

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

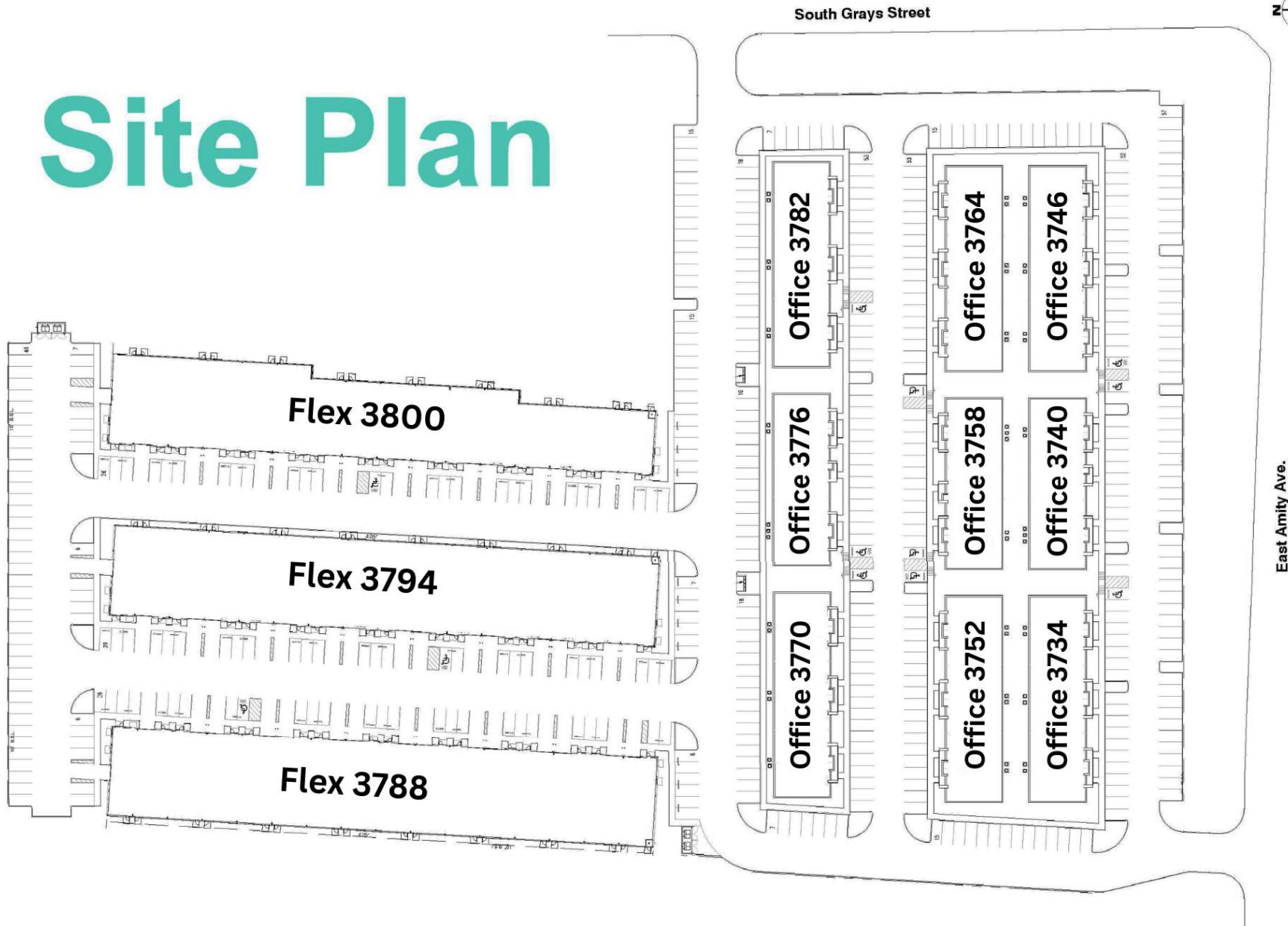
Owning a professional office/flex warehouse space within a planned warehouse community gives you the benefit of sharing costs of the maintenance and landscaping repairs. In addition, while the owner is responsible for the upkeep of their own warehouse space, a Community Association maintains the exterior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

SITE PLAN

AMITY CROSSING OFFICE & FLEX CONDOS



Site Plan



OFFICE CONDO SUMMARY

AMITY CROSSING OFFICE & FLEX CONDOS



OFFERING SUMMARY

STARTING PRICE:	\$375,000 and up
BUILDING SF:	1,225 SF
BUILDING CLASS:	A
YEAR BUILT:	2025
PARKING RATIO:	4.4/1000
ZONING:	BC
POA DUES:	\$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

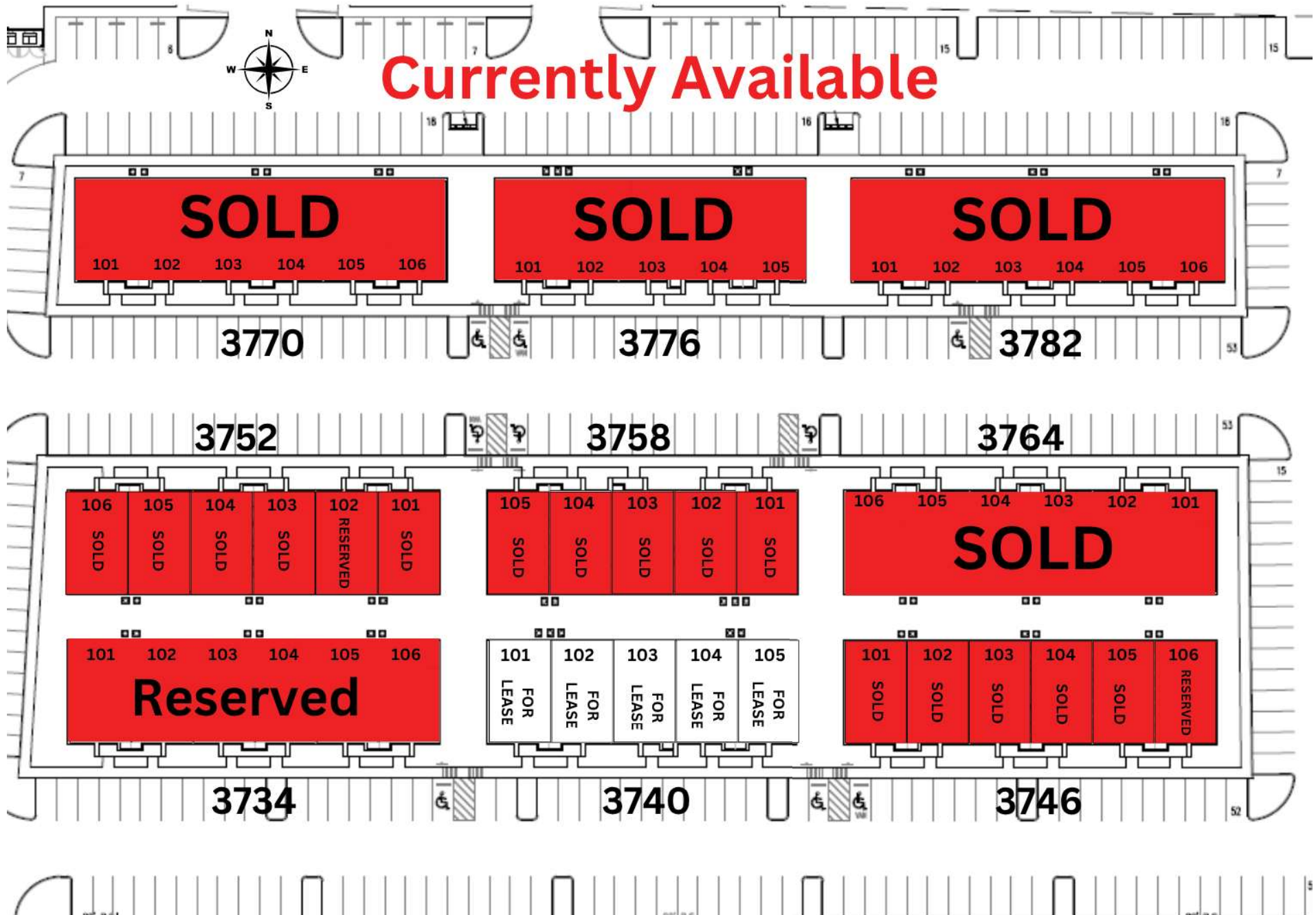
- Nine buildings containing 51 office condos
- Three 5-condo Buildings-each 6,125 SF
- Six 6-condo Buildings-each 7,350 SF
- All buildings demisable to 1,225 SF condos
- Beautiful landscaping
- 4.4/1,000 parking ratio
- All office condos to be delivered fully finished
- Limited customizations available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

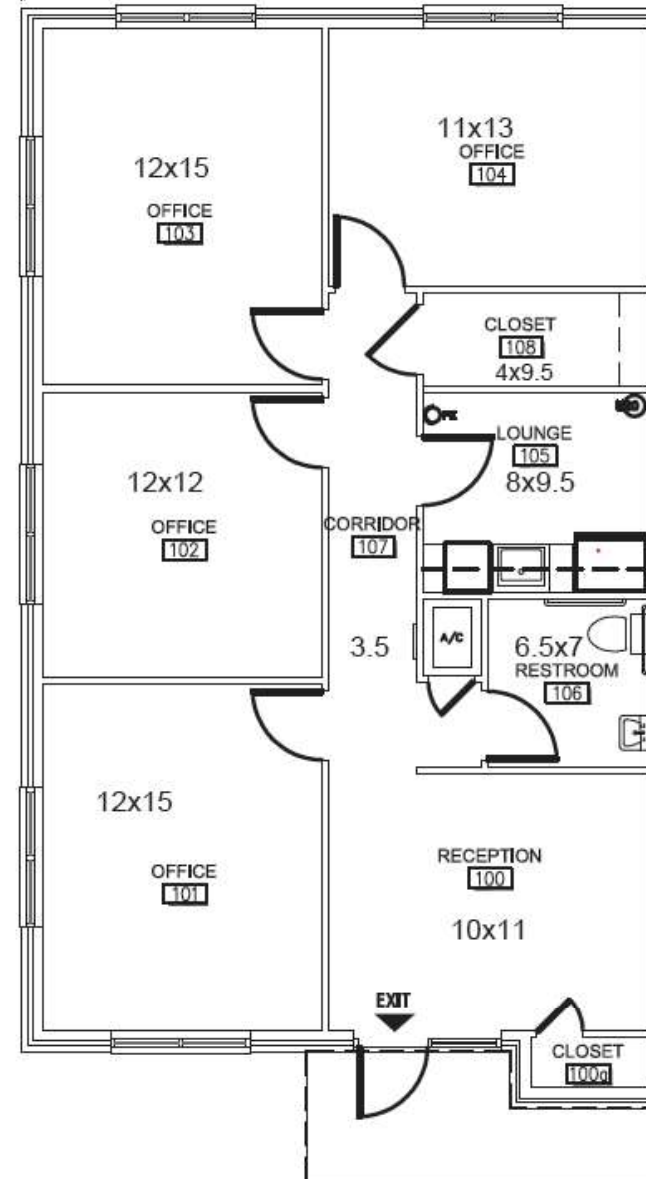
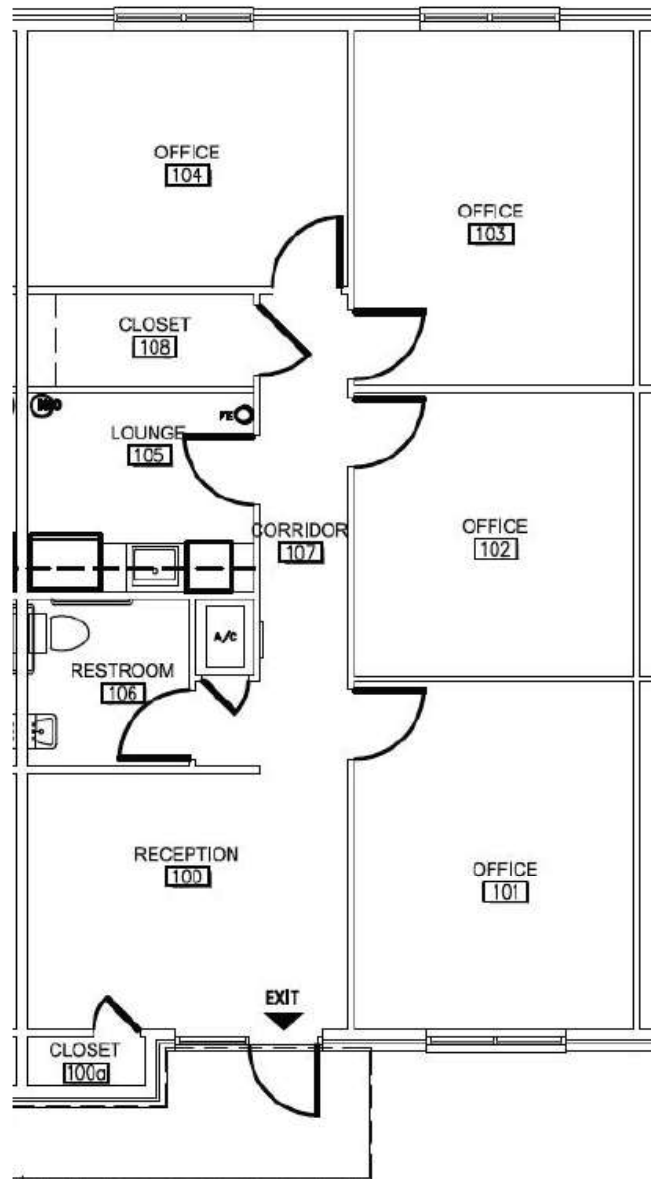
AVAILABLE OFFICE CONDOS

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

SHELL STARTING PRICE:	\$379,900
SUITE SIZE:	1,890 SF
YEAR BUILT:	2025
PARKING:	214
PARKING RATIO:	2.49/1000
ZONING:	BC
POA DUES:	\$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

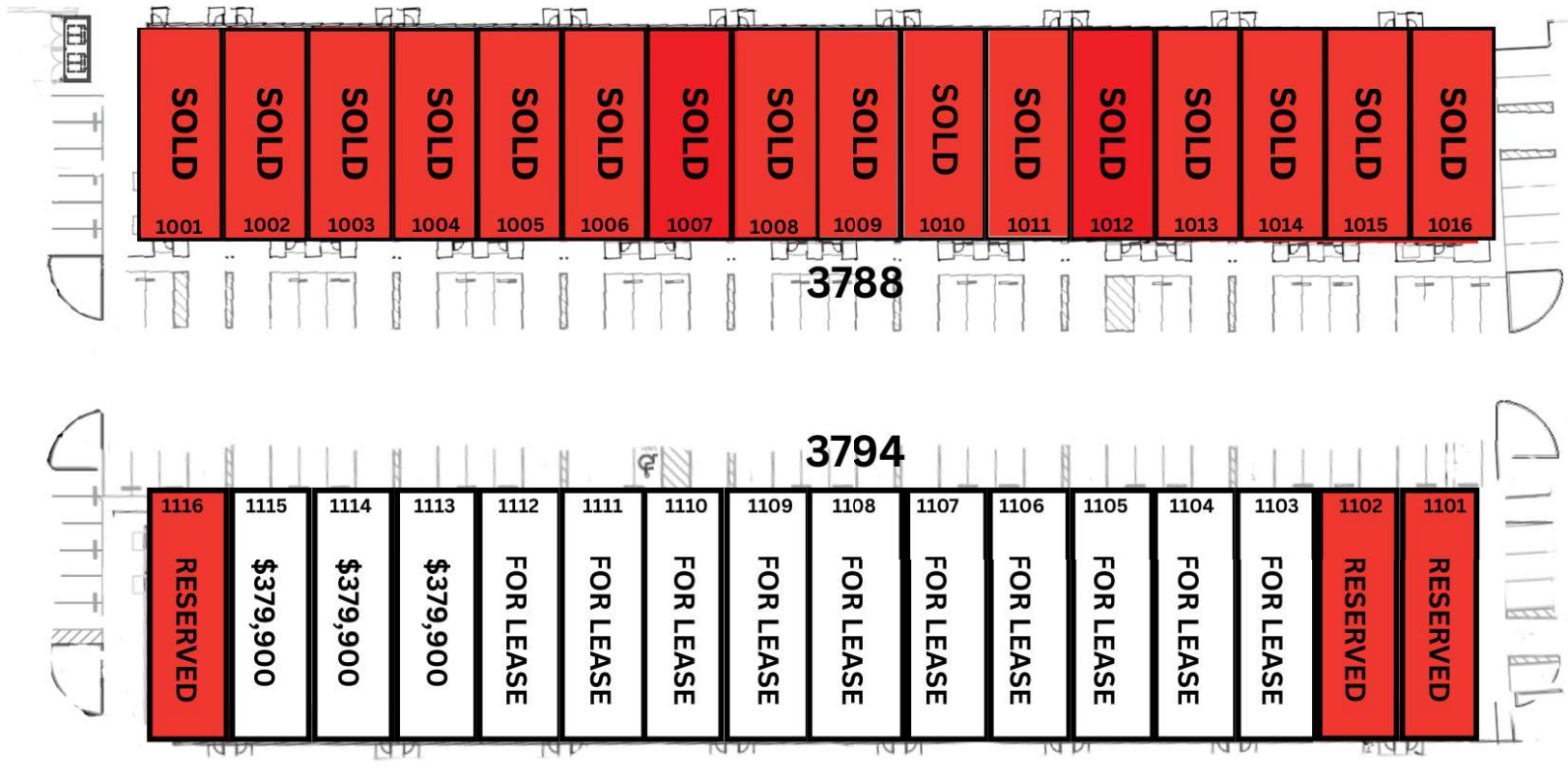
AMITY CROSSING OFFICE & FLEX CONDOS



Currently Available

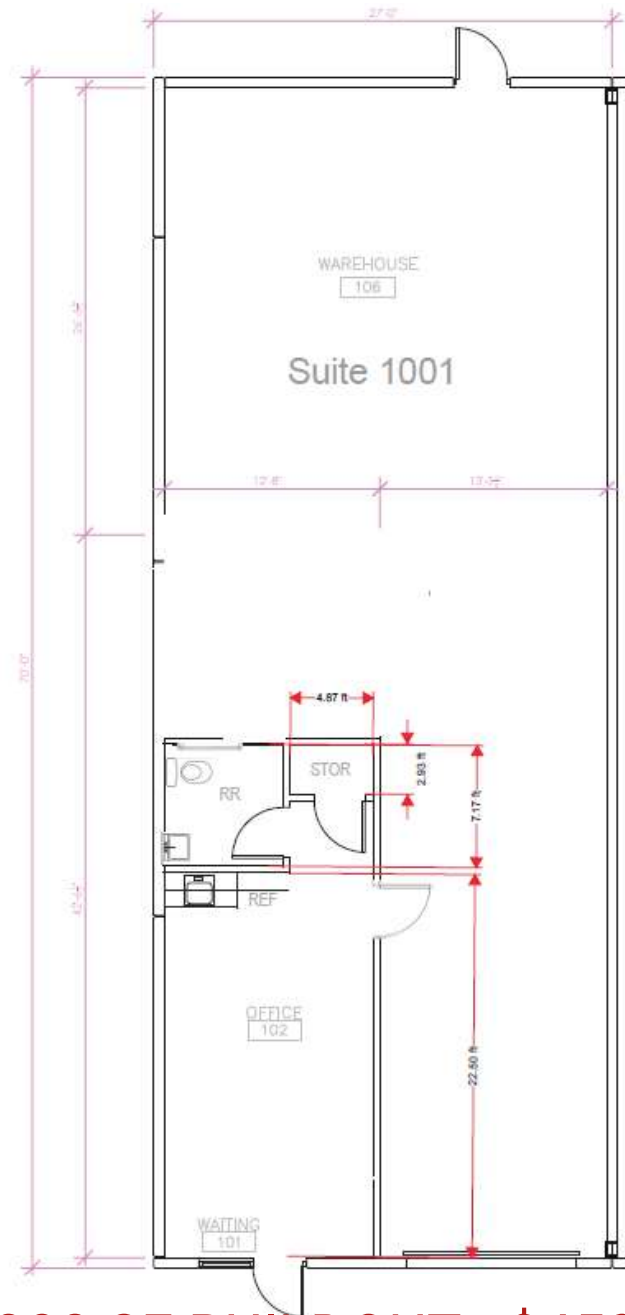


* Cold Shell Prices Listed | Build-out Options Available *



1,890 SF FLEX BUILD OUT OPTIONS

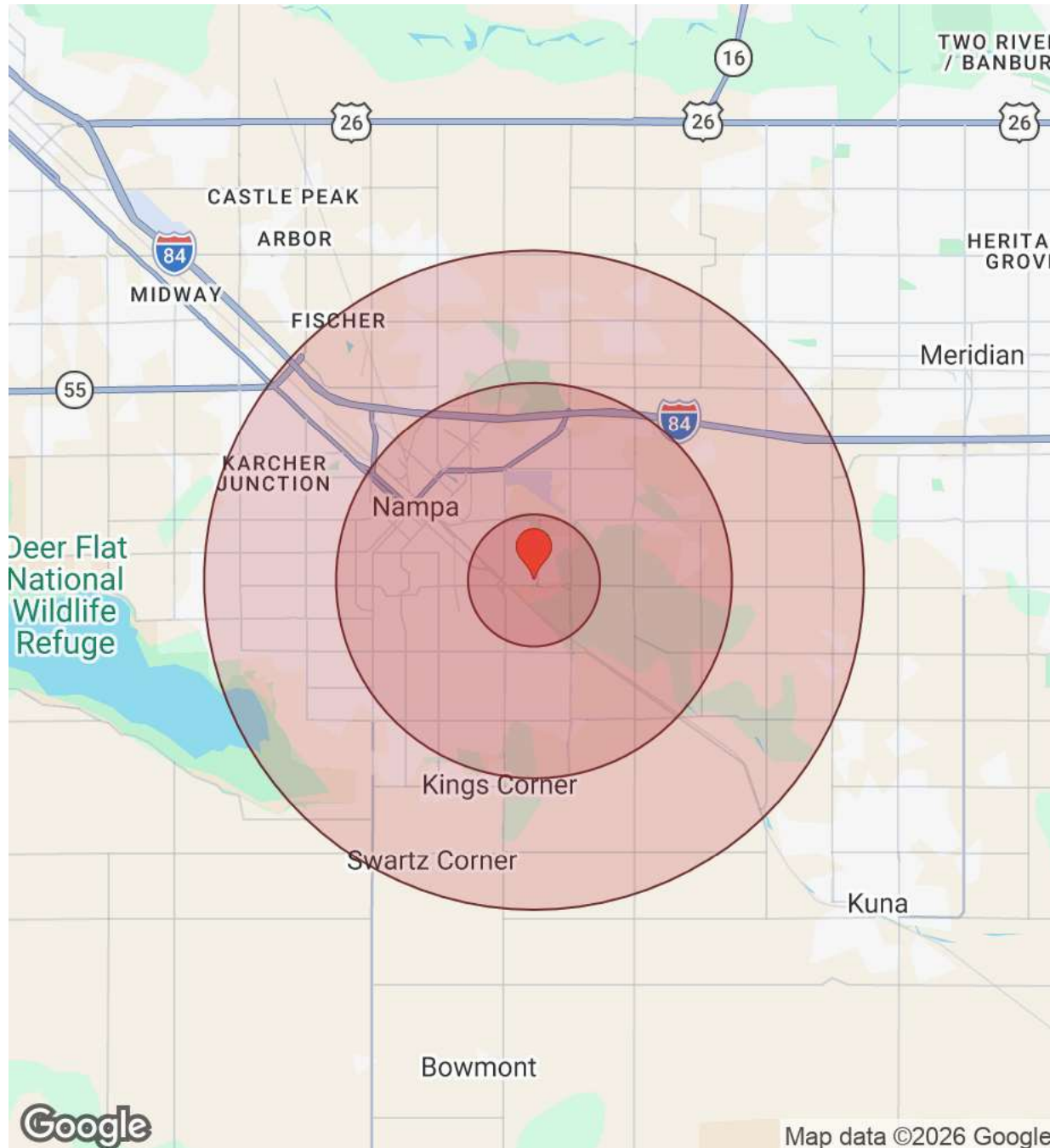
AMITY CROSSING OFFICE & FLEX CONDOS



380 SF BUILDOUT - \$459,900

DEMOGRAPHICS

3764-3776 E AMITY AVENUE



Population	1 Mile	3 Miles	5 Miles
Male	3,315	29,484	62,638
Female	3,287	30,090	64,707
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	49,640
Ages 55 - 64	745	6,119	13,031
Ages 65+	789	8,003	19,128

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

