

OFFICE SPACE FOR LEASE

INTERSTATE 84 & EAGLE ROAD, MERIDIAN, ID



BALL
VENTURES
AHLQUIST



POWER ENGINEERS BUILDING

AVAILABLE SF: 29,795 SQ. FT.

LEASE RATE: \$24.00 / SQ. FT.

TI ALLOWANCE: \$70.00 / SQ. FT.

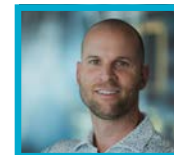
BUILDING SIZE: 149,652 SQ. FT.

PARKING: 5/1000 SQ FT

YEAR BUILT: 2023



MARK CLEVERLEY
208.850.6113
MARK@BVADEV.COM



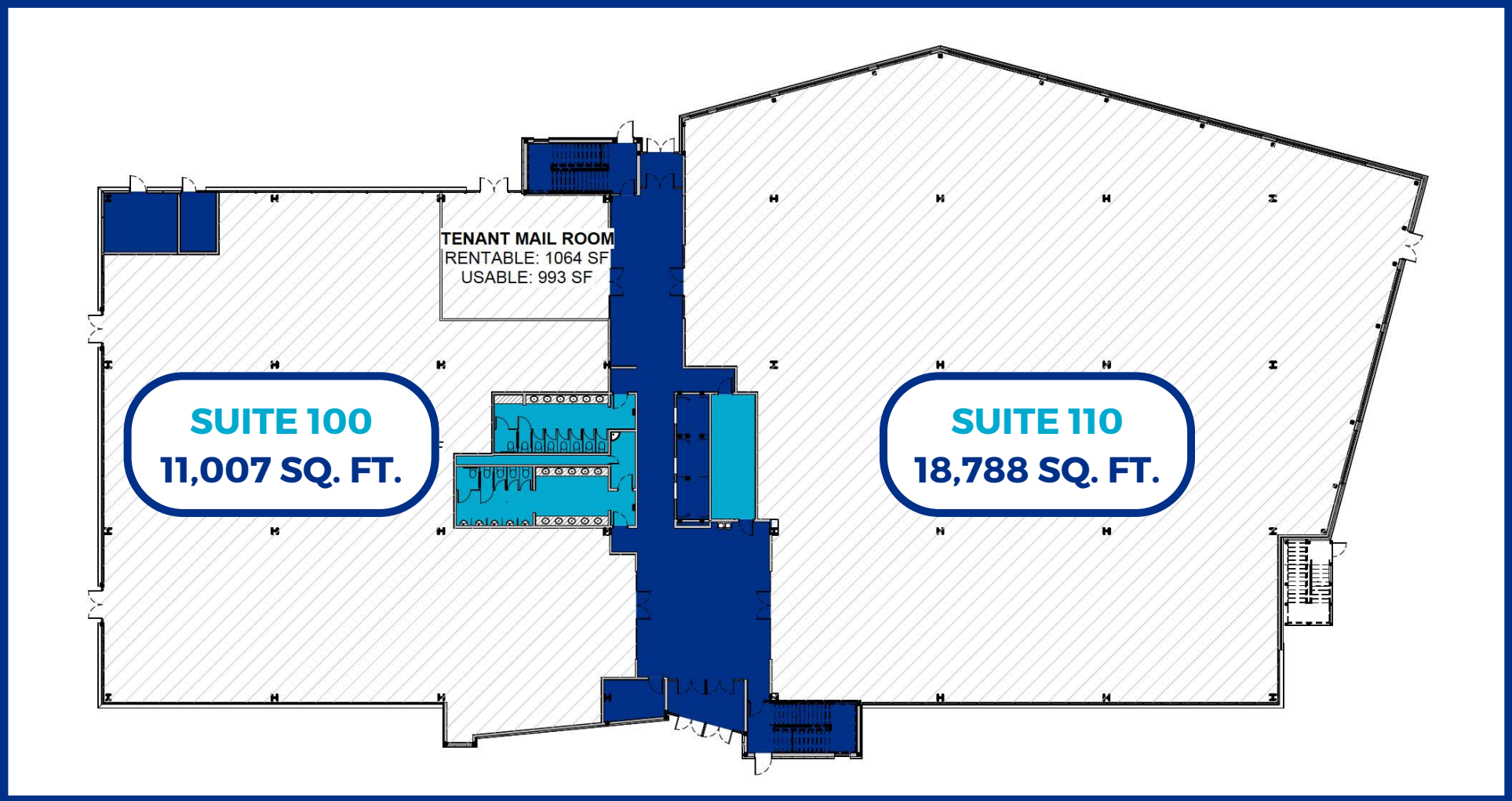
HOLT HAGA
208.371.4658
HOLT@BVADEV.COM

BUILDING DETAILS

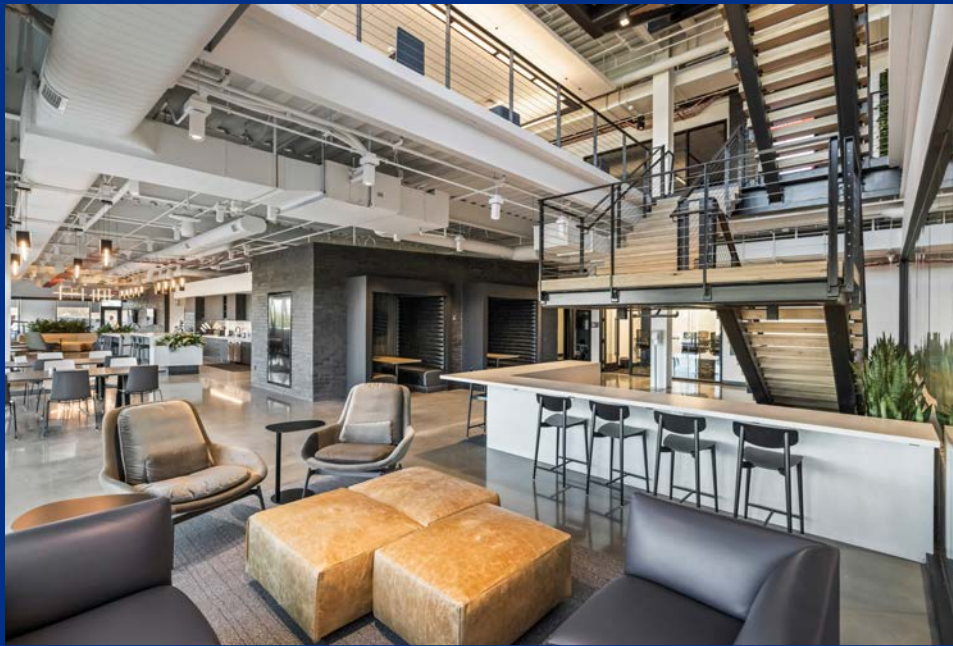
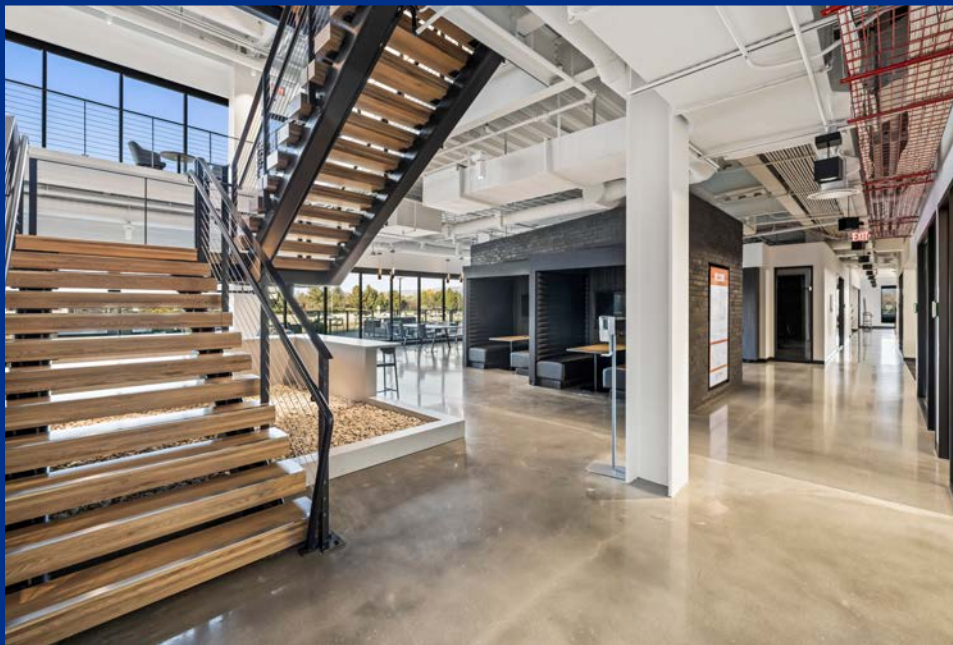
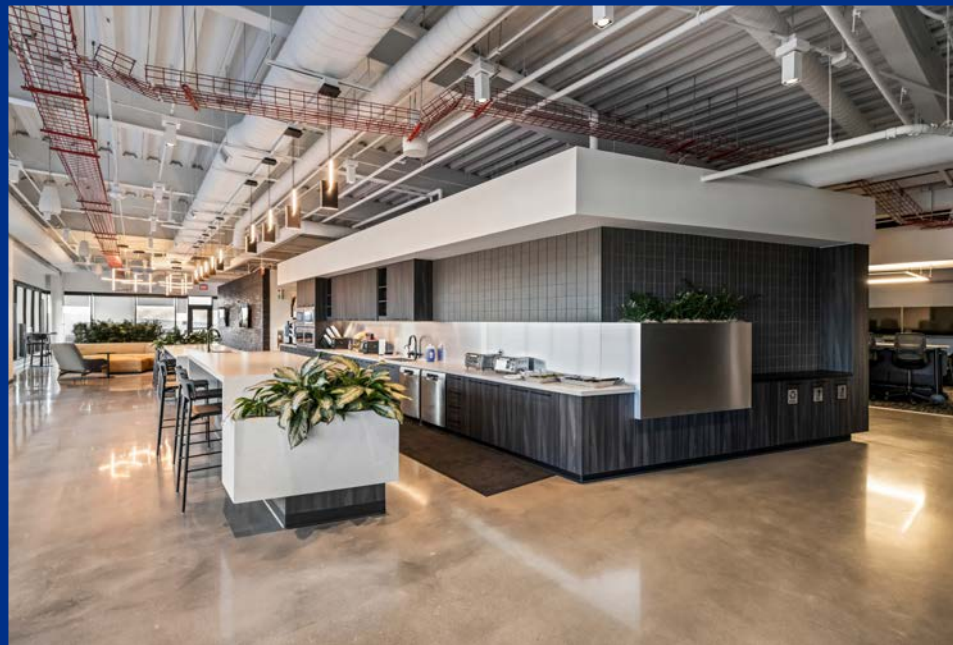
BUILDING FLOORPLATES

Below are images of the building's floor plates showing availability.

FLOOR 1



BUILDING DETAILS - INTERIORS



SITE HIGHLIGHTS

ABOUT EAGLE VIEW LANDING

Eagle View Landing is a mixed-use development featuring class A office, retail, multi-family living, and corporate campus spaces. Site highlights include Idaho's only Top Golf Venue, over 700,000 SQ. FT. of Class A office, a Hyatt Place Hotel, premium retail Idaho Central Credit Union's Administrative Headquarters, and other notable tenants including Kiln. Located at the intersection of Idaho's busiest freeway (Interstate 84) and Idaho's busiest road (Eagle Road), the project boasts some of the highest traffic counts in the Treasure Valley.



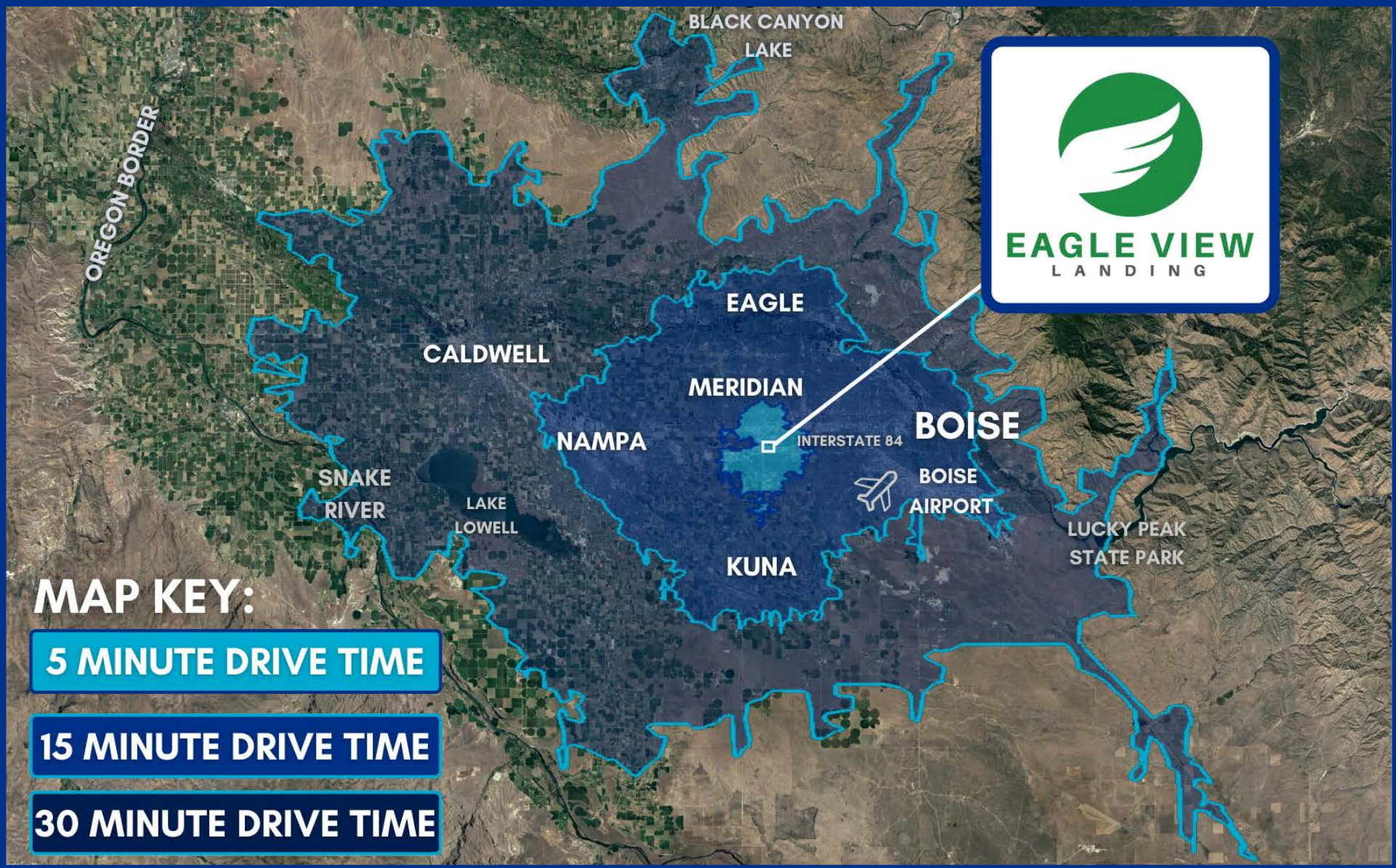
SITE HIGHLIGHTS



SITE HIGHLIGHTS



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SITE DEMOGRAPHICS



EAGLE VIEW LANDING

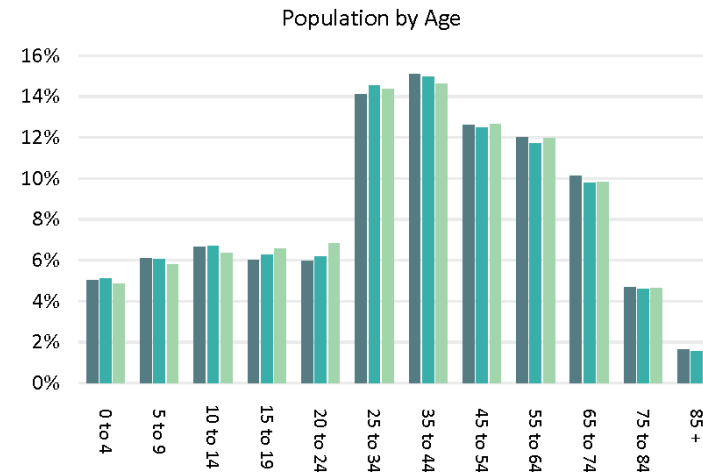
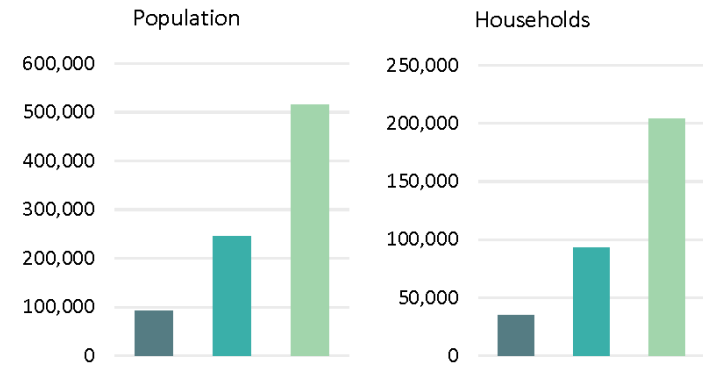
1160 S Silverstone Way | Meridian, ID 83642



Consumer Profile Report

Applied Geographic Solutions (AGS), 2023 B

| | 3 Mile Radius | | 5 Mile Radius | | 10 Mile Radius | |
|--------------------------------|---------------|-------|---------------|-------|----------------|-------|
| Current | | | | | | |
| 2023 Population | 92,402 | --- | 245,234 | --- | 515,668 | --- |
| 2028 Projected Population | 99,500 | --- | 258,329 | --- | 557,029 | --- |
| Pop Growth (%) | 7.7% | --- | 5.3% | --- | 8.0% | --- |
| 2023 Households | 35,155 | --- | 92,836 | --- | 203,683 | --- |
| 2028 Projected Households | 38,362 | --- | 98,811 | --- | 221,979 | --- |
| HH Growth (%) | 9.1% | --- | 6.4% | --- | 9.0% | --- |
| Daytime Population | | | | | | |
| Daytime Population | 80,115 | --- | 187,455 | --- | 415,423 | --- |
| Average Business Travelers | 963 | --- | 2,745 | --- | 6,401 | --- |
| Average Leisure Travelers | 61 | --- | 182 | --- | 630 | --- |
| Average Migrant Workers | 0 | --- | 0 | --- | 17 | --- |
| Group Quarters Pop | 61 | --- | 182 | --- | 630 | --- |
| Pop in Family Households | 79,600 | --- | 208,631 | --- | 420,857 | --- |
| Pop Non-Family Households | 11,940 | --- | 33,586 | --- | 85,082 | --- |
| Total Population by Age | | | | | | |
| Median Age (2023) | 38.4 | | 38.1 | | 38.4 | |
| Ages by Year | | | | | | |
| 0 to 4 | 4,632 | 5.0% | 12,582 | 5.1% | 24,995 | 4.8% |
| 5 to 9 | 5,630 | 6.1% | 14,810 | 6.0% | 29,862 | 5.8% |
| 10 to 14 | 6,152 | 6.7% | 16,415 | 6.7% | 32,871 | 6.4% |
| 15 to 19 | 5,571 | 6.0% | 15,349 | 6.3% | 33,891 | 6.6% |
| 20 to 24 | 5,506 | 6.0% | 15,209 | 6.2% | 35,136 | 6.8% |
| 25 to 34 | 13,051 | 14.1% | 35,698 | 14.6% | 74,087 | 14.4% |
| 35 to 44 | 13,952 | 15.1% | 36,760 | 15.0% | 75,394 | 14.6% |
| 45 to 54 | 11,639 | 12.6% | 30,663 | 12.5% | 65,382 | 12.7% |
| 55 to 64 | 11,110 | 12.0% | 28,705 | 11.7% | 61,667 | 12.0% |
| 65 to 74 | 9,342 | 10.1% | 24,000 | 9.8% | 50,628 | 9.8% |
| 75 to 84 | 4,324 | 4.7% | 11,281 | 4.6% | 23,985 | 4.7% |
| 85 + | 1,493 | 1.6% | 3,762 | 1.5% | 7,771 | 1.5% |

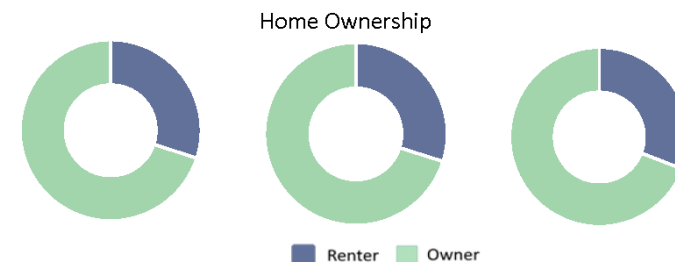
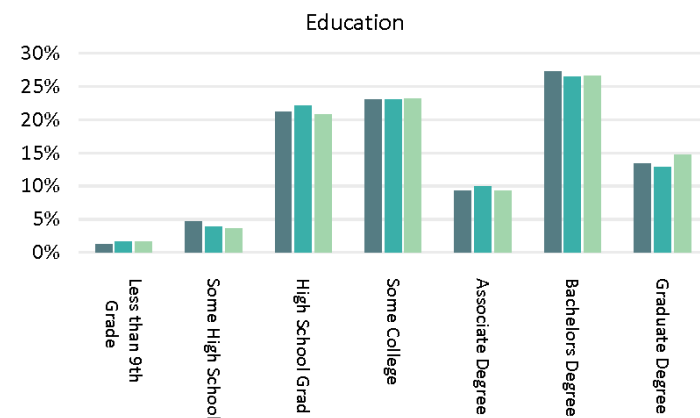
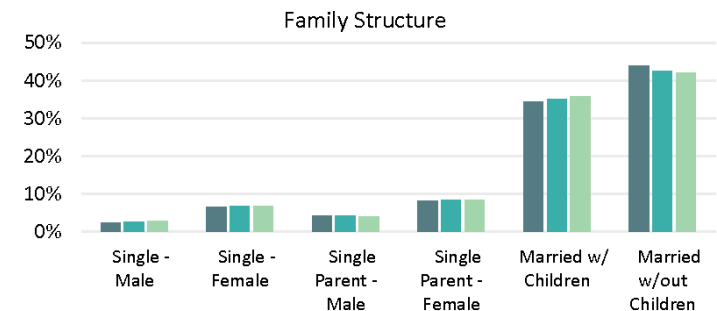


SITE DEMOGRAPHICS

Consumer Profile Report

Applied Geographic Solutions (AGS), 2023 B

| | 3 Mile Radius | | 5 Mile Radius | | 10 Mile Radius | |
|-----------------------------------|---------------|-------|---------------|-------|----------------|-------|
| Family Structure (2023) | 25,340 | | 66,077 | | 134,902 | |
| Single - Male | 603 | 2.4% | 1,776 | 2.7% | 3,784 | 2.8% |
| Single - Female | 1,675 | 6.6% | 4,561 | 6.9% | 9,350 | 6.9% |
| Single Parent - Male | 1,094 | 4.3% | 2,769 | 4.2% | 5,385 | 4.0% |
| Single Parent - Female | 2,103 | 8.3% | 5,593 | 8.5% | 11,330 | 8.4% |
| Married w/ Children | 8,708 | 34.4% | 23,216 | 35.1% | 48,277 | 35.8% |
| Married w/out Children | 11,157 | 44.0% | 28,162 | 42.6% | 56,776 | 42.1% |
| Education (2023) | 64,910 | | 170,867 | | 358,913 | |
| Less than 9th Grade | 780 | 1.2% | 2,841 | 1.7% | 6,041 | 1.7% |
| Some High School | 3,008 | 4.6% | 6,611 | 3.9% | 12,924 | 3.6% |
| High School Grad | 13,737 | 21.2% | 37,777 | 22.1% | 74,843 | 20.9% |
| Some College | 14,953 | 23.0% | 39,374 | 23.0% | 83,118 | 23.2% |
| Associate Degree | 6,019 | 9.3% | 16,972 | 9.9% | 33,581 | 9.4% |
| Bachelors Degree | 17,716 | 27.3% | 45,233 | 26.5% | 95,524 | 26.6% |
| Graduate Degree | 8,698 | 13.4% | 22,060 | 12.9% | 52,881 | 14.7% |
| Home Ownership (2023) | 46,670 | | 123,392 | | 272,972 | |
| Housing Units Occupied | 35,155 | 75.3% | 92,836 | 75.2% | 203,683 | 74.6% |
| Housing Units Vacant | 970 | 2.1% | 2,824 | 2.3% | 6,447 | 2.4% |
| Occupied Units Renter | 10,546 | 22.6% | 27,732 | 22.5% | 62,842 | 23.0% |
| Occupied Units Owner | 24,609 | 52.7% | 65,104 | 52.8% | 140,842 | 51.6% |
| Unemployment Rate (2023) | | 1.4% | | 1.8% | | 2.0% |
| Employment, Pop 16+ (2023) | 80,115 | | 187,455 | | 415,423 | |
| Armed Services | 391 | 0.5% | 640 | 0.3% | 1,423 | 0.3% |
| Civilian | 52,973 | 66.1% | 140,371 | 74.9% | 294,111 | 70.8% |
| Employed | 51,901 | 64.8% | 136,869 | 73.0% | 285,496 | 68.7% |
| Unemployed | 1,073 | 1.3% | 3,502 | 1.9% | 8,615 | 2.1% |
| Not in Labor Force | 21,378 | 26.7% | 56,971 | 30.4% | 125,322 | 30.2% |
| Businesses | | | | | | |
| Establishments | 4,536 | --- | 9,726 | --- | 21,692 | --- |
| Employees (FTEs) | 41,942 | --- | 85,683 | --- | 200,223 | --- |

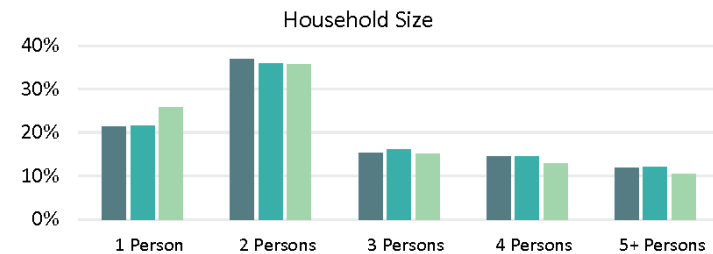
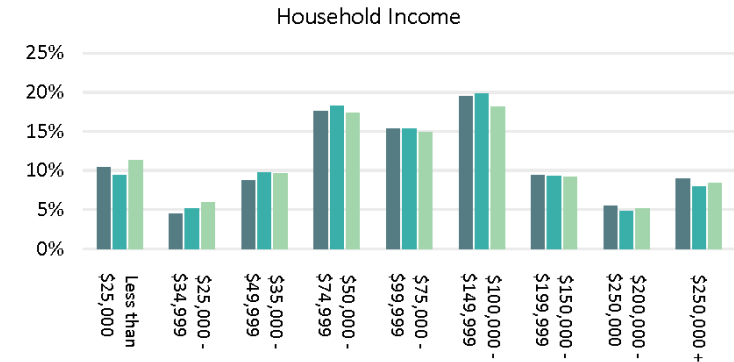
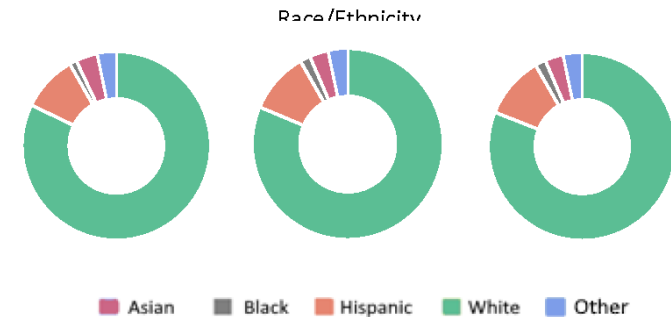


SITE DEMOGRAPHICS

Consumer Profile Report

Applied Geographic Solutions (AGS), 2023 B

| | 3 Mile Radius | | 5 Mile Radius | | 10 Mile Radius | |
|--------------------------------------------|---------------|-------|---------------|-------|----------------|-------|
| Population by Race/Ethnicity (2023) | | | | | | |
| White, Non-Hispanic | 75,882 | 82.1% | 199,445 | 81.3% | 417,422 | 80.9% |
| Hispanic | 8,918 | 9.7% | 25,546 | 10.4% | 55,469 | 10.8% |
| Black, Non-Hispanic | 1,137 | 1.2% | 4,290 | 1.7% | 9,474 | 1.8% |
| Asian, Non-Hispanic | 3,473 | 3.8% | 7,863 | 3.2% | 16,428 | 3.2% |
| Other | 2,993 | 3.2% | 8,089 | 3.3% | 16,875 | 3.3% |
| Language at Home (2023) | | | | | | |
| Spanish Linguistically Isolated | 270 | 0.8% | 836 | 0.9% | 1,665 | 0.8% |
| Spanish Not Isolated | 3,024 | 8.6% | 7,114 | 7.7% | 15,024 | 7.4% |
| Asian Linguistically Isolated | 267 | 0.8% | 368 | 0.4% | 602 | 0.3% |
| Asian Not isolated | 469 | 1.3% | 996 | 1.1% | 2,303 | 1.1% |
| Household Income (2023) | | | | | | |
| Per Capita Income | \$45,462 | --- | \$45,431 | --- | \$47,572 | --- |
| Average HH Income | \$119,265 | --- | \$119,642 | --- | \$119,940 | --- |
| Median HH Income | \$99,343 | --- | \$94,867 | --- | \$92,635 | --- |
| Less than \$25,000 | 3,666 | 10.4% | 8,722 | 9.4% | 23,079 | 11.3% |
| \$25,000 - \$34,999 | 1,559 | 4.4% | 4,822 | 5.2% | 12,000 | 5.9% |
| \$35,000 - \$49,999 | 3,082 | 8.8% | 9,069 | 9.8% | 19,532 | 9.6% |
| \$50,000 - \$74,999 | 6,195 | 17.6% | 16,982 | 18.3% | 35,470 | 17.4% |
| \$75,000 - \$99,999 | 5,397 | 15.4% | 14,294 | 15.4% | 30,424 | 14.9% |
| \$100,000 - \$149,999 | 6,860 | 19.5% | 18,429 | 19.9% | 36,882 | 18.1% |
| \$150,000 - \$199,999 | 3,295 | 9.4% | 8,652 | 9.3% | 18,691 | 9.2% |
| \$200,000 - \$250,000 | 1,929 | 5.5% | 4,491 | 4.8% | 10,450 | 5.1% |
| \$250,000 + | 3,171 | 9.0% | 7,375 | 7.9% | 17,155 | 8.4% |
| Avg Family Income | \$132,476 | | \$132,338 | | \$138,720 | |
| Avg Non-Family Income | \$94,291 | | \$104,168 | | \$99,933 | |
| Household Size (2023) | | | | | | |
| 1 Person | 7,498 | 21.3% | 20,102 | 21.7% | 52,565 | 25.8% |
| 2 Persons | 12,981 | 36.9% | 33,265 | 35.8% | 72,919 | 35.8% |
| 3 Persons | 5,392 | 15.3% | 14,898 | 16.0% | 30,979 | 15.2% |
| 4 Persons | 5,099 | 14.5% | 13,398 | 14.4% | 26,063 | 12.8% |
| 5+ Persons | 4,184 | 11.9% | 11,173 | 12.0% | 21,157 | 10.4% |



ABOUT BVA



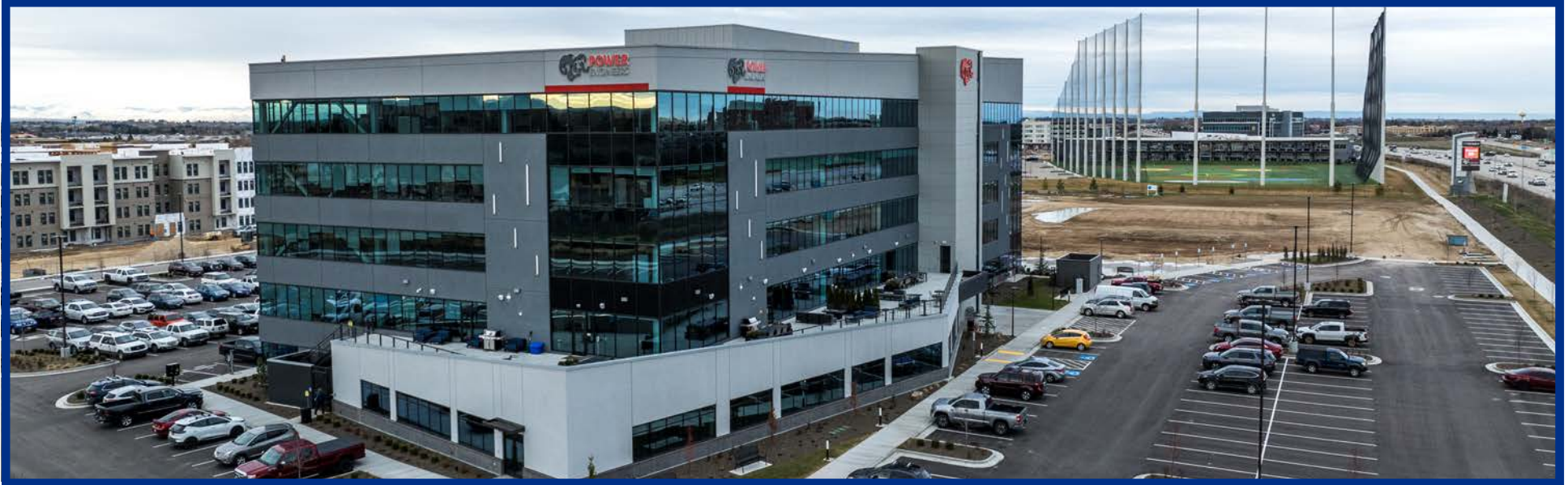
Ball Ventures Ahlquist (BVA) is Idaho's premier commercial real estate development company. BVA has delivered over 2 million square feet of class A office, medical office, retail, and industrial space since 2018, and has plans to deliver over 3 million more square feet in the next 5-10 years.

At BVA we strive to **INSPIRE EXCELLENCE** in everything we do. From leasing, and architecture, to construction, and property management; BVA's dedicated teams are the best in class. We provide unparalleled service to help you or your client find the perfect building, tailored to their needs. BVA projects specialize in office, retail, flex, medical, and industrial spaces located at some of the most strategic and visible locations in the valley.

Focusing on ground up development, asset stabilization, property management, and acquisition, BVA works every day to deliver excellence and value to tenants, investors, and partners through projects that inspire.



CONTACT INFORMATION



MARK CLEVERLEY - CHIEF LEASING OFFICER | 208.850.6113 | MARK@BVADEV.COM

Mark is one of the founding members of BVA. As Chief Leasing Officer, Mark oversees all leasing and marketing operations, taking care to put an incredible level of care and attention into each project. Mark received his associate's degree in Accounting from Ricks College and his BS degree in Accounting and Finance from Boise State University. With over 15 years of experience in the Treasure Valley real estate field, Mark has a depth of understanding of the market that enables him to help each tenant find a perfect fit for their unique situation.



HOLT HAGA - VP OF LEASING | 208.371.4658 | HOLT@BVADEV.COM

Holt is one of the founding members of BVA. As VP of Leasing, Holt has delivered the successful completion of over 1.2 million square feet of commercial development. Holt specializes in office, industrial, and retail leasing within the company's portfolio. Holt graduated Summa Cum Laude with a degree in Finance from Westminster College in Salt Lake City and received his MBA from Boise State University. Holt's outstanding attention to detail and relentless work ethic ensure a seamless and enjoyable experience with each client he works with.