

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:

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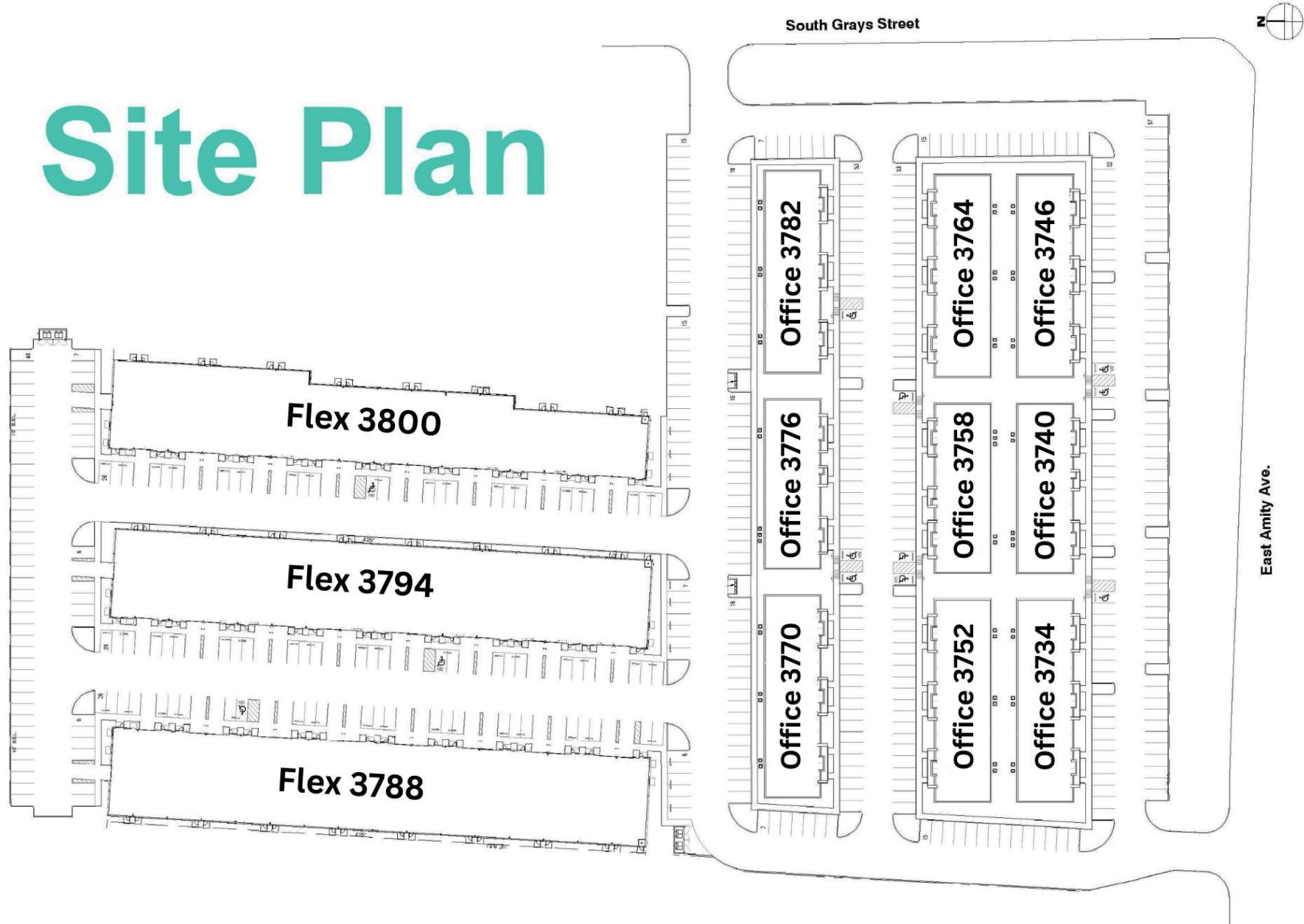
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SITE PLAN

AMITY CROSSING OFFICE & FLEX CONDOS



Site Plan



OFFICE CONDO SUMMARY

AMITY CROSSING OFFICE & FLEX CONDOS



OFFERING SUMMARY

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

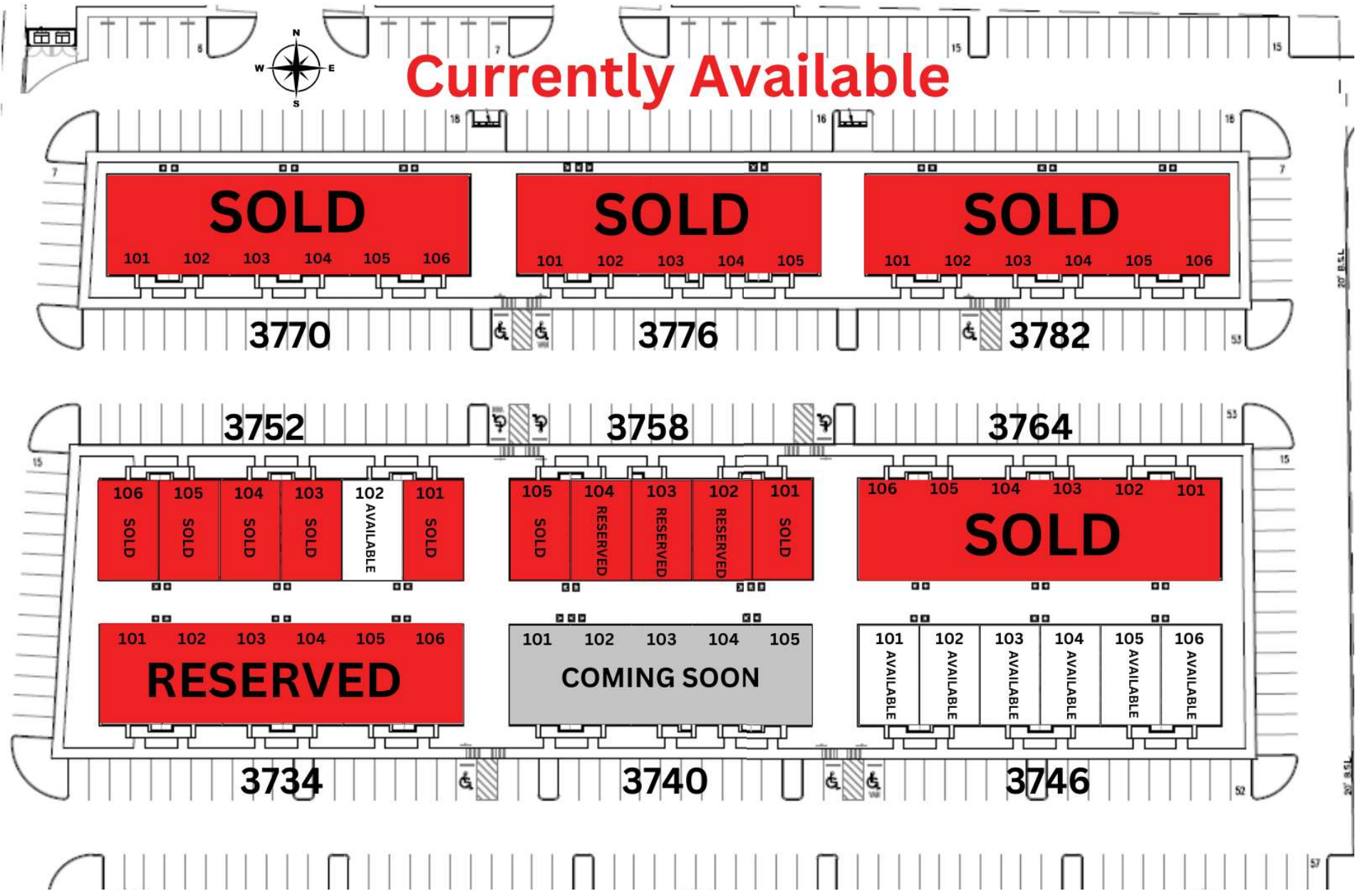
- Nine buildings containing 51 office condos
- Three 5-condo Buildings - each 6,125 SF
- Six 6-condo Buildings - each 7,350 SF
- All buildings demisable to 1,225 SF condos
- Beautiful landscaping
- 4.4/1000 parking ratio
- All office condos to be delivered fully finished
- Limited customizations available

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

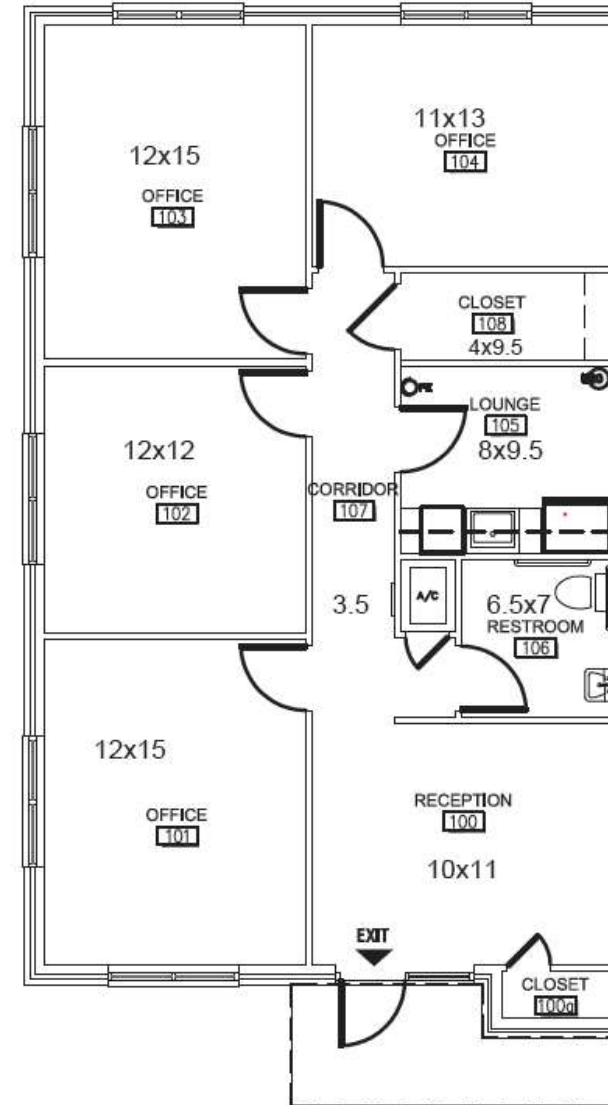
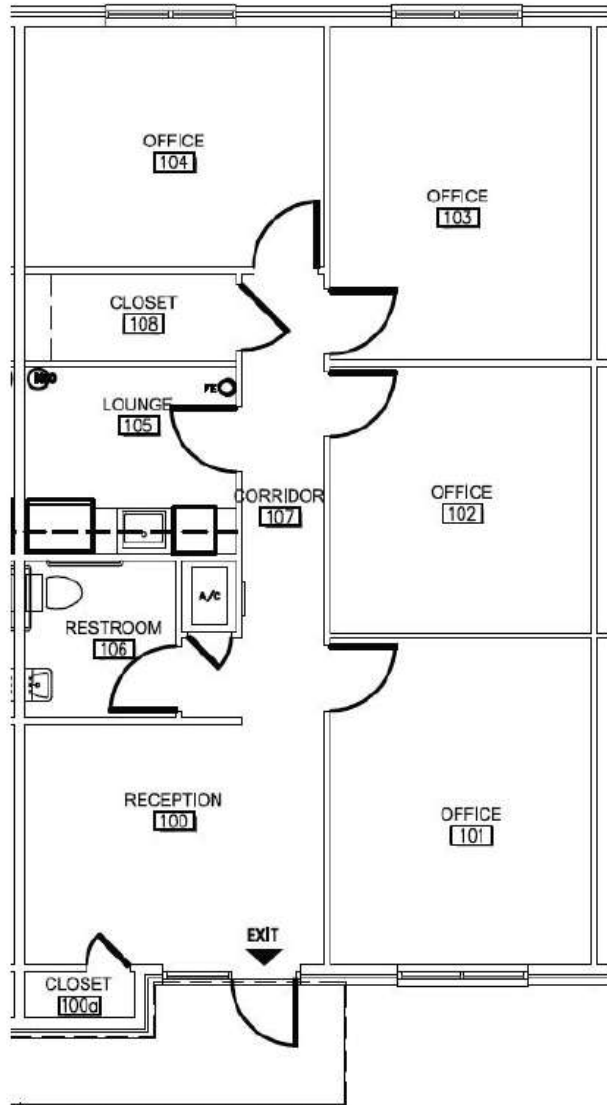
Available Office Condos

Amity Crossing Office & Flex Condos



OFFICE LAYOUTS

AMITY CROSSING OFFICE & FLEX CONDOS

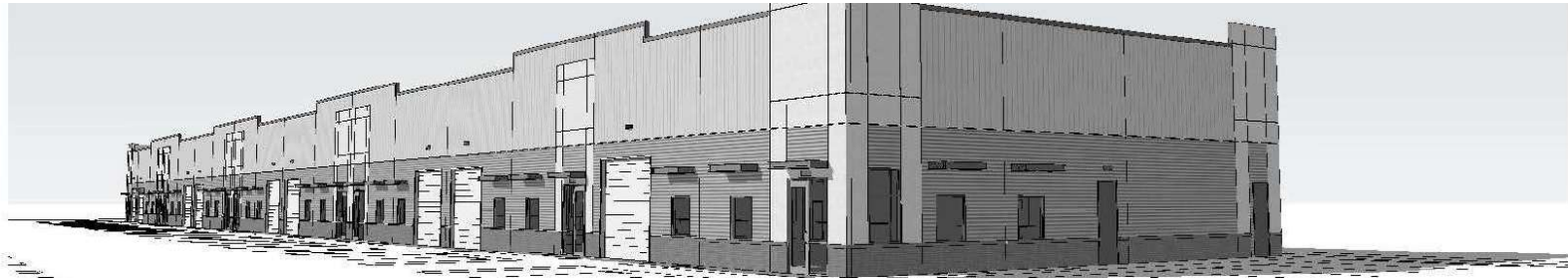


INTERIOR CONDO

END CAP CONDO

FLEX CONDO SUMMARY

AMITY CROSSING OFFICE & FLEX CONDOS



OFFERING SUMMARY

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

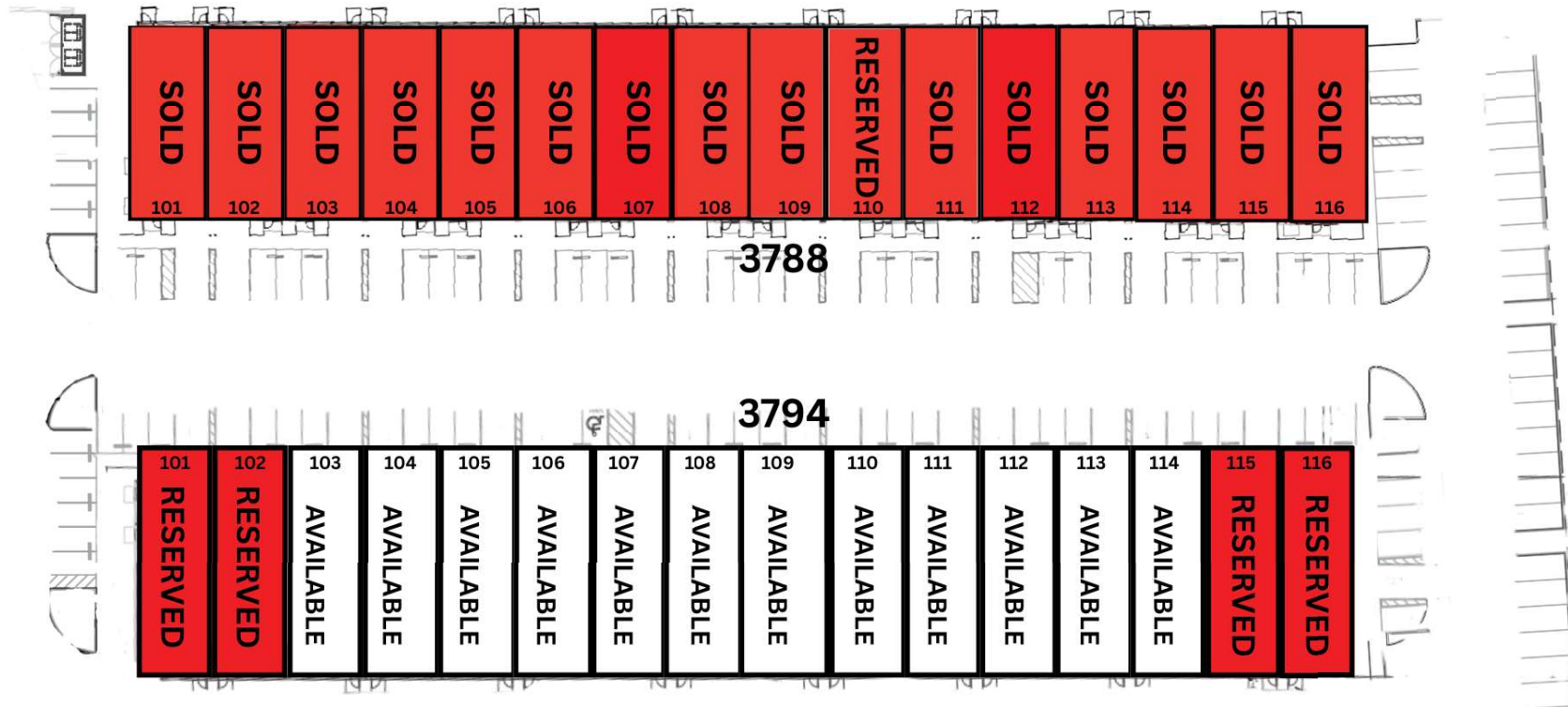
WAREHOUSE BUILD OUT HIGHLIGHTS

- 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

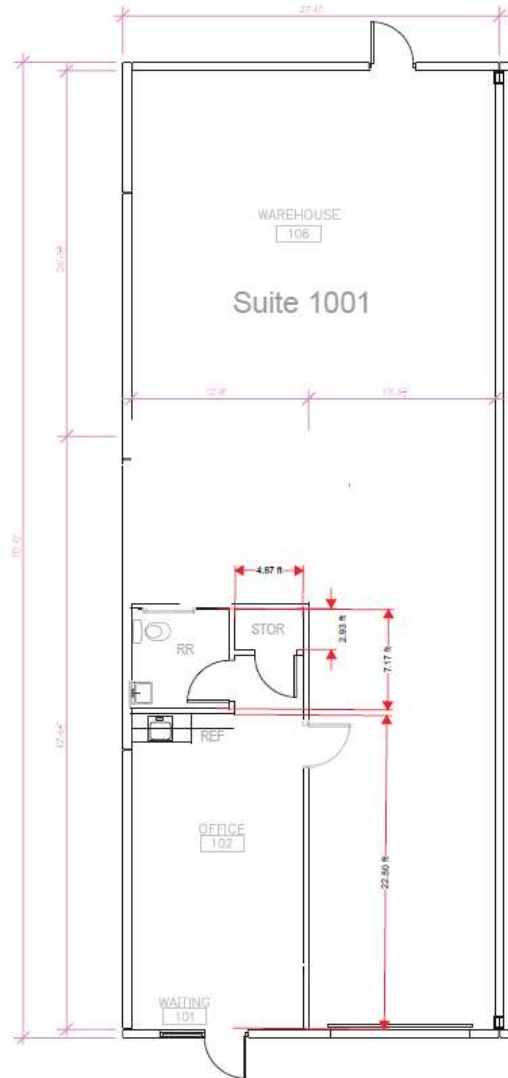


* Cold Shell Prices Listed | Build-out Options Available *



FLEX BUILDOUT OPTIONS

Amity Crossing Office & Flex Condos



380 SF FINISHED - 1,510 SF

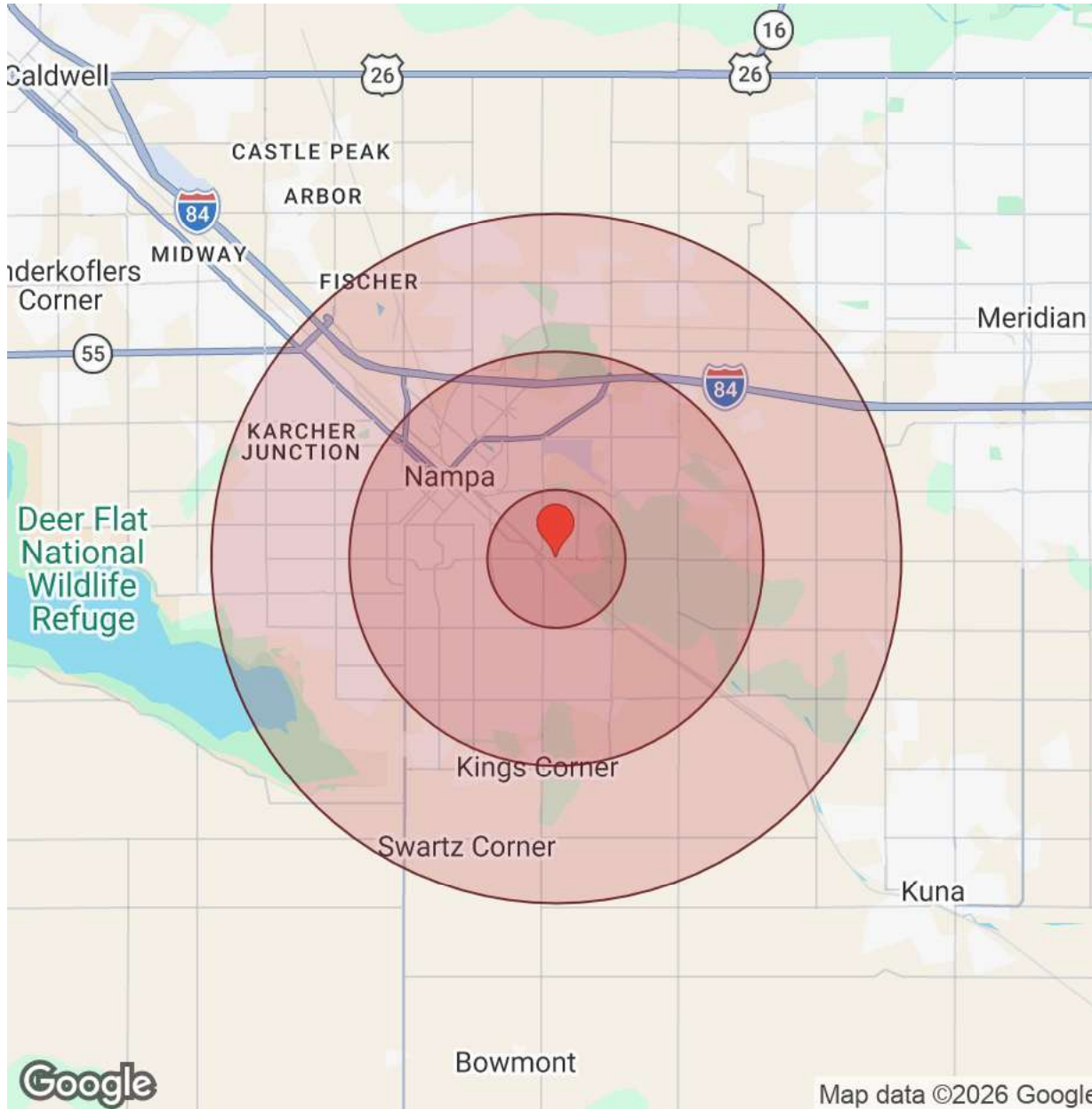
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Demographics

Amity Crossing For Lease



Distance: ● 1 Mile ● 3 Miles ● 5 Miles

Population	1 Mile	3 Miles	5 Miles
Male	4,371	32,147	63,437
Female	4,339	31,364	63,555
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

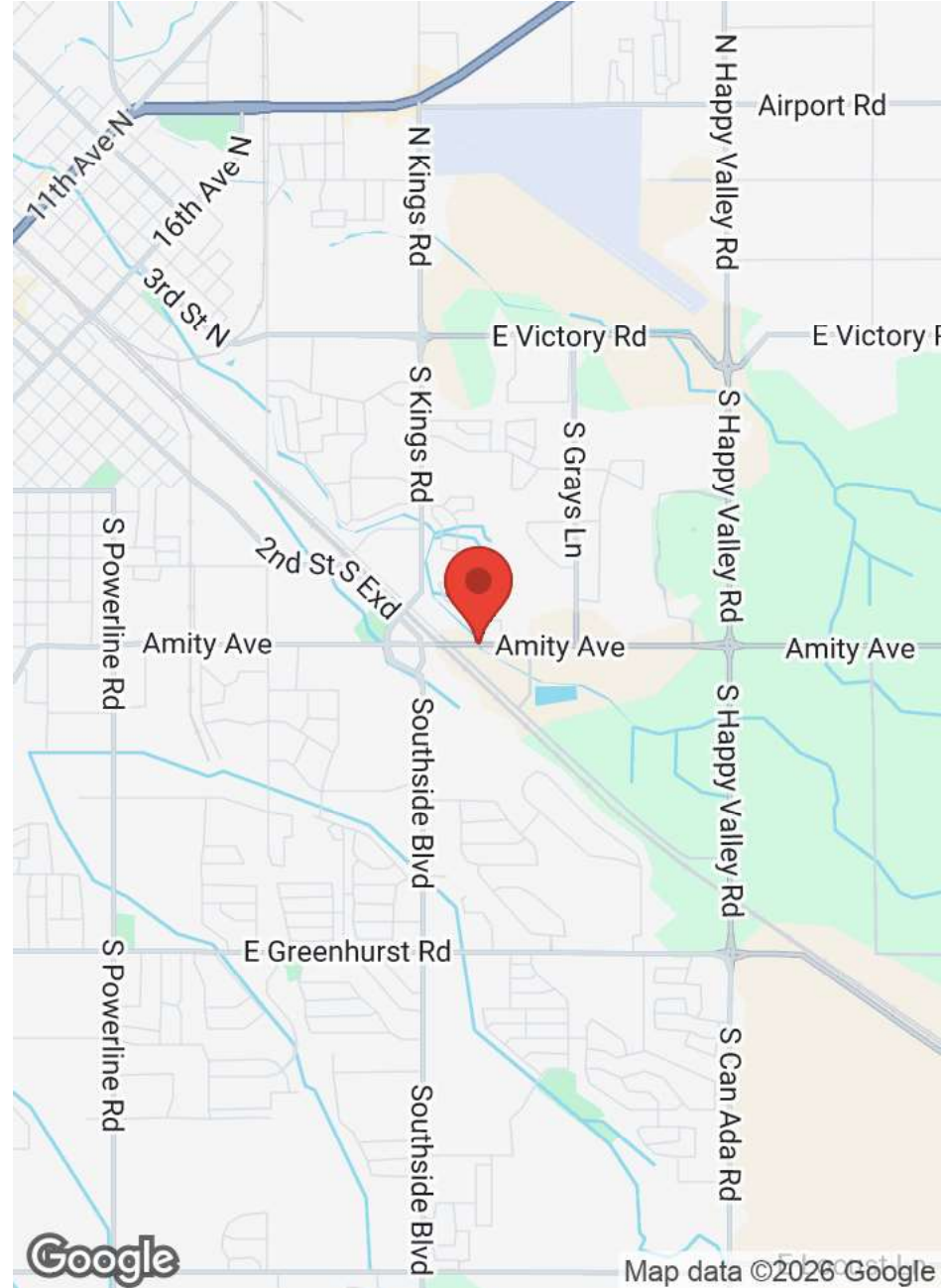
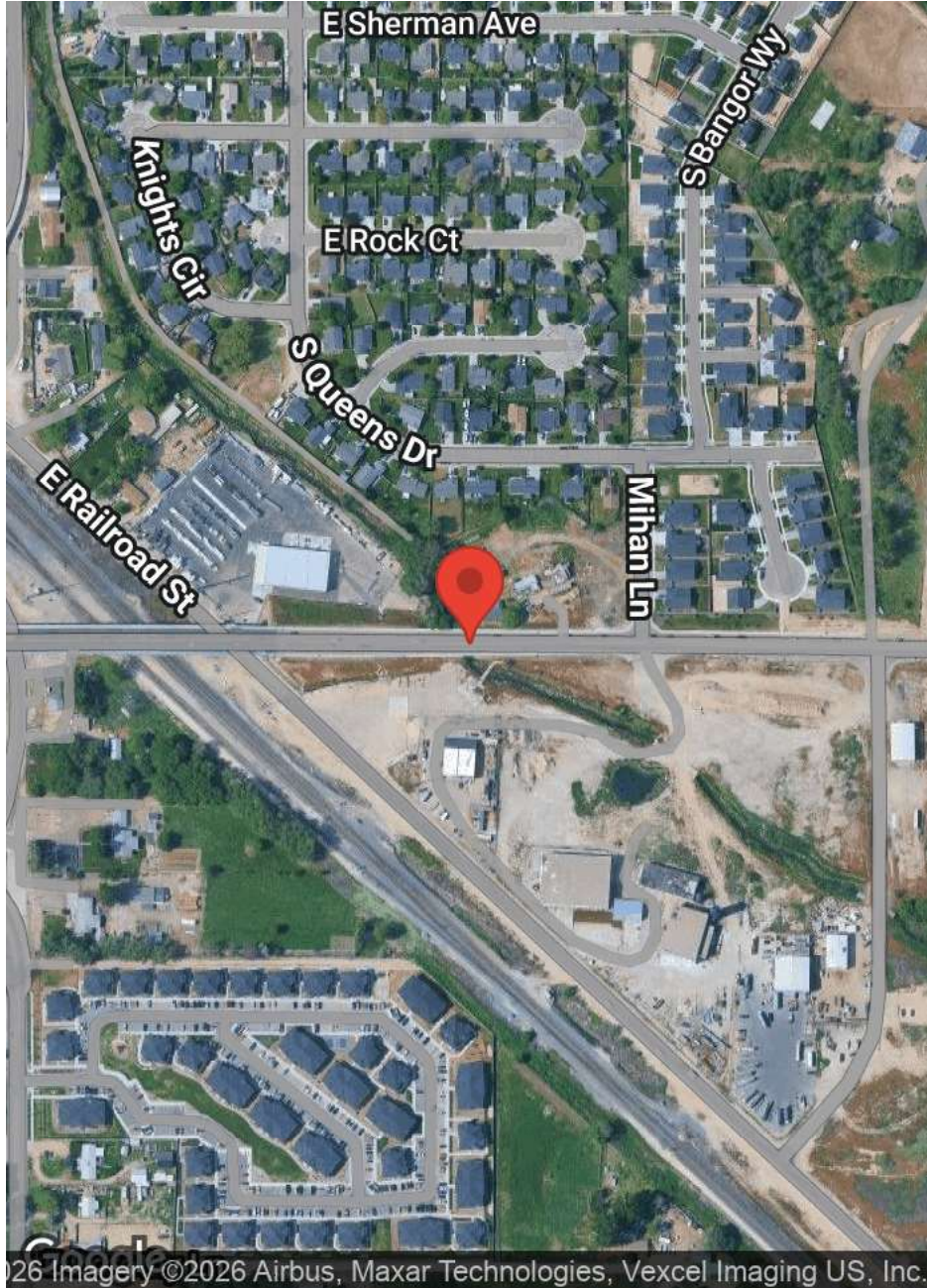
Housing	1 Mile	3 Miles	5 Miles
Total Units	3,378	25,324	49,690
Occupied	3,137	23,351	46,043
Owner Occupied	2,219	14,587	31,754
Renter Occupied	918	8,764	14,289
Vacant	240	1,973	3,647

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	49,326
Ages 55 - 64	950	6,506	13,045
Ages 65+	1,043	8,667	19,161

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

Location Maps

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