



CLASS A OFFICE SPACES AVAILABLE



## EAGLE CAPITAL BUILDING

3023 East Copper Point Dr.  
Meridian, Idaho 83642

353 SF FOR LEASE

### PROPERTY HIGHLIGHTS

Suite 208	353 SF - \$19.00/SF <i>Available Feb. 1st, 2026</i>
Lease Type	FSEJ
Lot Size	0.52 AC
Parking	3.20/1,000 SF
Year Built	2007
Zoning	C-G - General Commercial
Availability	Immediately
LockBox	No, Contact Agents



#### BREE WELLS

Director  
Office | Capital Markets  
+1 208 287 9492  
[bree.wells@cushwake.com](mailto:bree.wells@cushwake.com)

#### JENNIFER MCENTEE

Senior Director  
Office | Capital Markets  
+1 208 287 9495  
[jennifer.mcentee@cushwake.com](mailto:jennifer.mcentee@cushwake.com)

#### BRAYDON TORRES

Associate  
Office | Capital Markets  
+1 208 207 9485  
[braydon.torres@cushwake.com](mailto:braydon.torres@cushwake.com)

999 W MAN ST. SUITE 1300, BOISE, IDAHO 83702  
[cushmanwakefield.com](http://cushmanwakefield.com)

©2025 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. No warranty or representation, express or implied, is made as to the condition of the property (or properties) referenced herein or as to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). Any projections, opinions or estimates are subject to uncertainty and do not signify current or future property performance.



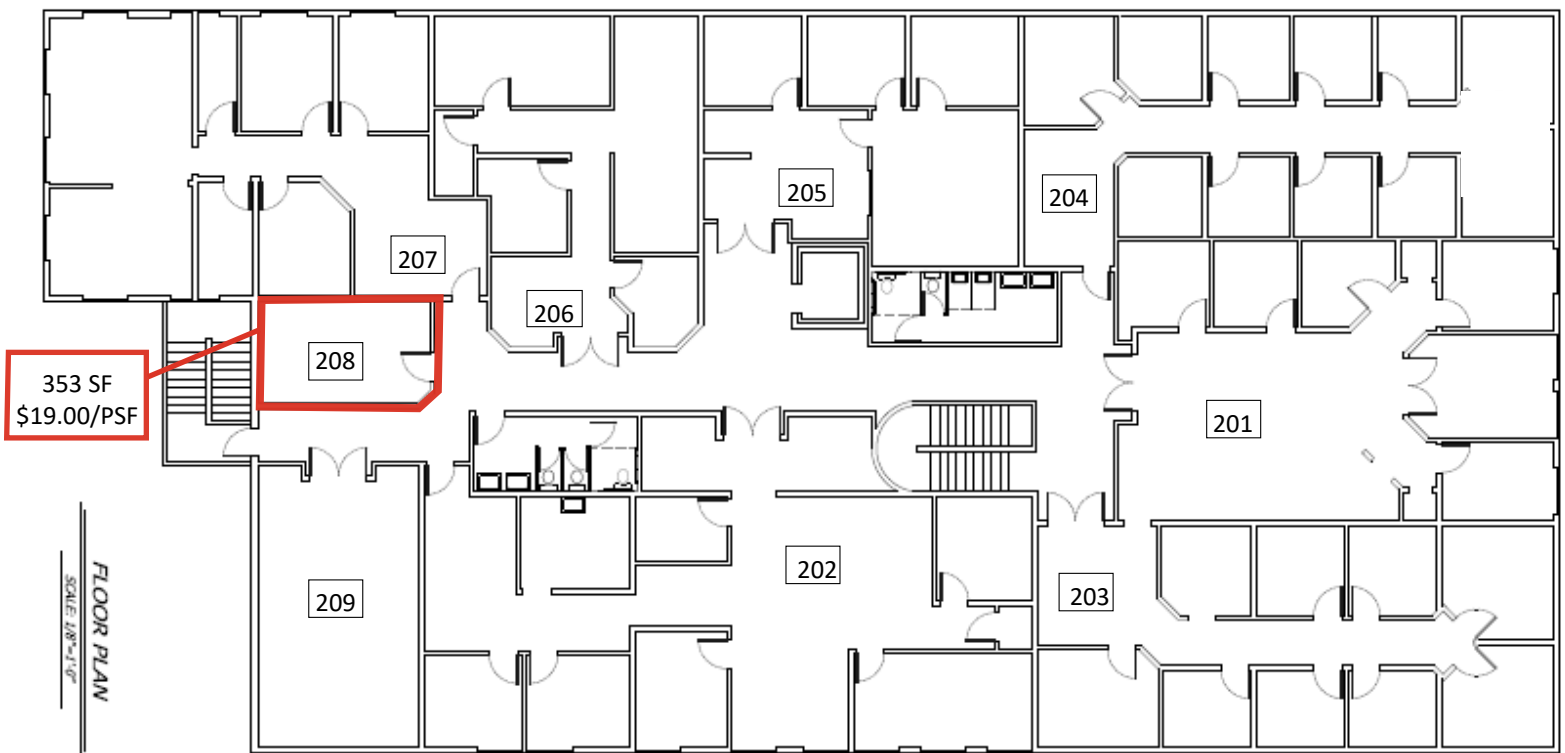
# EAGLE CAPITAL BUILDING

3023 East Copper Point Dr.  
Meridian, Idaho 83642

353 SF FOR LEASE



## SECOND FLOOR PLAN



### JENNIFER MCENTEE

Senior Director  
Office | Capital Markets  
+1 208 287 9495  
jennifer.mcentee@cushwake.com



### BREE WELLS

Director  
Office | Capital Markets  
+1 208 287 9492  
bree.wells@cushwake.com



### BRAYDON TORRES

Associate  
Office | Capital Markets  
+1 208 207 9485  
braydon.torres@cushwake.com

999 W Main Street, Ste 1300  
Boise, Idaho 83702  
Main +1 208 287 9500  
Fax +1 208 287 9501  
cushmanwakefield.com



# EAGLE CAPITAL BUILDING

3023 East Copper Point Dr.  
Meridian, Idaho 83642

353 SF FOR LEASE



## BUILDING PHOTOS



## Listing Features

- Class A office space available in the Eldorado Business Campus off Interstate 84 near Exit 46 at Eagle Road
- Includes a shared break room and conference room for tenant use
- Building offers common area with restrooms, foyer entry and ample on-site parking for employees & staff
- The El Dorado Development offers landscaped 5-lane interior streets, decorative historic street lighting, interior jogging paths and walkways, prominent entries and corner sign for location identity, pressurized irrigation system, robust utility and broadband communication infrastructure, and strict architectural and use controls

### JENNIFER MCENTEE

Senior Director  
Office | Capital Markets  
+1 208 287 9495  
jennifer.mcentee@cushwake.com

### BREE WELLS

Director  
Office | Capital Markets  
+1 208 287 9492  
bree.wells@cushwake.com

### BRAYDON TORRES

Associate  
Office | Capital Markets  
+1 208 207 9485  
braydon.torres@cushwake.com

999 W Main Street, Ste 1300  
Boise, Idaho 83702  
Main +1 208 287 9500  
Fax +1 208 287 9501  
cushmanwakefield.com





# EAGLE CAPITAL BUILDING

3023 East Copper Point Dr.  
Meridian, Idaho 83642

353 SF FOR LEASE



## LOCATION AERIAL

Google Earth 360 View - [Click Here to View](#)

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
POPULATION			
2023 Estimated Population	8,996	76,231	215,239
2028 Projected Population	9,216	80,065	229,295
HOUSEHOLDS			
2023 Estimated Households	3,463	27,422	78,849
2028 Projected Households	3,568	29,083	84,723
2023 Est. Average HH Income	\$99,841	\$90,936	\$82,285
2028 Est. Average HH Income	\$112,638	\$103,483	\$94,294
BUSINESSES / EMPLOYEES			
Total Businesses	564	3,626	7,711
Daytime Population/Employees	6,245	43,779	92,416

SOURCE: U.S. BUREAU OF THE CENSUS, 2010 CENSUS OF POPULATION AND HOUSING, ESRI FORECASTS FOR 2023 AND 2028. ESRI CONVERTED CENSUS 2000 DATA INTO 2010 GEOGRAPHY

