

OFFICE CONDOS FOR LEASE

## AMITY CROSSING - OFFICE & FLEX CONDOS

3734-3788 E AMITY AVENUE



## FOR LEASE - OFFICE & FLEX CONDOS

**KW COMMERCIAL | BOISE**

1065 S. Allante Place  
Boise, ID 83709



Each Office Independently Owned and Operated

**PRESENTED BY:**

**JASON KNORPP, CCIM**

O: (208) 283-8121  
jason@commercialidaho.com  
SP41881, Idaho

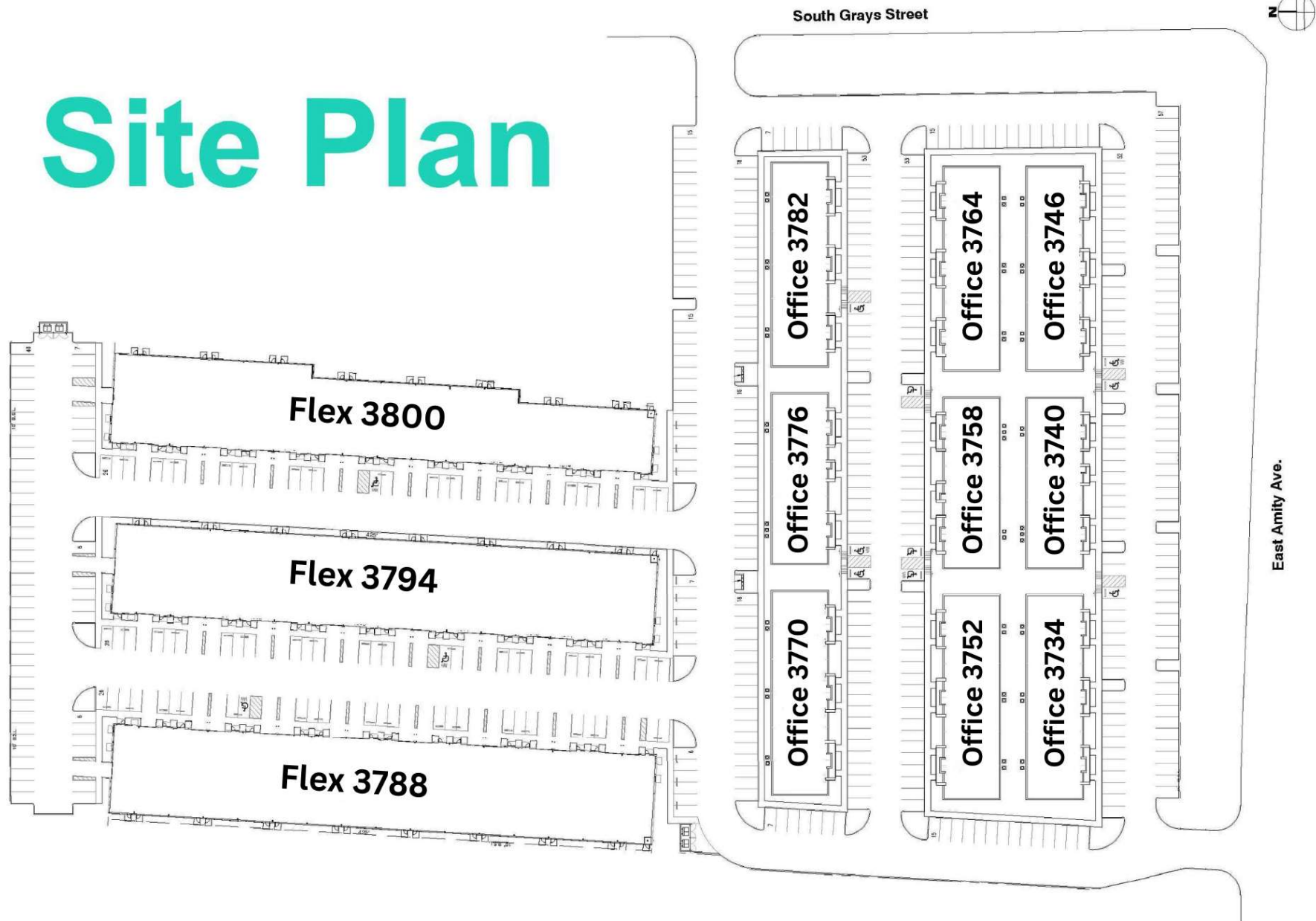
We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

## SITE PLAN

AMITY CROSSING OFFICE & FLEX CONDOS



# Site Plan



Jason Knorpp, CCIM

(208) 283-8121

jason@commercialidaho.com

## OFFICE CONDO SUMMARY

AMITY CROSSING OFFICE & FLEX CONDOS



### OFFERING SUMMARY

|                        |                           |
|------------------------|---------------------------|
| <b>LEASE RATE:</b>     | \$22.50-23.50 SF Plus NNN |
| <b>RENTABLE SF:</b>    | 1,225 SF                  |
| <b>YEAR BUILT:</b>     | New Construction          |
| <b>BUILDING CLASS:</b> | A                         |
| <b>PARKING RATIO:</b>  | 4.4/1000                  |
| <b>ZONING:</b>         | BC                        |
| <b>NNN ESTIMATE:</b>   | \$4.83/SF                 |

### PROPERTY OVERVIEW

Strategically situated at the intersection of Amity and Grays Lane, this thriving office/retail park perfectly captures the essence of Nampa's dynamic development. Boasting 51 individual condos, each containing an efficiently laid out 1,225 square feet, Amity Crossing offers an unrivaled chance for entrepreneurs and businesses to secure their own space. Whether you're a start-up or an established company, the flexibility to combine units and create a spacious area of up to 7,350 square feet ensures that Amity Crossing can accommodate your unique needs.

Discover the limitless possibilities at Amity Crossing and become a part of Nampa's remarkable growth story today.

Lease to own options available.

### PROPERTY HIGHLIGHTS

- Nine buildings containing 51 office condos
- Three 5-condo Buildings - each 6,125 SF
- Six 6-condo Buildings - each 7,350 SF
- All buildings demisable to 1,225 SF condos
- Beautiful landscaping
- 4.4/1000 parking ratio
- All office condos to be delivered fully finished
- Limited customizations available

### INDIVIDUAL UNITS INCLUDE

- Private front entrance
- Reception area
- Four offices
- Kitchen with granite countertops
- Private restroom
- Laminate floors in reception and hallways
- High-efficiency HVAC
- Modern esthetics

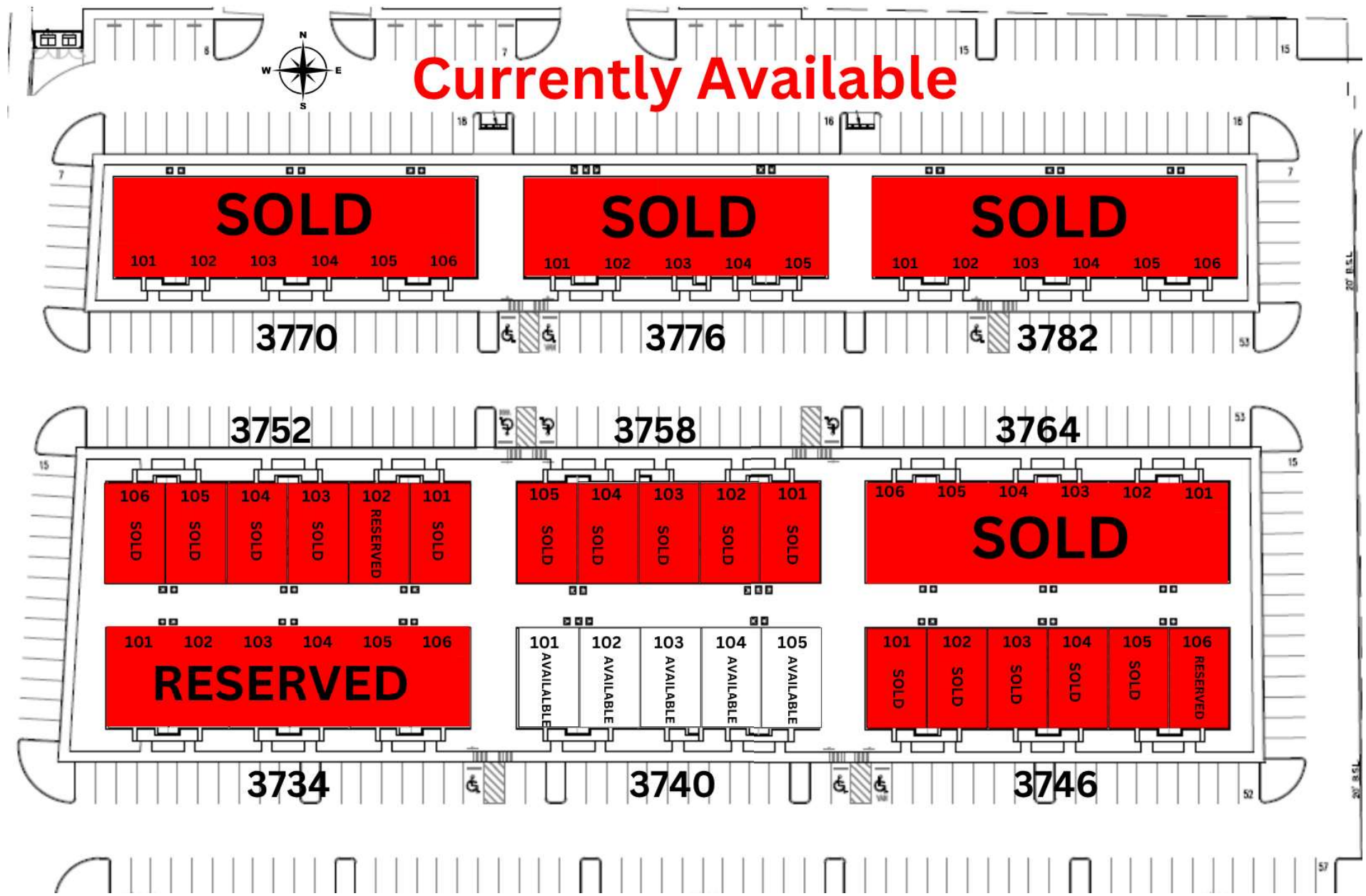
Jason Knorpp, CCIM

(208) 283-8121

jason@commercialidaho.com

## Available Office Condos

Amity Crossing Office & Flex Condos



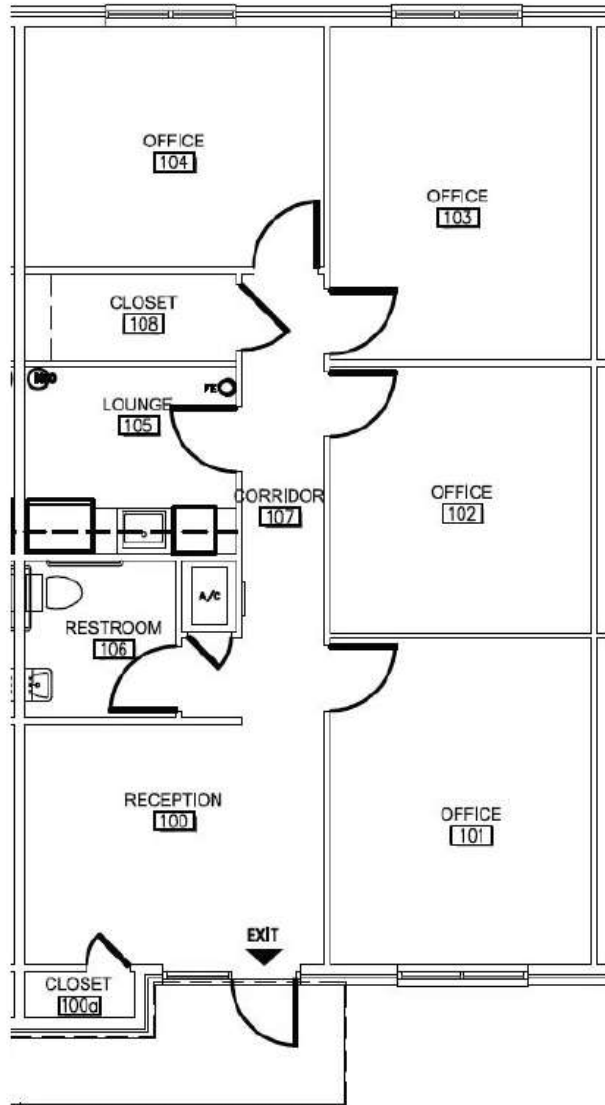
Jason Knorpp, CCIM

(208) 283-8121

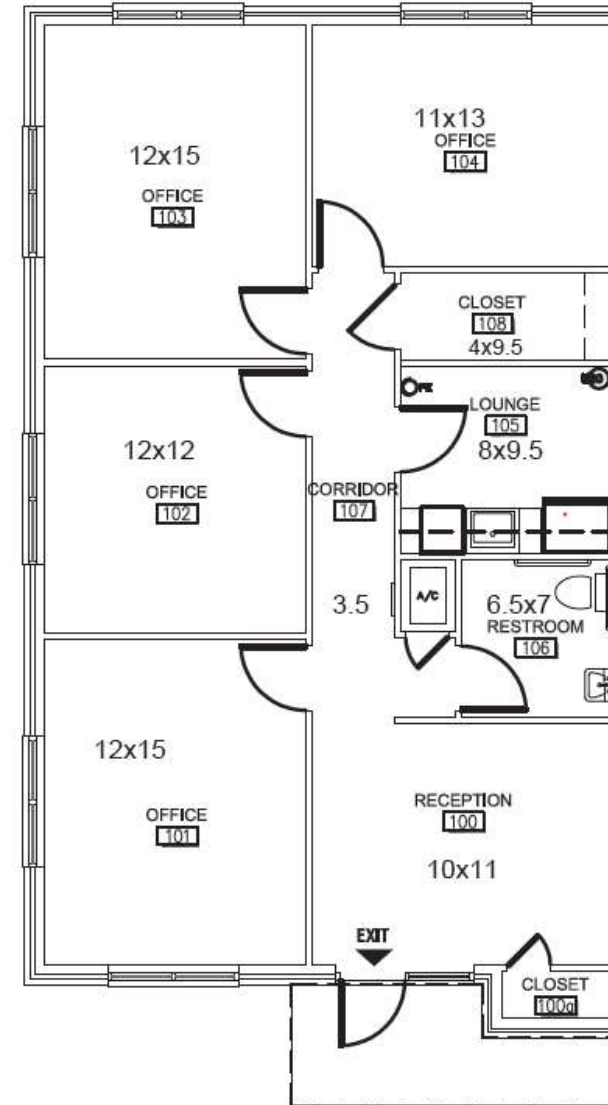
jason@commercialidaho.com

## OFFICE LAYOUTS

AMITY CROSSING OFFICE & FLEX CONDOS



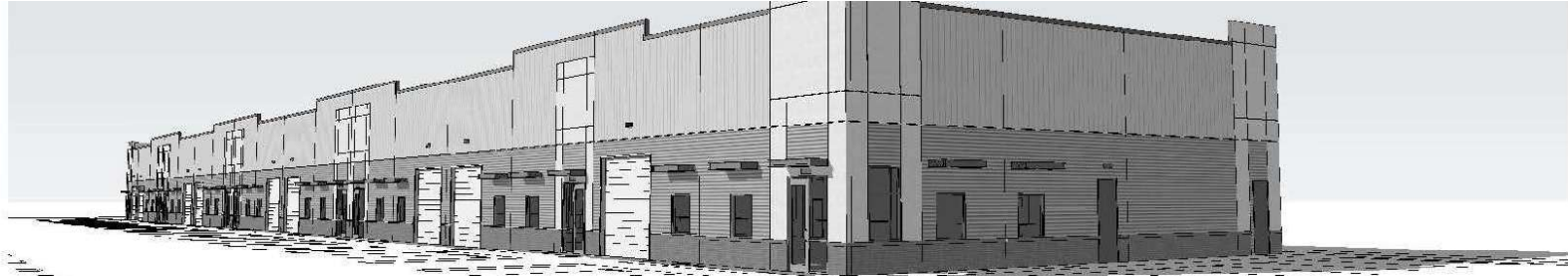
## INTERIOR CONDO



## END CAP CONDO

## FLEX CONDO SUMMARY

AMITY CROSSING OFFICE & FLEX CONDOS



### OFFERING SUMMARY

|                        |                          |
|------------------------|--------------------------|
| <b>LEASE RATE:</b>     | \$16.20 SF Plus NNN      |
| <b>CONDO SF:</b>       | 1,890 SF                 |
| <b>ZONING:</b>         | BC                       |
| <b>AVAILABLE:</b>      | est. Shell in April 2025 |
| <b>BUILDING CLASS:</b> | A                        |
| <b>PARKING RATIO:</b>  | 2.49/1,000               |
| <b>NNN ESTIMATE:</b>   | \$4.83/SF                |

### PROPERTY OVERVIEW

Strategically situated at the intersection of Amity and Grays Lane, this thriving mixed-use park perfectly captures the essence of Nampa's dynamic development. Boasting 48 individual units, ranging from 1,400 to 1,890 square feet, Amity Crossing offers an unrivaled chance for entrepreneurs and businesses to secure their own space.

Whether you're a start-up, an established company, or an investor, the flexibility to combine units ensures that Amity Crossing can accommodate your unique needs.

Discover the limitless possibilities at Amity Crossing and become a part of Nampa's remarkable growth story today.

Lease to own options available.

### PROPERTY HIGHLIGHTS

- Individual corporate identity sign
- Stucco, Masonry Brick, and Metal Siding
- Professionally landscaped
- Shell delivery with build out option

### OFFICE BUILD OUT HIGHLIGHTS

- Covered Individual entry with light
- 9 ft office ceiling height
- Carpet in office
- Laminate breakroom and restroom
- High-efficiency HVAC

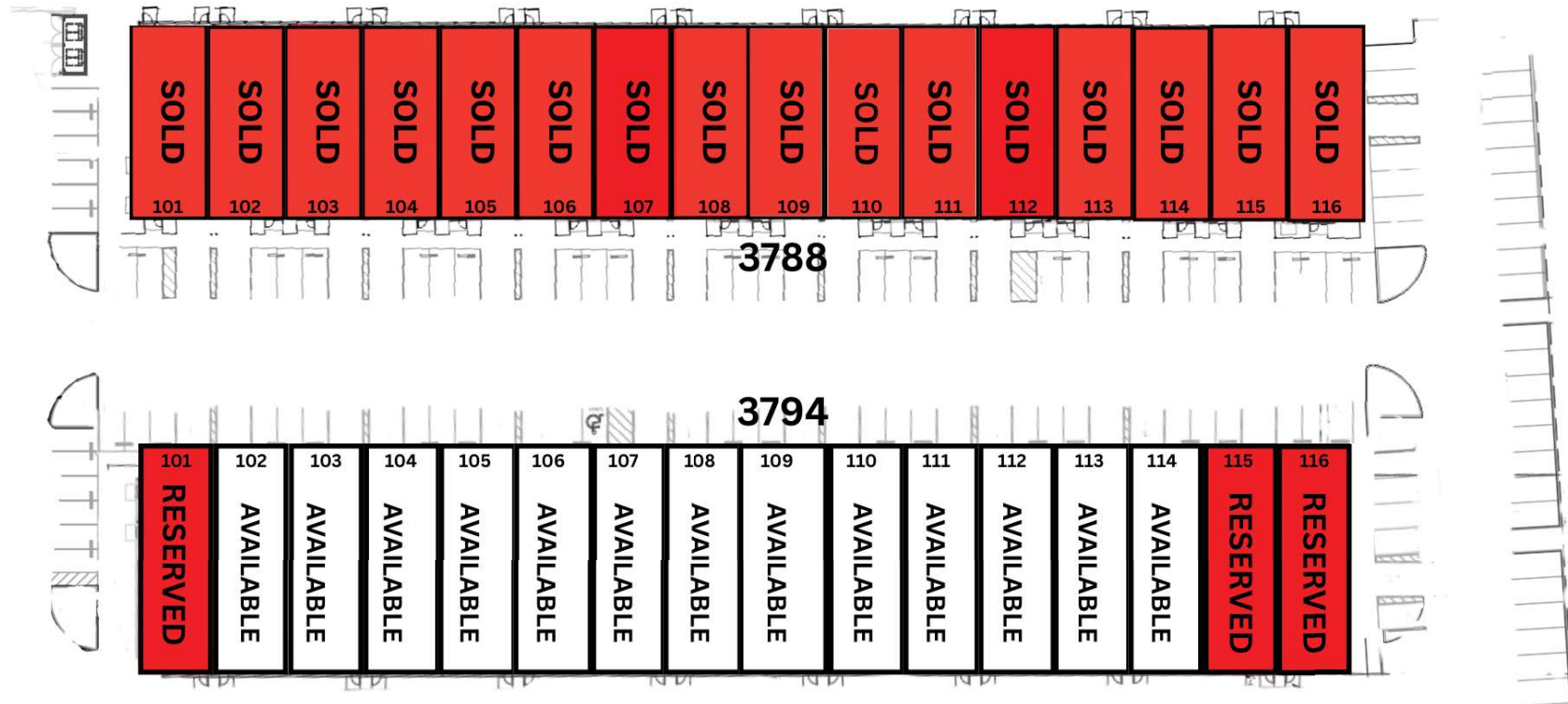
### WAREHOUSE BUILD OUT HIGHLIGHTS

- 21 ft warehouse ceiling height
- 12'w x 14'h GL door
- 200 amp panel
- Single phase power
- 3 Phase conduit for future upgrade
- Insulated walls and ceiling

# Currently Available

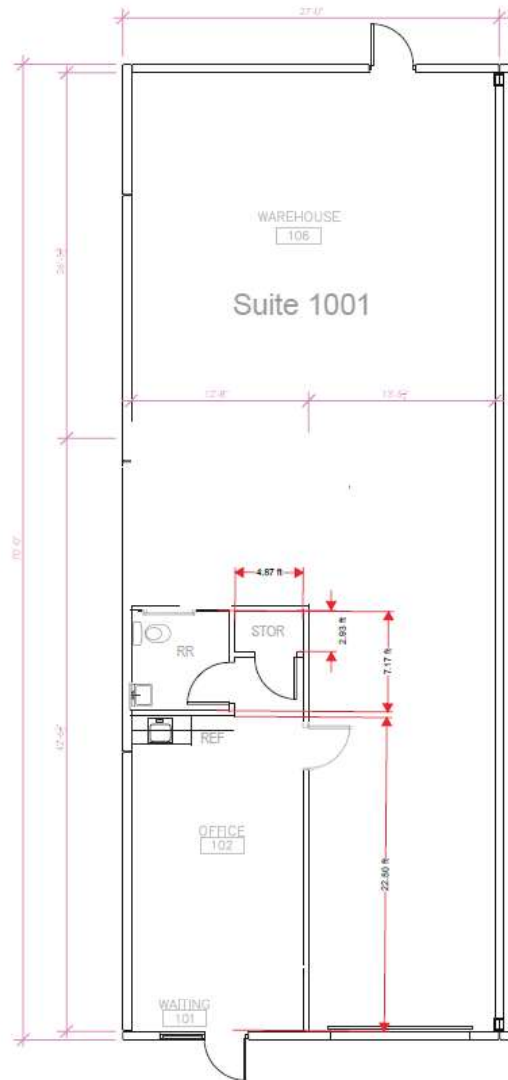


\* Cold Shell Prices Listed | Build-out Options Available \*



## FLEX BUILDOUT OPTIONS

Amity Crossing Office & Flex Condos



# 380 SF FINISHED - 1,510 SF

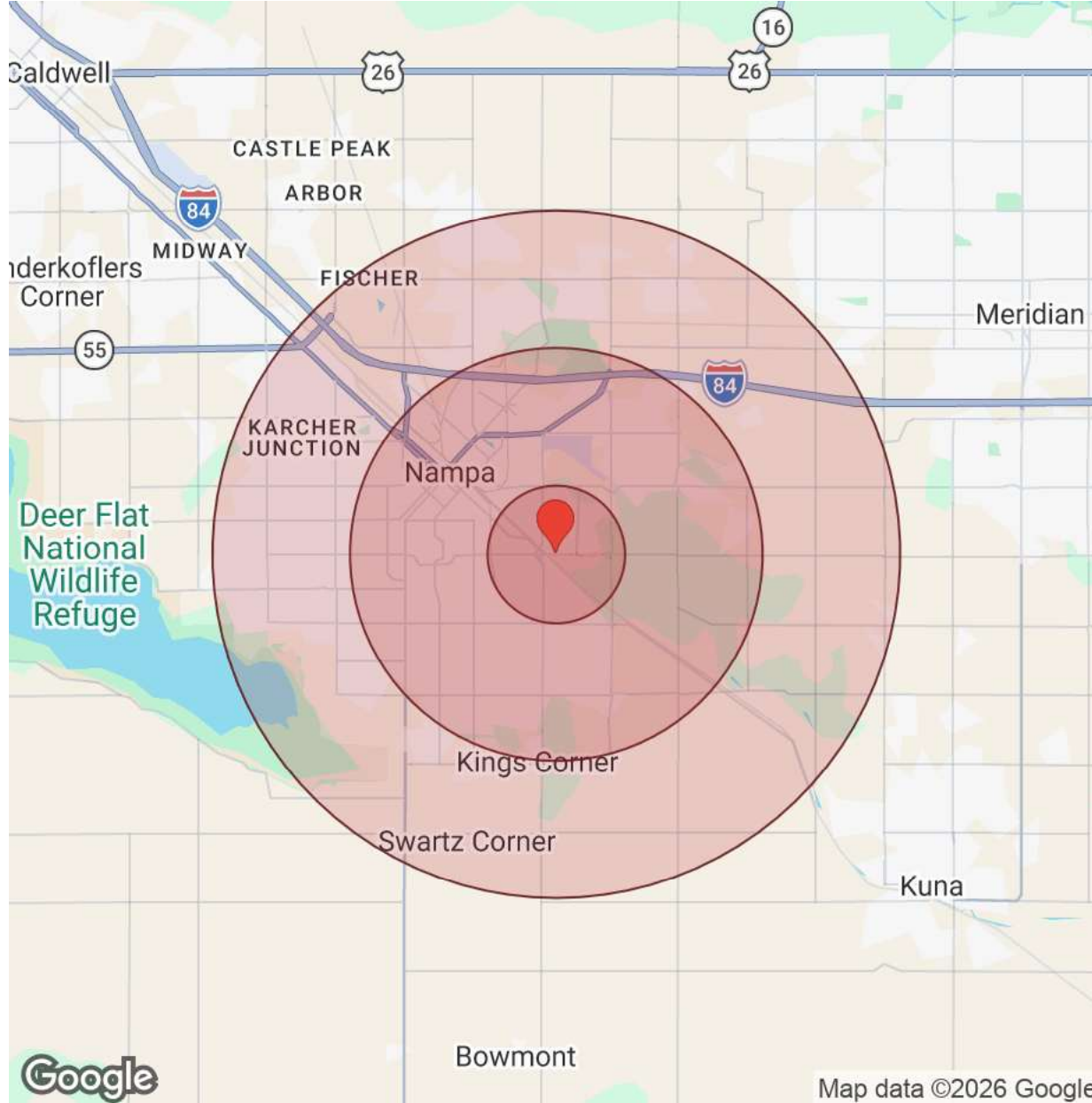
Jason Knorpp, CCIM

(208) 283-8121

jason@commercialidaho.com

## Demographics

Amity Crossing For Lease



Distance: ● 1 Mile ● 3 Miles ● 5 Miles

| Population       | 1 Mile | 3 Miles | 5 Miles |
|------------------|--------|---------|---------|
| Male             | 4,355  | 31,411  | 62,425  |
| Female           | 4,355  | 32,100  | 64,567  |
| Total Population | 8,710  | 63,511  | 126,992 |

| Race / Ethnicity | 1 Mile | 3 Miles | 5 Miles |
|------------------|--------|---------|---------|
| White            | 5,877  | 43,124  | 87,231  |
| Black            | 89     | 692     | 1,410   |
| Am In/AK Nat     | 28     | 216     | 368     |
| Hawaiian         | 13     | 146     | 292     |
| Hispanic         | 2,338  | 16,722  | 32,319  |
| Asian            | 125    | 788     | 1,803   |
| Multiracial      | 241    | 1,734   | 3,378   |
| Other            | N/A    | 83      | 190     |

| Housing         | 1 Mile | 3 Miles | 5 Miles |
|-----------------|--------|---------|---------|
| Total Units     | 3,378  | 25,324  | 49,690  |
| Occupied        | 3,137  | 23,351  | 46,043  |
| Owner Occupied  | 2,219  | 14,587  | 31,754  |
| Renter Occupied | 918    | 8,764   | 14,289  |
| Vacant          | 240    | 1,973   | 3,647   |

| Age          | 1 Mile | 3 Miles | 5 Miles |
|--------------|--------|---------|---------|
| Ages 0 - 14  | 1,895  | 13,595  | 27,187  |
| Ages 15 - 24 | 1,252  | 9,753   | 18,274  |
| Ages 25 - 54 | 3,568  | 24,993  | 49,325  |
| Ages 55 - 64 | 950    | 6,506   | 13,045  |
| Ages 65+     | 1,043  | 8,667   | 19,162  |

| Income          | 1 Mile   | 3 Miles  | 5 Miles  |
|-----------------|----------|----------|----------|
| Median          | \$93,611 | \$77,353 | \$80,598 |
| Under \$15k     | 123      | 1,227    | 2,087    |
| \$15k - \$25k   | 78       | 1,458    | 2,367    |
| \$25k - \$35k   | 88       | 1,453    | 2,765    |
| \$35k - \$50k   | 315      | 2,556    | 4,951    |
| \$50k - \$75k   | 467      | 4,662    | 9,286    |
| \$75k - \$100k  | 669      | 3,383    | 6,987    |
| \$100k - \$150k | 1,105    | 5,699    | 10,171   |
| \$150k - \$200k | 152      | 1,691    | 3,868    |
| Over \$200k     | 141      | 1,221    | 3,560    |

Jason Knorpp, CCIM

(208) 283-8121

jason@commercialidaho.com

## Location Maps

Amity Crossing For Lease

