

# Eagle River Office Space - For Lease

- Well maintained Class B+ office building
- Newly remodeled!
- 17,500 SF office space
- 1st floor:  
\_\_ SF at \$1.75/SF, tenant pays janitorial & electricity
- 2nd floor:  
\_\_ SF at \$1.75/SF, tenant pays janitorial
- Lots of windows - great natural light and terrific views
- ADA accessible restrooms and elevator
- Garcia's Restaurant in building, Library and Alaska Club next door
- Town Center Park across the street.



**Valley River Office Center**  
**11901 Business Blvd**

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
<b>Population</b>			
2018 Estimated	8,097	24,536	27,195
2023 Projected	8,443	25,424	28,202
<b>Households</b>			
2018 Estimated	2,985	8,266	9,214
2023 Projected	3,108	8,551	9,541
<b>Income</b>			
2018 Average HHI	\$ 107,000	\$ 126,000	\$ 128,000
2018 Average HHI	\$ 120,000	\$ 141,000	\$ 143,000

Bob Martin, CCIM

Jason Woodward, CCIM

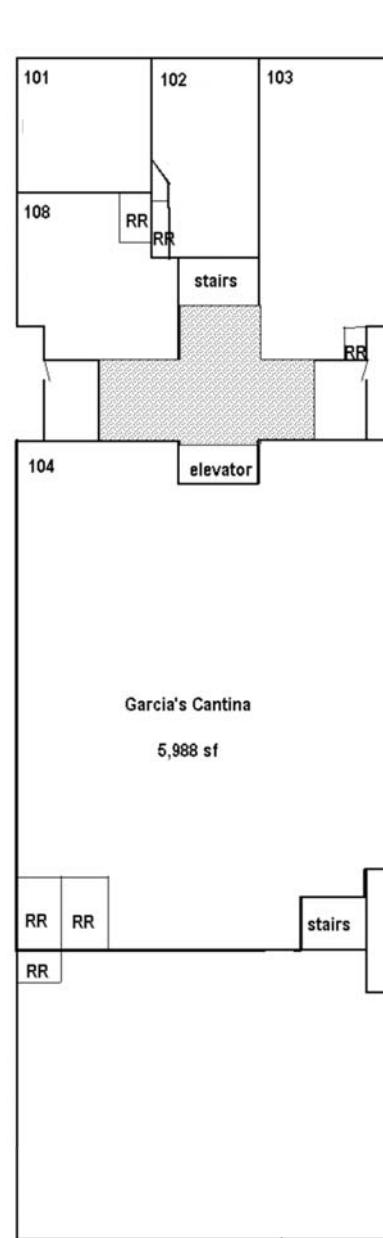
Broker  
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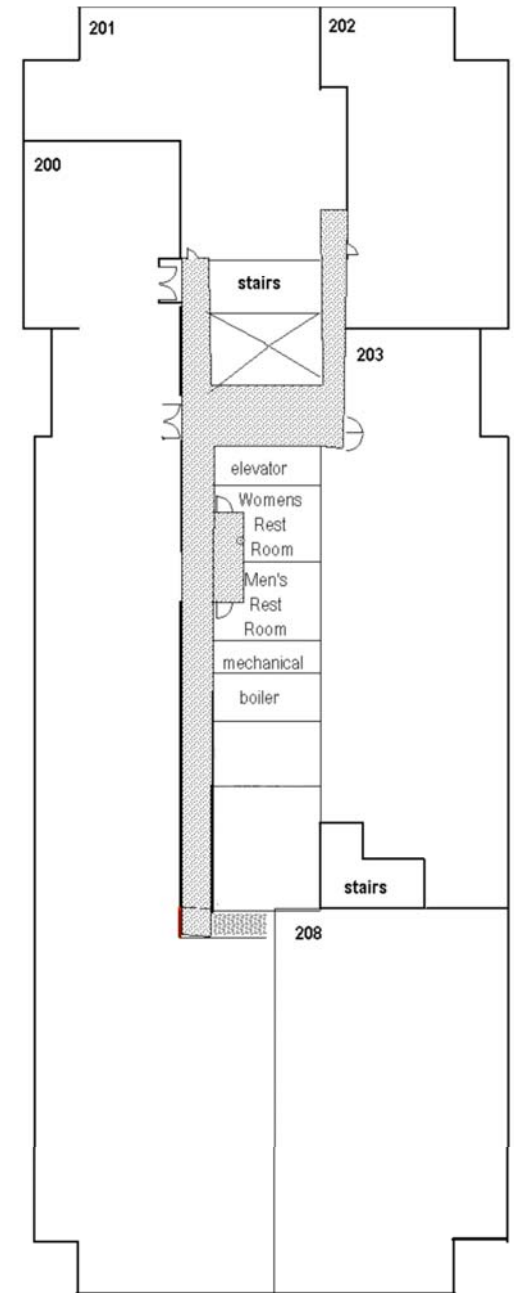
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The information contained herein was obtained from the owners or their representatives and public information sources. While Ravenwood Real Estate and Northern Edge Realty believe the information presented herein is deemed to be reliable, it is not guaranteed.



First Floor



Second Floor

VALLEY RIVER CENTER  
BUILDING B