

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:*

**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.

## 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

---

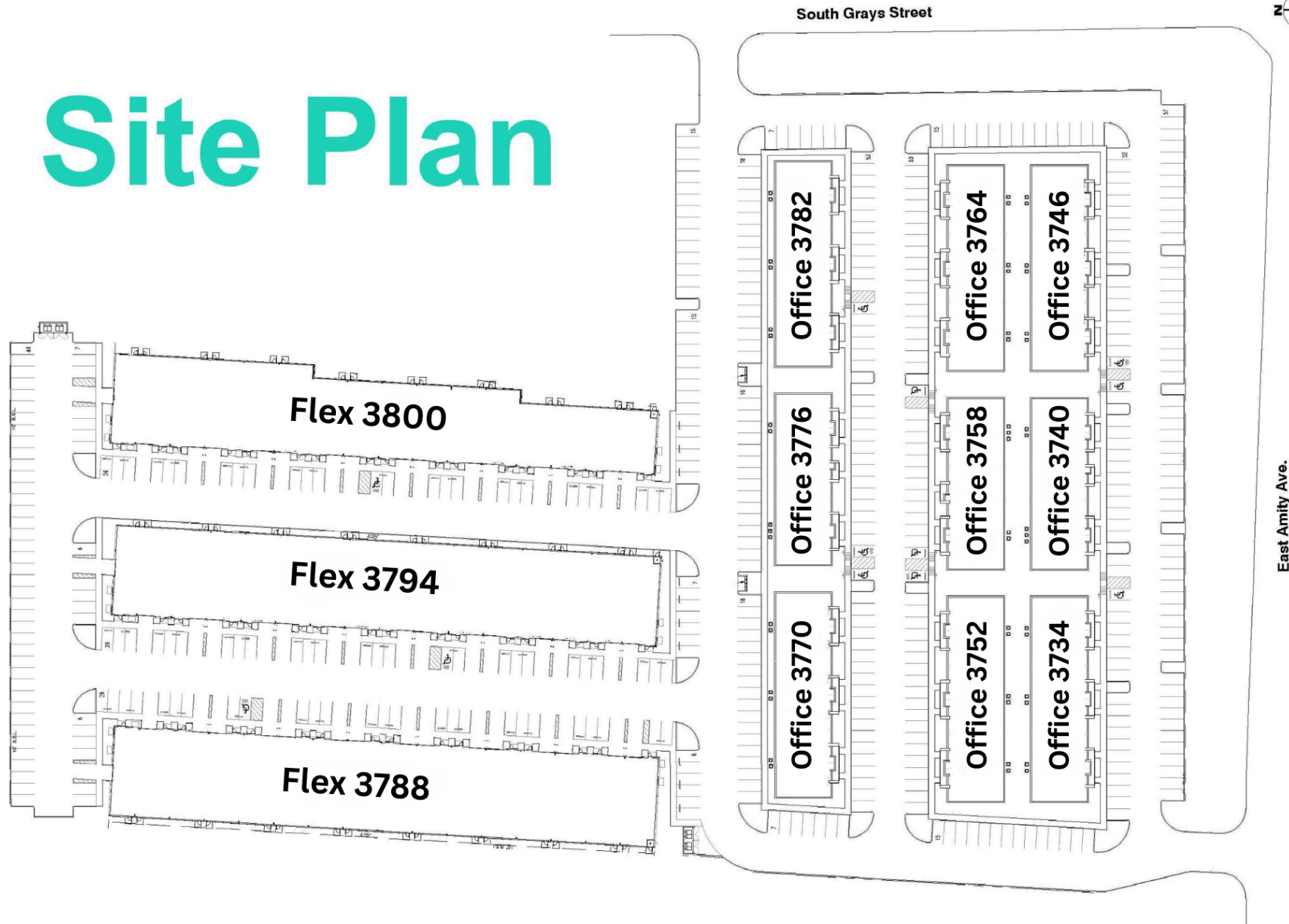
Owning a professional office/flex warehouse space within a planned warehouse community gives you the benefit of sharing costs of the maintenance and landscaping repairs. In addition, while the owner is responsible for the upkeep of their own warehouse space, a Community Association maintains the exterior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

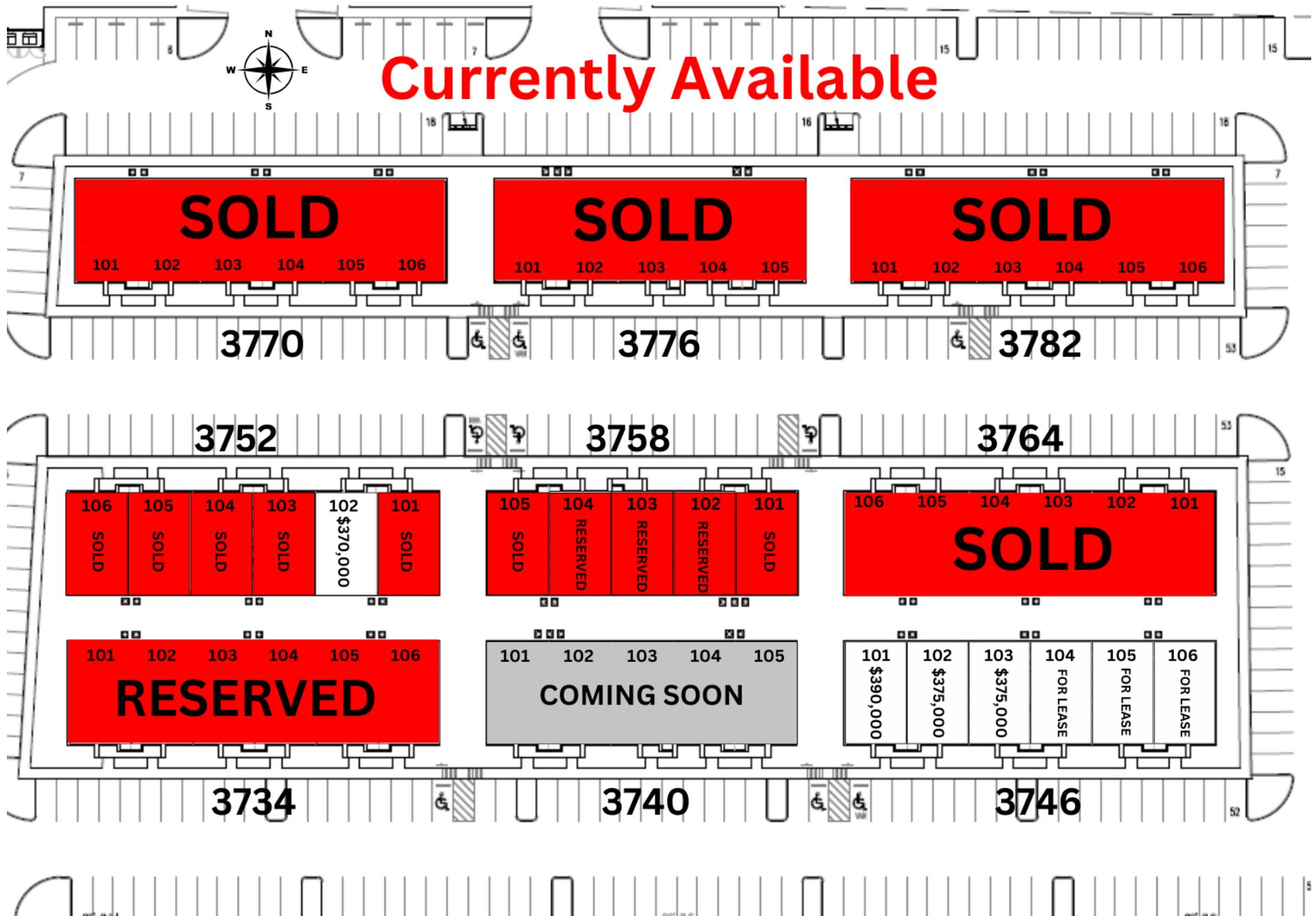
- Nine buildings containing 51 office condos
- Three 5-condo Buildings-each 6,125 SF
- Six 6-condo Buildings-each 7,350 SF
- All buildings demisable to 1,225 SF condos
- Beautiful landscaping
- 4.4/1,000 parking ratio
- All office condos to be delivered fully finished
- Limited customizations available
- 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

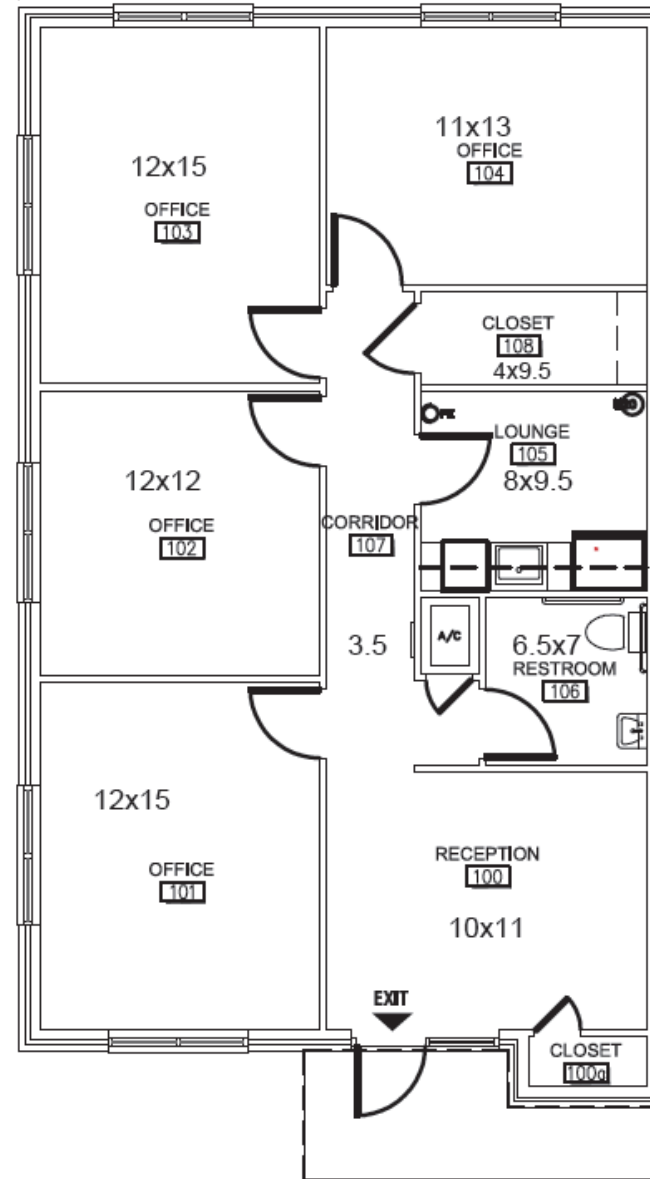
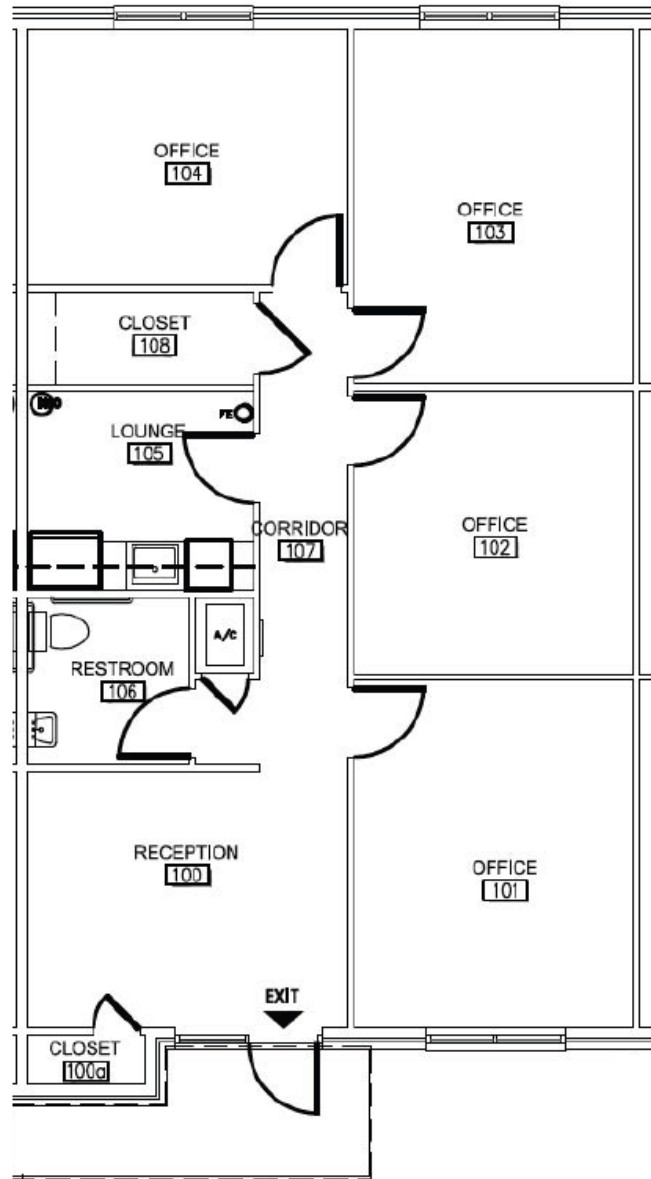
# AVAILABLE OFFICE CONDOS

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

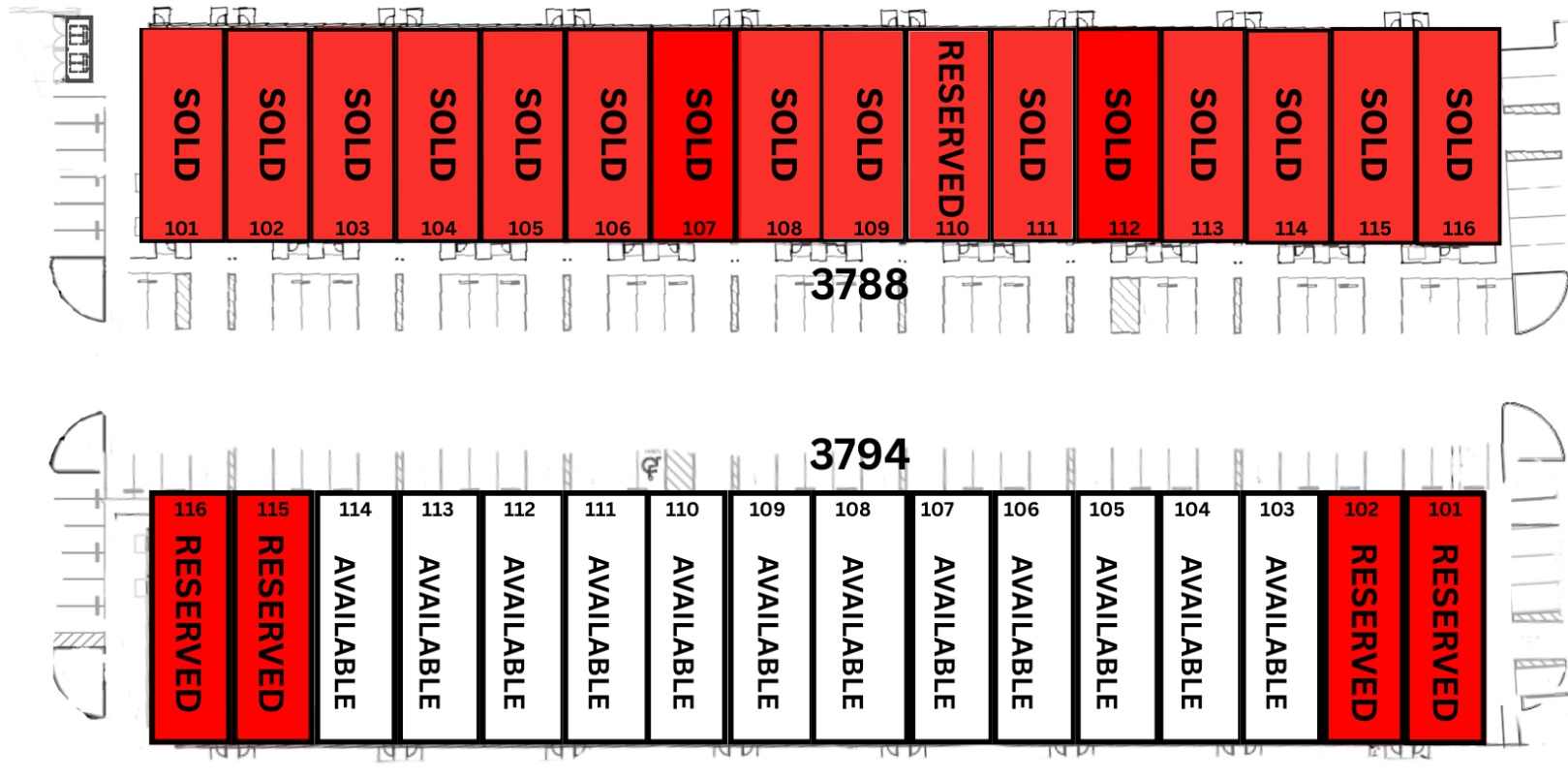
### WAREHOUSE BUILD OUT HIGHLIGHTS

- 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

# Currently Available

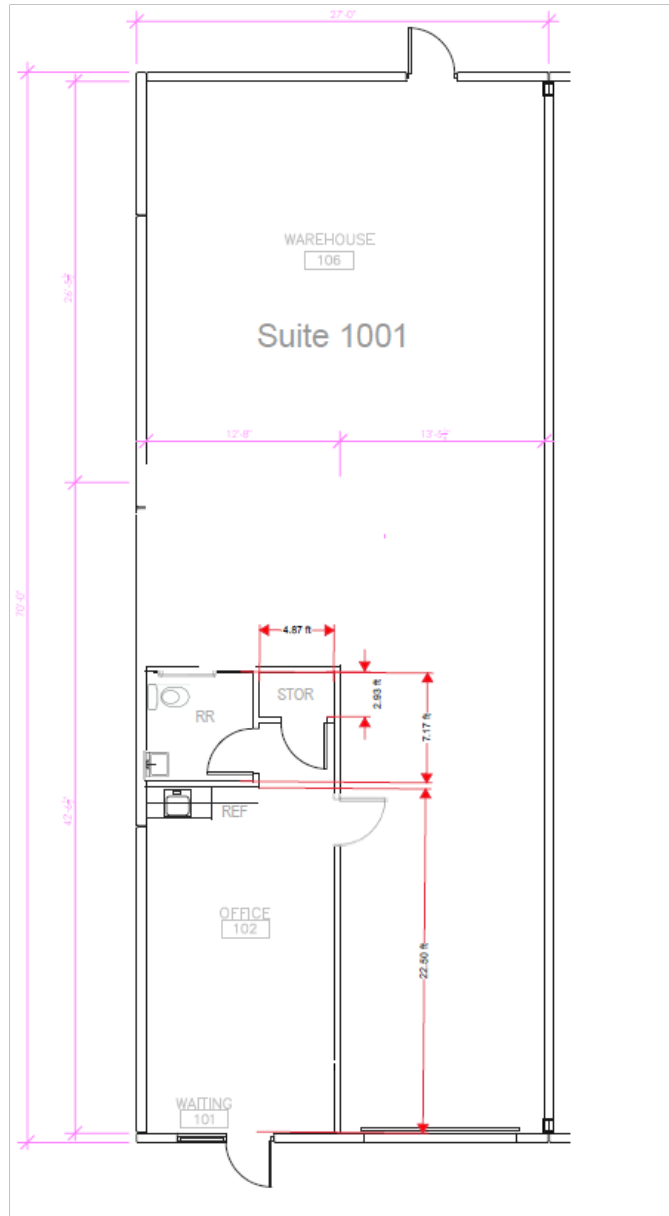


\* Cold Shell Prices Listed | Build-out Options Available \*

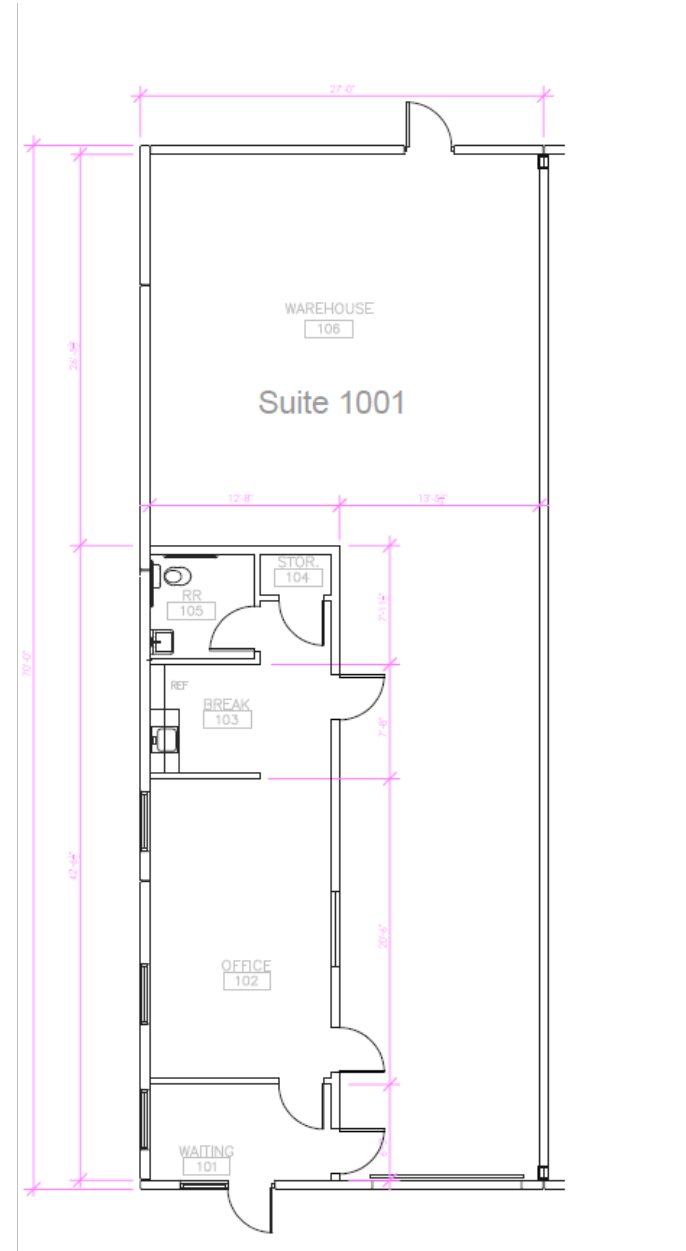


# 1,890 SF FLEX BUILD OUT OPTIONS

AMITY CROSSING OFFICE & FLEX CONDOS



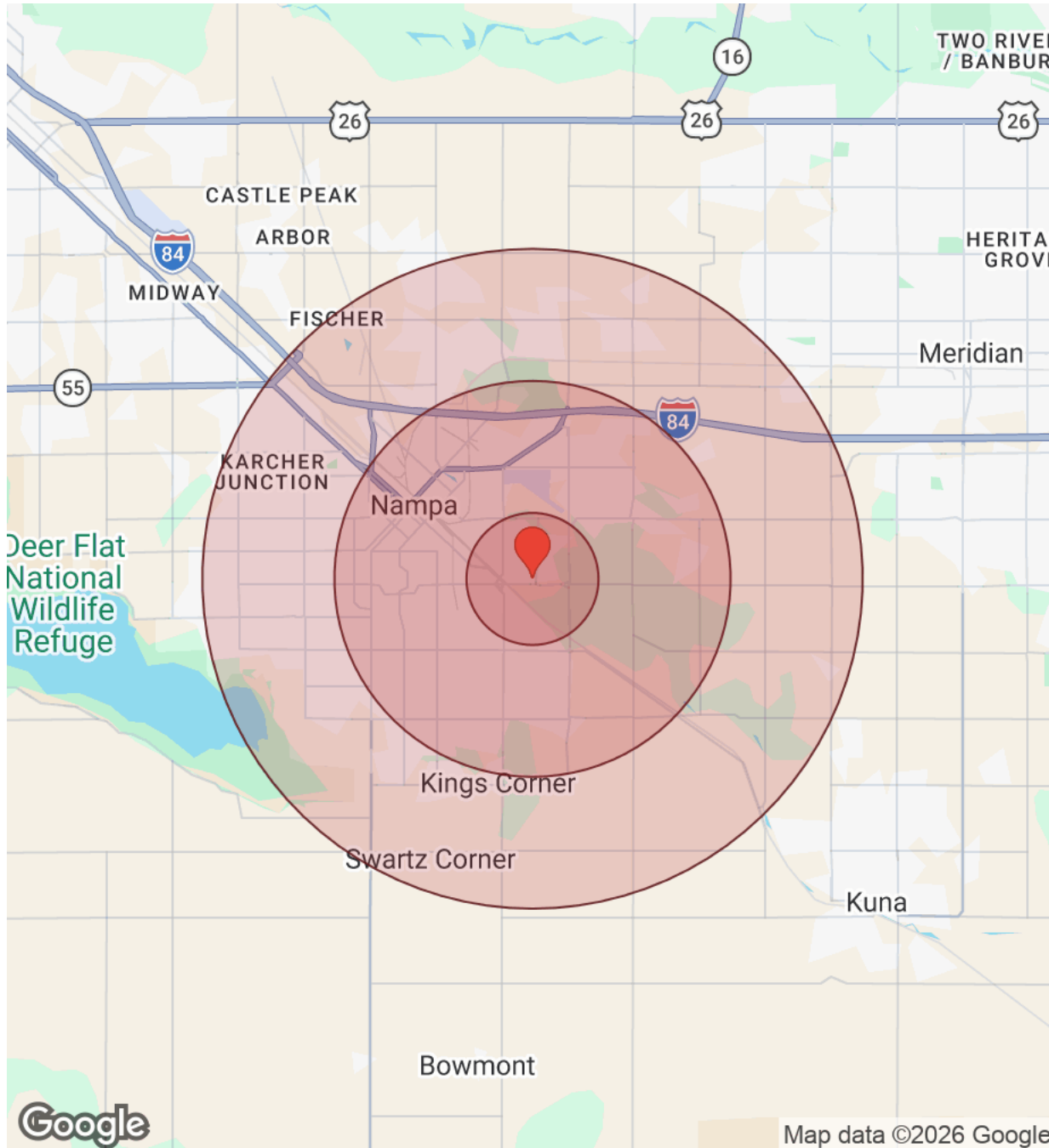
**380 SF BUILDOUT - \$439,900**



**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



Map data ©2026 Google

# LOCATION MAPS

AMITY CROSSING OFFICE & FLEX CONDOS

