

# IDAHO BUSINESS REVIEW

## Eagle Road medical office market adding big spaces

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by Brad Carlson

...Medical office uses are increasingly common along a growing Eagle Road corridor that features large buildings on the north and south ends – near hospital facilities – and plenty of smaller buildings and in-line spaces throughout. But the market will change by late next year and early 2010 as space becomes available in large Meridian developments including Pinebridge Technology Park, The Portico and Gramercy.

In Eagle, developers of the Eagle River complex are considering developing a medical office building. Portico, for example, will offer about 300,000 square feet of office space suitable for medical uses, according to Colliers International in Boise. Gardner-Ahlquist is developing the project near Franklin and Eagle roads. “They are going to make a big dent in the market for medical office space because they have a good location that has high visibility and proximity to the hospital,” said Winston Moore of W.H. Moore Co.