd

● BURGER KING

26  
● HORIZON CREDIT UNION  
● SPRINGHILL SUITES

● JIMMY JOHNS  
● BLUE SKY BAGELS  
● GUIDOS PIZZA  
● BOISE THAI NOODLE HOUSE

N Cloverdale Rd

# KEY DRIVING DISTANCES

DOWNTOWN MERIDIAN, ID	6.3 MILES	17 MIN
UNIVERSITY OF IDAHO - BOISE	9.7 MILES	23 MIN
DOWNTOWN BOISE, ID	9.8 MILES	22 MIN
BOISE STATE UNIVERSITY	10.4 MILES	22 MIN
BOISE AIRPORT	12.9 MILES	23 MIN
NAMPA MUNICIPAL AIRPORT	14.6 MILES	27 MIN
DOWNTOWN NAMPA, ID	16.3 MILES	31 MIN



**BRANDON RAWLINS**  
Designated Broker  
+1 208 982 2427  
[brandon.rawlins@am.jll.com](mailto:brandon.rawlins@am.jll.com)

**BRONSON RAWLINS**  
Associate, Brokerage  
+1 208 917 1610  
[bronson.rawlins@am.jll.com](mailto:bronson.rawlins@am.jll.com)

**GAVIN WILLIAMS**  
Associate, Brokerage  
+1 208 389 7713  
[gavin.williams@jll.com](mailto:gavin.williams@jll.com)

Although information has been obtained from sources deemed reliable, JLL does not make any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. JLL does not accept any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement with JLL regarding this matter, this information is subject to the terms of that agreement. ©2022. Jones Lang LaSalle IP, Inc. All rights reserved.

©2022 Jones Lang LaSalle Brokerage, Inc. | 950 W Bannock St Suite 1100, Boise, Idaho 83702