

OFFICE FOR SALE

812 1st STREET SOUTH

Nampa, ID 83651



KW COMMERCIAL | BOISE

1065 S. Allante Place
Boise, ID 83709

JASON KNORPP, CCIM

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

Each Office Independently Owned and Operated

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.

DISCLAIMER



All materials and information received or derived from KW Commercial its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither KW Commercial its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. KW Commercial will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third-party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. KW Commercial makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. KW Commercial does not serve as a financial advisor to any party regarding any proposed transaction.

All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies. All properties and services are marketed by KW Commercial in compliance with all applicable fair housing and equal opportunity laws.

KW COMMERCIAL | BOISE

1065 S. Allante Place
Boise, ID 83709

PRESENTED BY:

JASON KNORPP, CCIM

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

Each Office Independently Owned and Operated

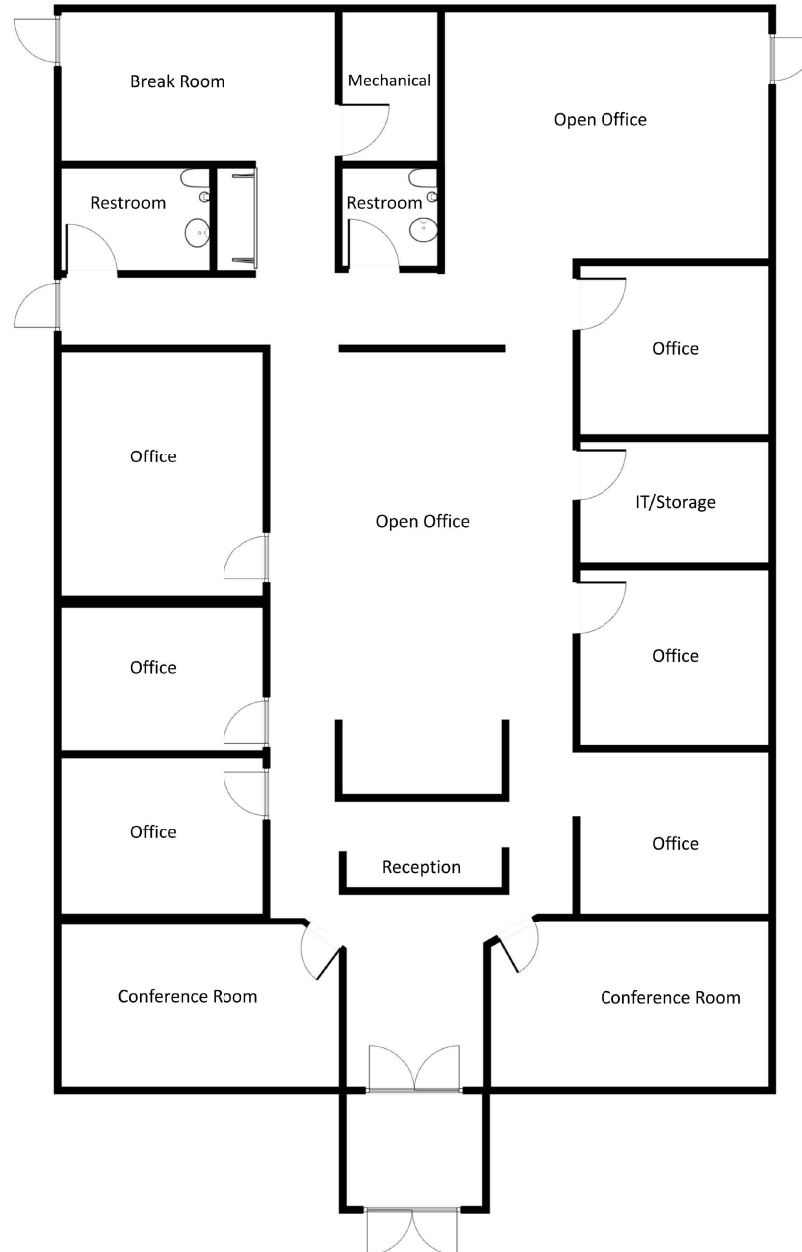
The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.



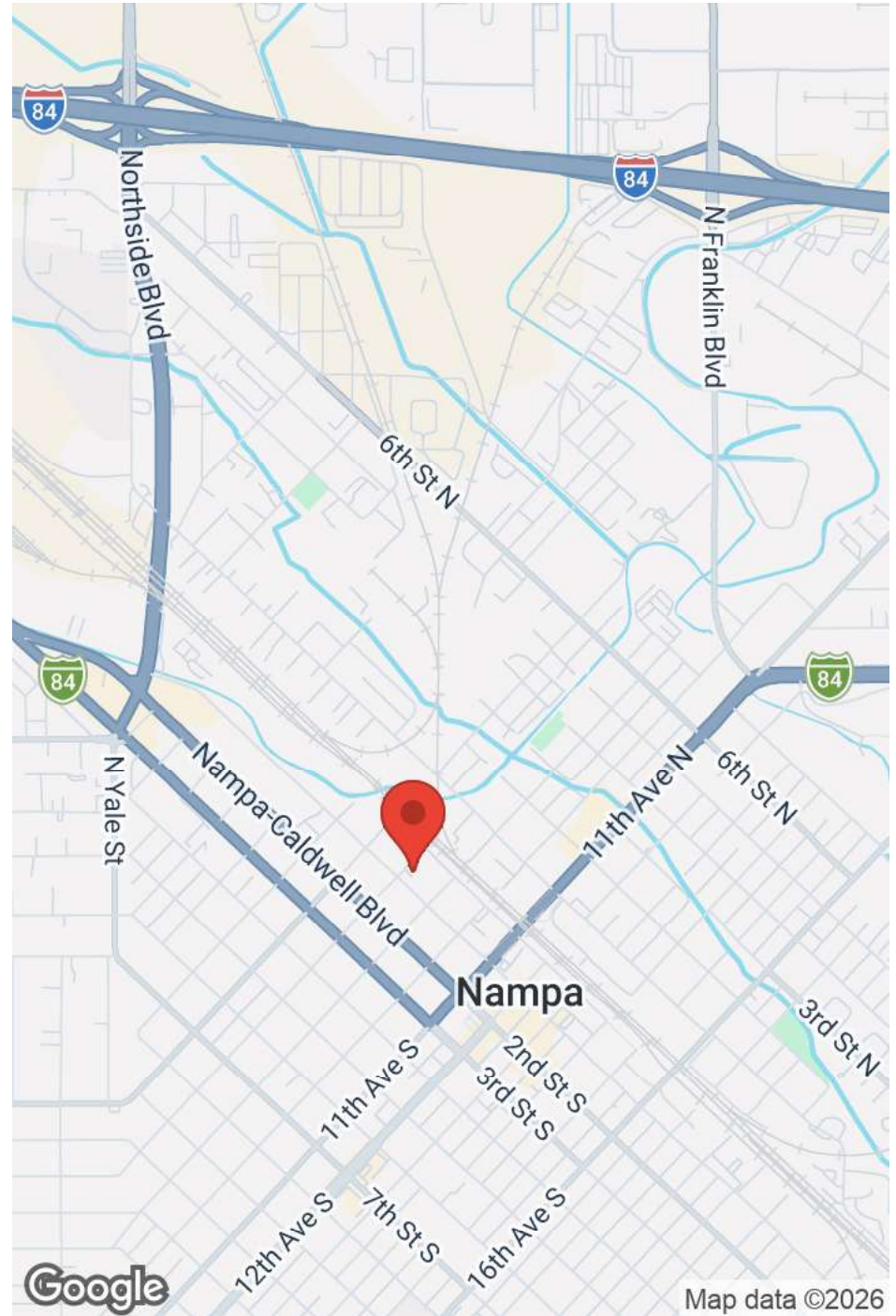
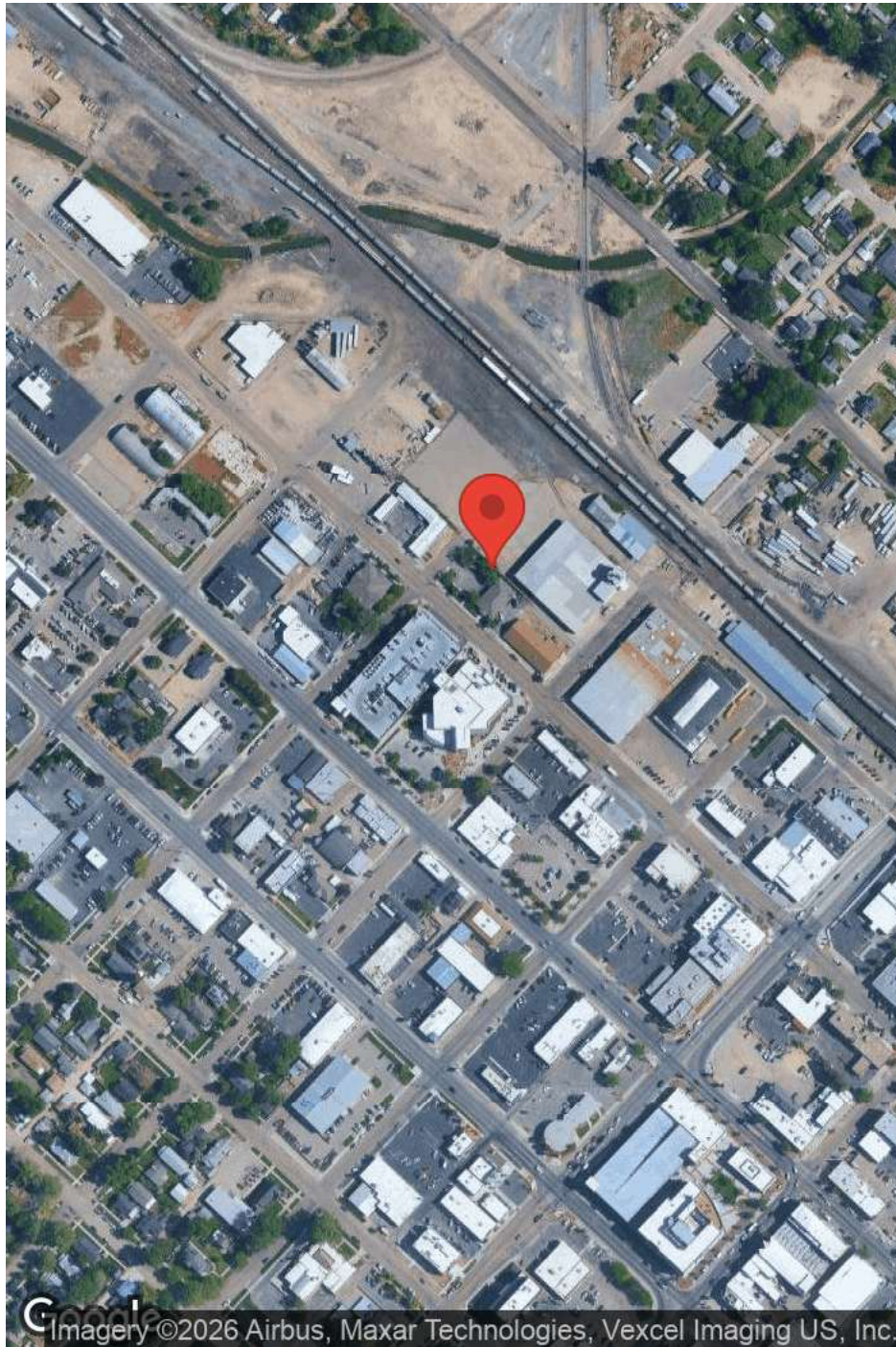
PROPERTY OVERVIEW		PROPERTY OVERVIEW	PROPERTY HIGHLIGHTS
Price:	\$799,500	Endless opportunities await in this turnkey Downtown Nampa office space!	• New HVAC System & Heat Pump: Ensures year-round comfort and energy efficiency • Leaf Gutters with Gutter Guards: Low-maintenance, protects the building year-round • Granite Countertops in Reception and Break Room: Adds a modern, high-end touch to the entire space
Building SF:	3,484	Located in the vibrant heart of downtown Nampa, this impressive 3,484 square foot office space is move-in ready and packed with potential. Designed for flexibility and functionality, the layout includes: 7 private offices, 2 spacious conference rooms, open flex space, break room, and ample storage area.	
Lot Size:	.32 SF		
PRICE/SF	\$239.67		
Year Built:	1999	Whether you're expanding your business, launching a startup, or relocating your headquarters, this turnkey property offers the professional environment you need to thrive in one of Nampa's most desirable locations.	
Zoning:	DV		

PROPERTY PHOTOS

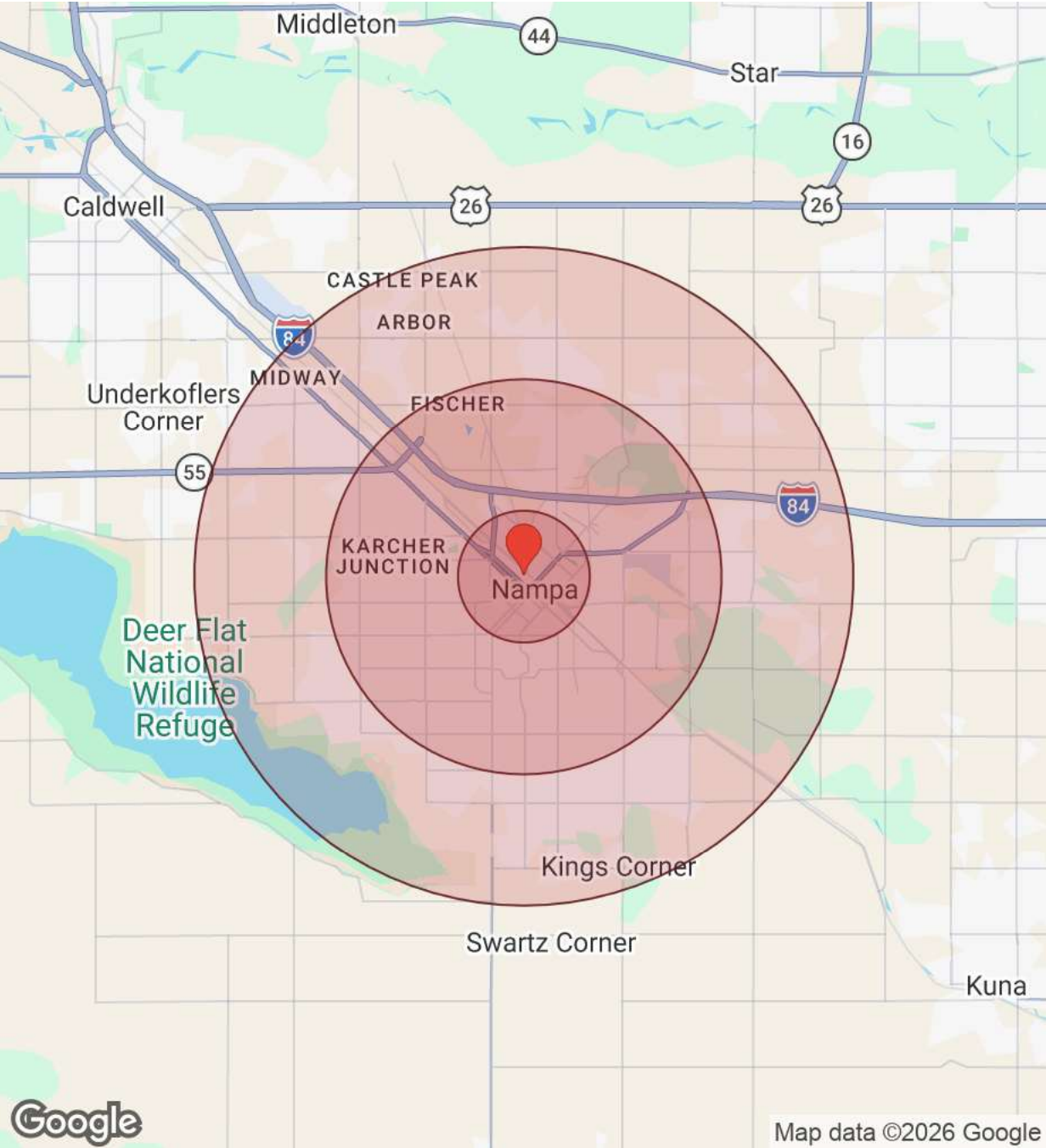
FLOOR PLAN



LOCATION MAPS



DEMOGRAPHICS



Population	1 Mile	3 Miles	5 Miles
Male	N/A	N/A	N/A
Female	N/A	N/A	N/A
Total Population	N/A	N/A	N/A

Race / Ethnicity	1 Mile	3 Miles	5 Miles
White	N/A	N/A	N/A
Black	N/A	N/A	N/A
Am In/AK Nat	N/A	N/A	N/A
Hawaiian	N/A	N/A	N/A
Hispanic	N/A	N/A	N/A
Asian	N/A	N/A	N/A
Multiracial	N/A	N/A	N/A
Other	N/A	N/A	N/A

Housing	1 Mile	3 Miles	5 Miles
Total Units	N/A	N/A	N/A
Occupied	N/A	N/A	N/A
Owner Occupied	N/A	N/A	N/A
Renter Occupied	N/A	N/A	N/A
Vacant	N/A	N/A	N/A

Age	1 Mile	3 Miles	5 Miles
Ages 0 - 14	N/A	N/A	N/A
Ages 15 - 24	N/A	N/A	N/A
Ages 25 - 54	N/A	N/A	N/A
Ages 55 - 64	N/A	N/A	N/A
Ages 65+	N/A	N/A	N/A

Income	1 Mile	3 Miles	5 Miles
Median	N/A	N/A	N/A
Under \$15k	N/A	N/A	N/A
\$15k - \$25k	N/A	N/A	N/A
\$25k - \$35k	N/A	N/A	N/A
\$35k - \$50k	N/A	N/A	N/A
\$50k - \$75k	N/A	N/A	N/A
\$75k - \$100k	N/A	N/A	N/A
\$100k - \$150k	N/A	N/A	N/A
\$150k - \$200k	N/A	N/A	N/A
Over \$200k	N/A	N/A	N/A

Distance: 1 Mile 3 Miles 5 Miles