

OFFICE & MIXED USE CONDOS FOR SALE

## AMITY CROSSING OFFICE & FLEX CONDOS

3758-3776 E AMITY AVENUE, NAMPA, ID 83687



FOR SALE - OFFICE & FLEX CONDOS

**KW COMMERCIAL | BOISE**

1065 S. Allante Place  
Boise, ID 83709



Each Office Independently Owned and Operated

**PRESENTED BY:**

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## OWNERSHIP BENEFITS

AMITY CROSSING OFFICE & FLEX CONDOS



### Building Equity

One of the biggest advantages to buying your professional office/flex warehouse space is your ability to build equity over time. You can use this equity for a variety of things including growing your business or for retirement needs.

### Cost Stability

Unlike a lease payment that increases over time your fixed rate mortgage allows you to stabilize your monthly payments to ensure your costs stay steady for years to come.

### Tax Advantage

Real Estate taxes can provide substantial tax benefits to business owners through tax write-offs of mortgage interest, depreciation and property improvements. Professional Office/Flex warehouse space provides a great opportunity for ownership without a large upfront investigation.

### Shared Maintenance Costs

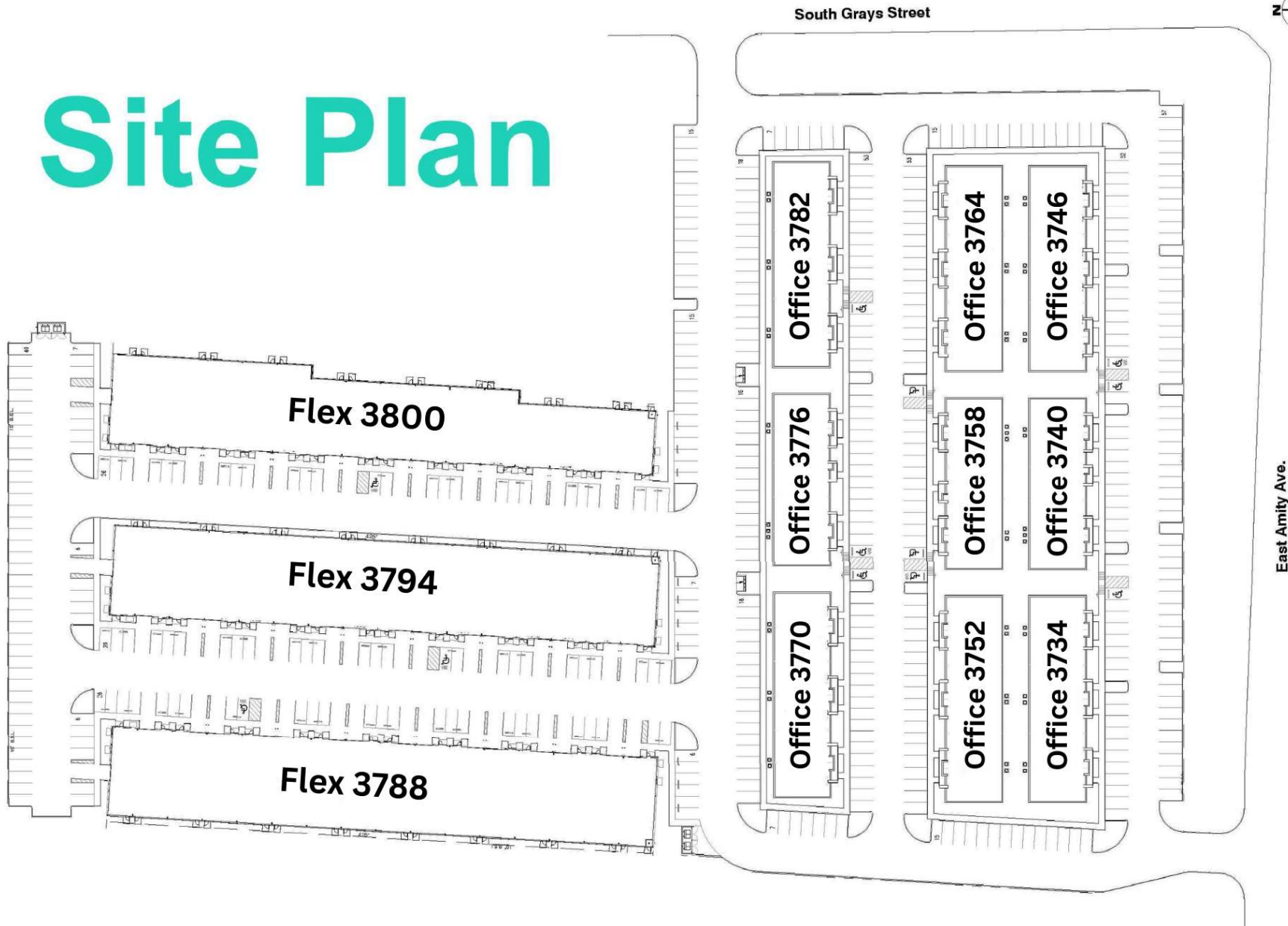
Owning a professional office/flex warehouse space within a planned warehouse community gives you the benefit of sharing costs of the maintenance and landscaping repairs. In addition, while the owner is responsible for the upkeep of their own warehouse space, a Community Association maintains the exterior of all buildings.

## SITE PLAN

AMITY CROSSING OFFICE & FLEX CONDOS



# Site Plan



## OFFICE CONDO SUMMARY

AMITY CROSSING OFFICE & FLEX CONDOS



### OFFERING SUMMARY

|                        |                  |
|------------------------|------------------|
| <b>STARTING PRICE:</b> | \$370,000 and up |
| <b>BUILDING SF:</b>    | 1,225 SF         |
| <b>BUILDING CLASS:</b> | A                |
| <b>YEAR BUILT:</b>     | 2025             |
| <b>PARKING RATIO:</b>  | 4.4/1000         |
| <b>ZONING:</b>         | BC               |
| <b>POA DUES:</b>       | \$2,204/yr       |

### 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 1,225 to 7,350 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

- 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
- 4.4/1,000 parking ratio
- All office condos to be delivered fully finished
- Limited customizations available
- Modern finishes

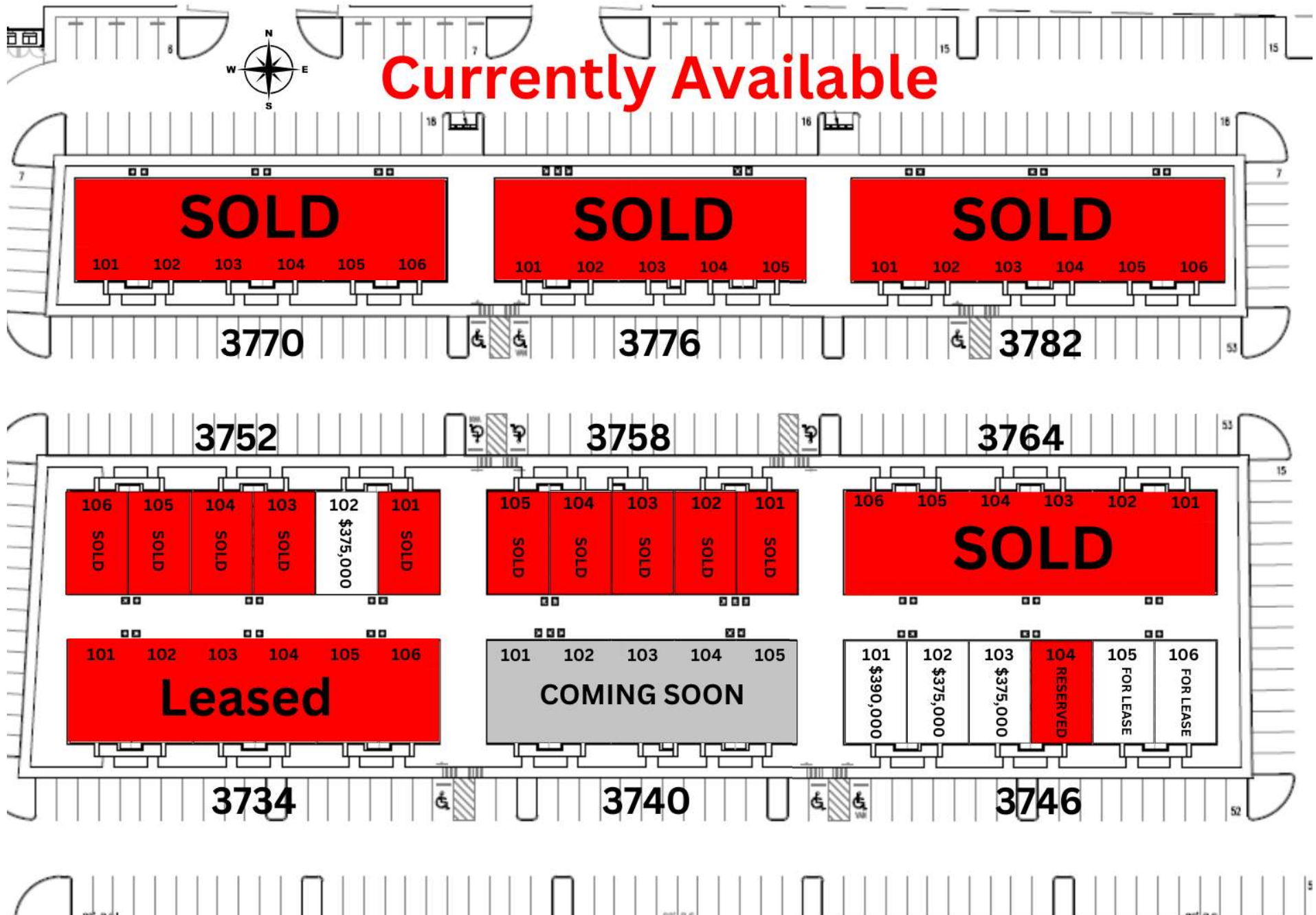
### INDIVIDUAL UNIT INCLUDES:

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



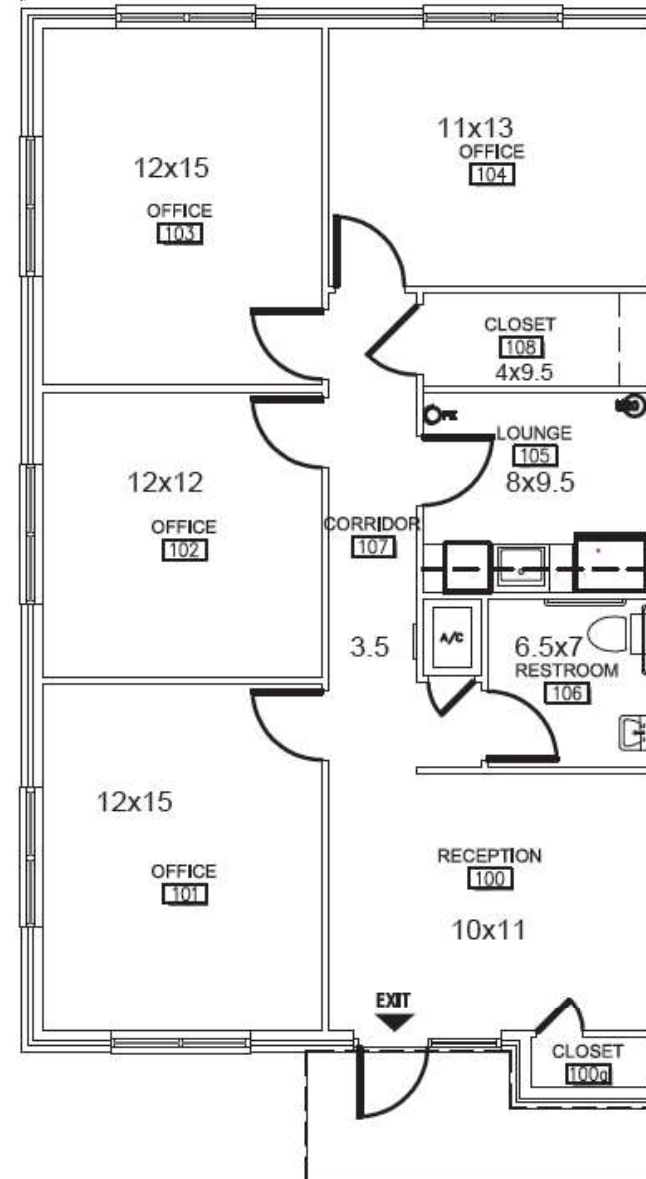
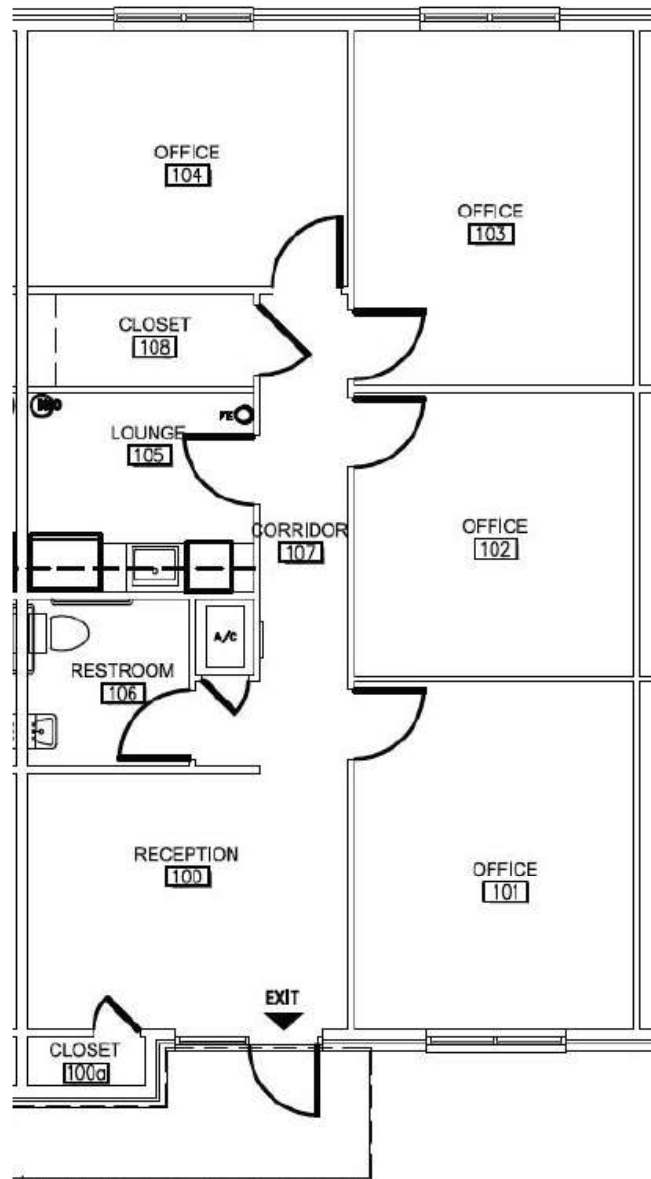
## AVAILABLE OFFICE CONDOS

AMITY CROSSING OFFICE & FLEX CONDOS



## OFFICE LAYOUTS

AMITY CROSSING OFFICE & FLEX CONDOS



# INTERIOR CONDO END CAP CONDO

## EXECUTIVE SUMMARY

### AMITY CROSSING OFFICE & FLEX CONDOS



### OFFERING SUMMARY

|                              |            |
|------------------------------|------------|
| <b>SHELL STARTING PRICE:</b> | \$379,900  |
| <b>SUITE SIZE:</b>           | 1,890 SF   |
| <b>YEAR BUILT:</b>           | 2025       |
| <b>PARKING:</b>              | 214        |
| <b>PARKING RATIO:</b>        | 2.49/1000  |
| <b>ZONING:</b>               | BC         |
| <b>POA DUES:</b>             | \$2,741/yr |

### 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, rather than settling for a lease. 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. We offer prospective buyers the opportunity for some customization of their units, making them truly tailored to their business objectives. Discover the limitless possibilities at Amity Crossing and become a part of Nampa's remarkable growth story today.

### PROPERTY HIGHLIGHTS

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

### OFFICE BUILD OUT HIGHLIGHTS

- Covered individual entry with light
- 9 ft office ceiling height
- Carpet in office
- Laminate in break room 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

## AVAILABLE FLEX CONDOS

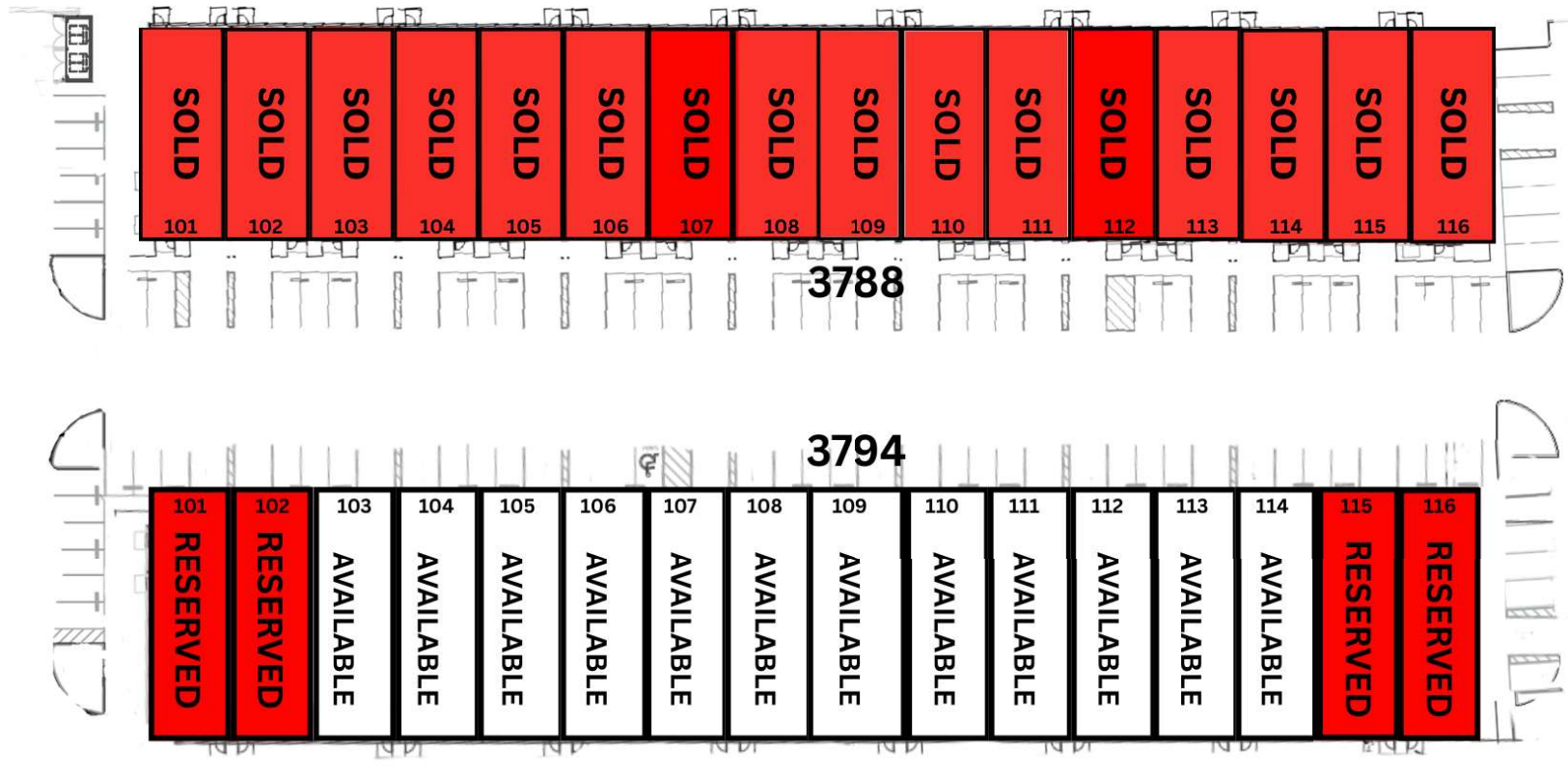
AMITY CROSSING OFFICE & FLEX CONDOS



# Currently Available



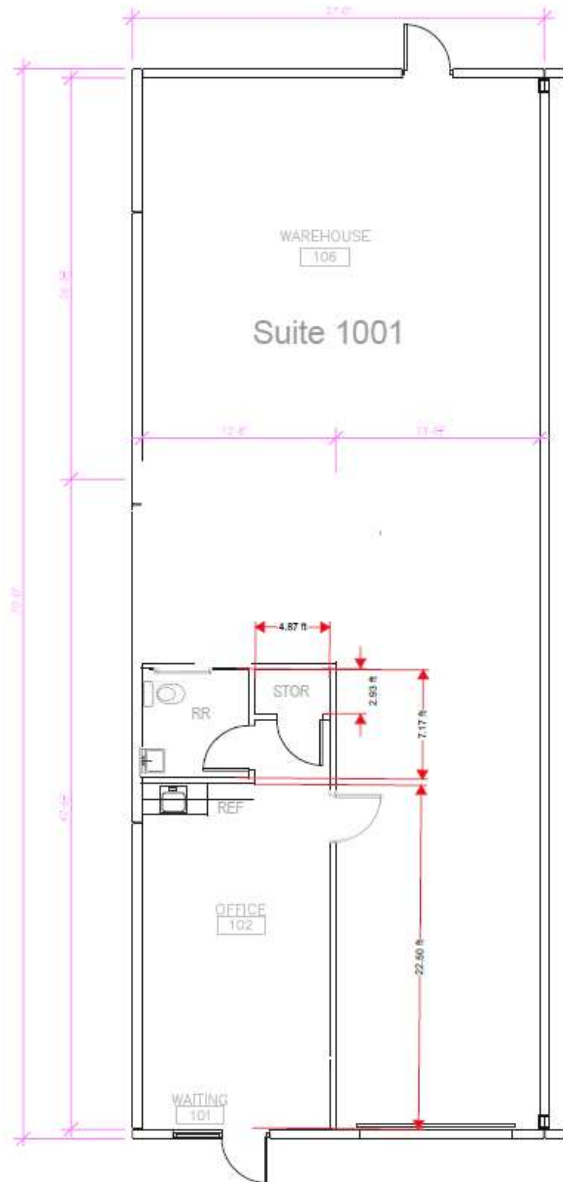
\* Cold Shell Prices Listed | Build-out Options Available \*



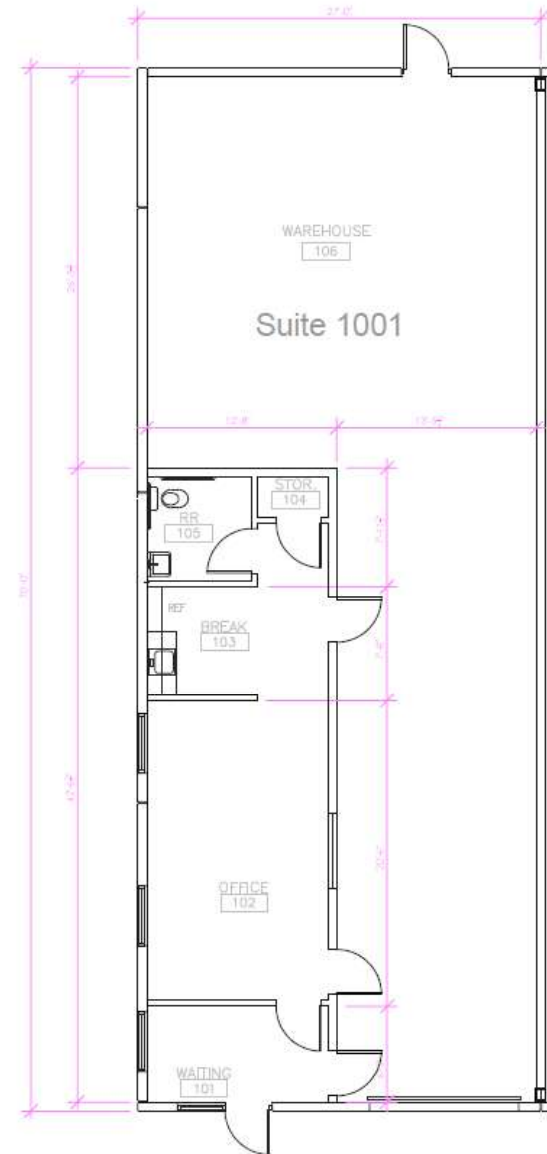


## 1,890 SF FLEX BUILD OUT OPTIONS

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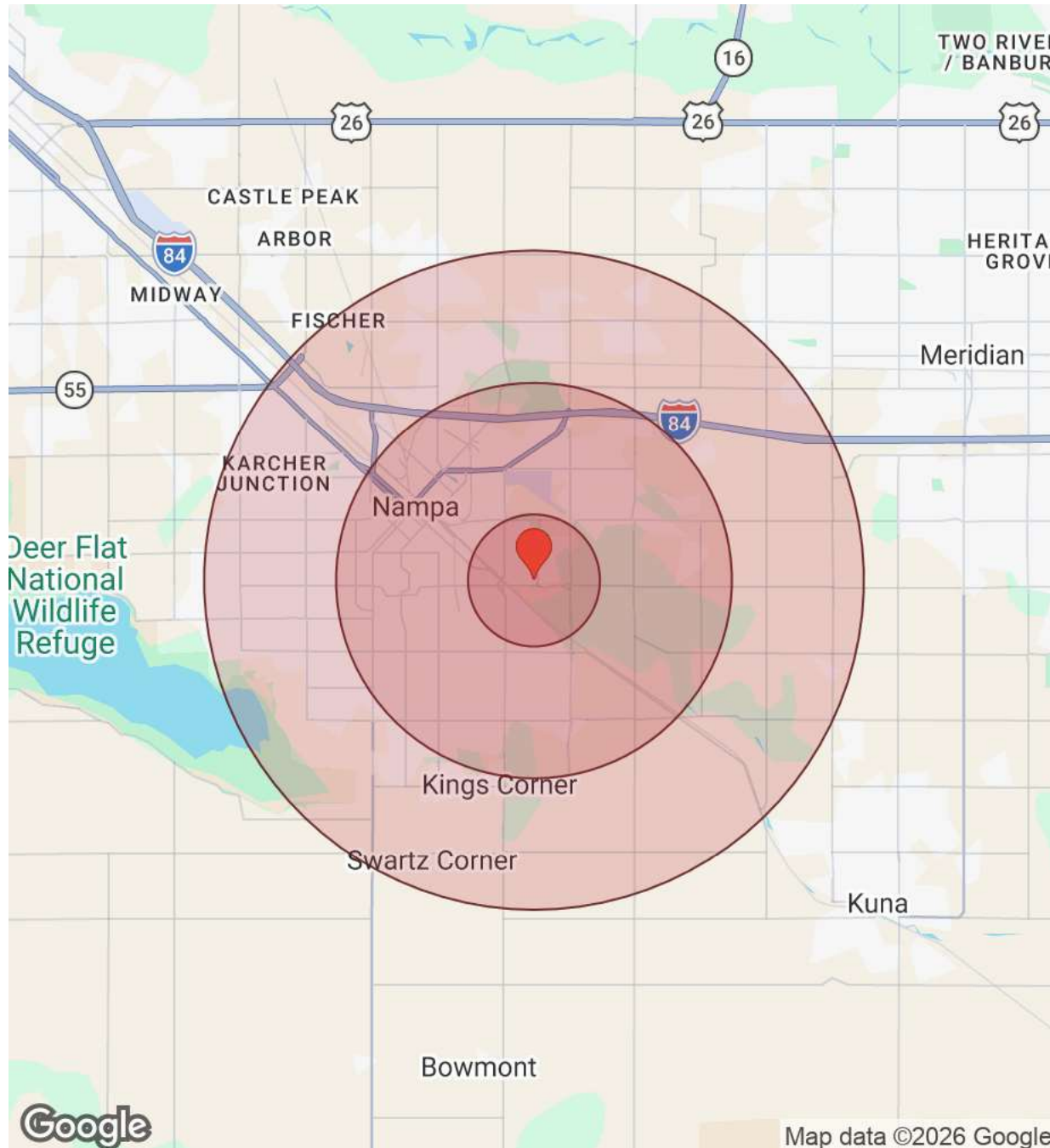
380 SF BUILDOUT - \$439,900



541 SF BUILDOUT - \$459,900

# DEMOGRAPHICS

3764-3776 E AMITY AVENUE



| Population       | 1 Mile | 3 Miles | 5 Miles |
|------------------|--------|---------|---------|
| Male             | 3,330  | 30,190  | 63,639  |
| Female           | 3,272  | 29,384  | 63,706  |
| Total Population | 6,602  | 59,574  | 127,345 |

| Race / Ethnicity | 1 Mile | 3 Miles | 5 Miles |
|------------------|--------|---------|---------|
| White            | 4,462  | 40,457  | 87,804  |
| Black            | 74     | 643     | 1,426   |
| Am In/AK Nat     | 19     | 209     | 369     |
| Hawaiian         | 11     | 131     | 293     |
| Hispanic         | 1,750  | 15,680  | 32,065  |
| Asian            | 104    | 739     | 1,821   |
| Multiracial      | 182    | 1,638   | 3,375   |
| Other            | N/A    | 77      | 191     |

| Housing         | 1 Mile | 3 Miles | 5 Miles |
|-----------------|--------|---------|---------|
| Total Units     | 2,568  | 23,720  | 49,932  |
| Occupied        | 2,389  | 21,866  | 46,233  |
| Owner Occupied  | 1,680  | 13,577  | 31,738  |
| Renter Occupied | 709    | 8,289   | 14,495  |
| Vacant          | 180    | 1,854   | 3,699   |

| Age          | 1 Mile | 3 Miles | 5 Miles |
|--------------|--------|---------|---------|
| Ages 0 - 14  | 1,419  | 12,746  | 27,190  |
| Ages 15 - 24 | 943    | 9,185   | 18,354  |
| Ages 25 - 54 | 2,706  | 23,521  | 49,641  |
| Ages 55 - 64 | 745    | 6,119   | 13,031  |
| Ages 65+     | 789    | 8,003   | 19,127  |

| Income          | 1 Mile   | 3 Miles  | 5 Miles  |
|-----------------|----------|----------|----------|
| Median          | \$94,037 | \$77,343 | \$80,645 |
| Under \$15k     | 109      | 1,164    | 2,113    |
| \$15k - \$25k   | 56       | 1,414    | 2,405    |
| \$25k - \$35k   | 77       | 1,367    | 2,742    |
| \$35k - \$50k   | 246      | 2,348    | 4,907    |
| \$50k - \$75k   | 289      | 4,352    | 9,357    |
| \$75k - \$100k  | 550      | 3,076    | 7,053    |
| \$100k - \$150k | 798      | 5,416    | 10,252   |
| \$150k - \$200k | 140      | 1,580    | 3,865    |
| Over \$200k     | 126      | 1,149    | 3,540    |

Distance: ● 1 Mile ● 3 Miles ● 5 Miles



## LOCATION MAPS

AMITY CROSSING OFFICE & FLEX CONDOS

