

OFFICE FOR LEASE

4270-4280 E AMITY AVE

4270-4280 EAST AMITY AVENUE, NAMPA, ID 83687



FOR LEASE

KW COMMERCIAL | BOISE

1065 S. Allante Place
Boise, ID 83709



Each Office Independently Owned and Operated

PRESENTED BY:

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EXECUTIVE SUMMARY

4270-4280 EAST AMITY AVENUE



OFFERING SUMMARY

LEASE RATE: \$16.00/SF

SUITE 4270 SF: 2,963

YEAR BUILT: 2006

BUILDING CLASS: B

NNN: \$5.10/SF

PARKING: 40 Surface Parking Spaces

PROPERTY OVERVIEW

Looking for a modern, professional space that offers both functionality and style? This exceptional property is the perfect solution for any business looking to elevate its operations. With 3 fully equipped offices, a welcoming reception area, and a spacious conference room, this property is designed to accommodate all your business needs. The contemporary design throughout the space ensures a sleek, professional atmosphere that will leave a lasting impression on clients and employees alike.

Whether you're a growing startup, or a well-established business, this office space offers unparalleled flexibility and convenience. Its central location, coupled with high-quality features, makes it an ideal choice for any office user.

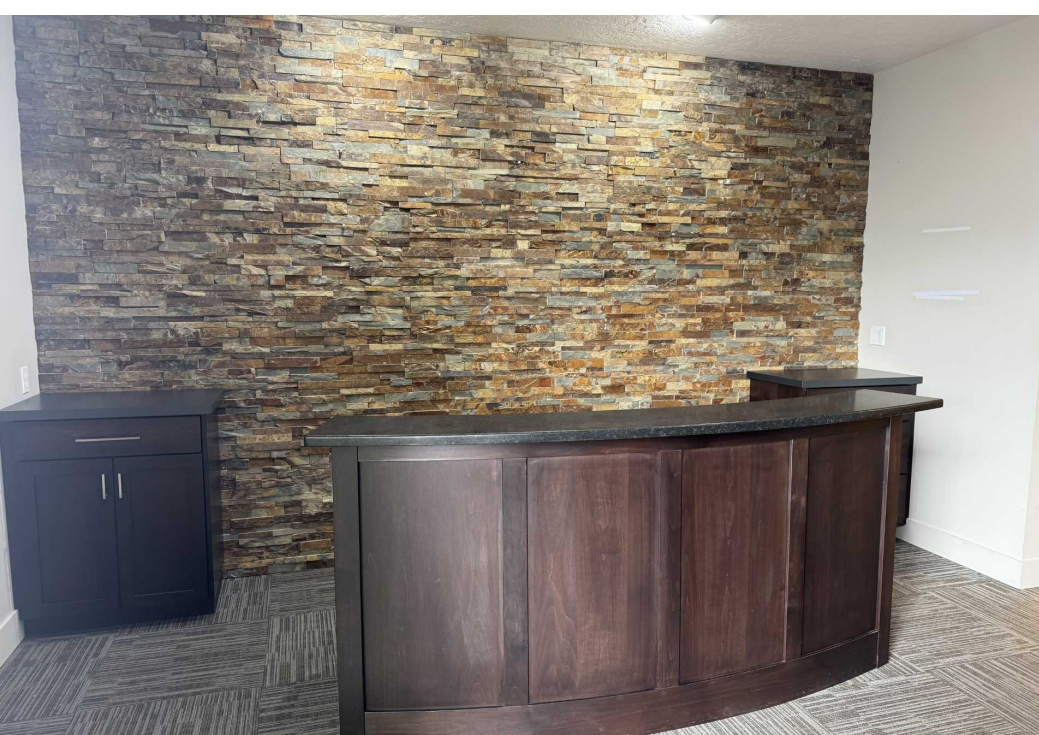
Don't miss the opportunity to secure this exceptional property. Schedule a showing today by contacting our leasing agent to explore all the possibilities this space has to offer. Your next business move starts here!

PROPERTY HIGHLIGHTS

- Approximately 10 minutes to I-84, Garritty and the Nampa Gateway Shopping Center
- Abundant On-Site Parking: Convenient parking for your team and clients, ensuring easy access throughout the workday
- Suite 4270: Conference room: Ideal for meetings, presentations and brainstorming sessions with clients and colleagues
- Suite 4270: 3 Private Offices: Ample space for individual workstations or team-based collaborations
- Modern Design: Clean lines, contemporary finishes, and natural light create a productive and motivating environment
- Reception Area: Create a warm and inviting atmosphere for your clients as they enter your business.
- Monument Sign - Excellent signage available on Amity Avenue

PROPERTY PHOTOS

4270-4280 EAST AMITY AVENUE



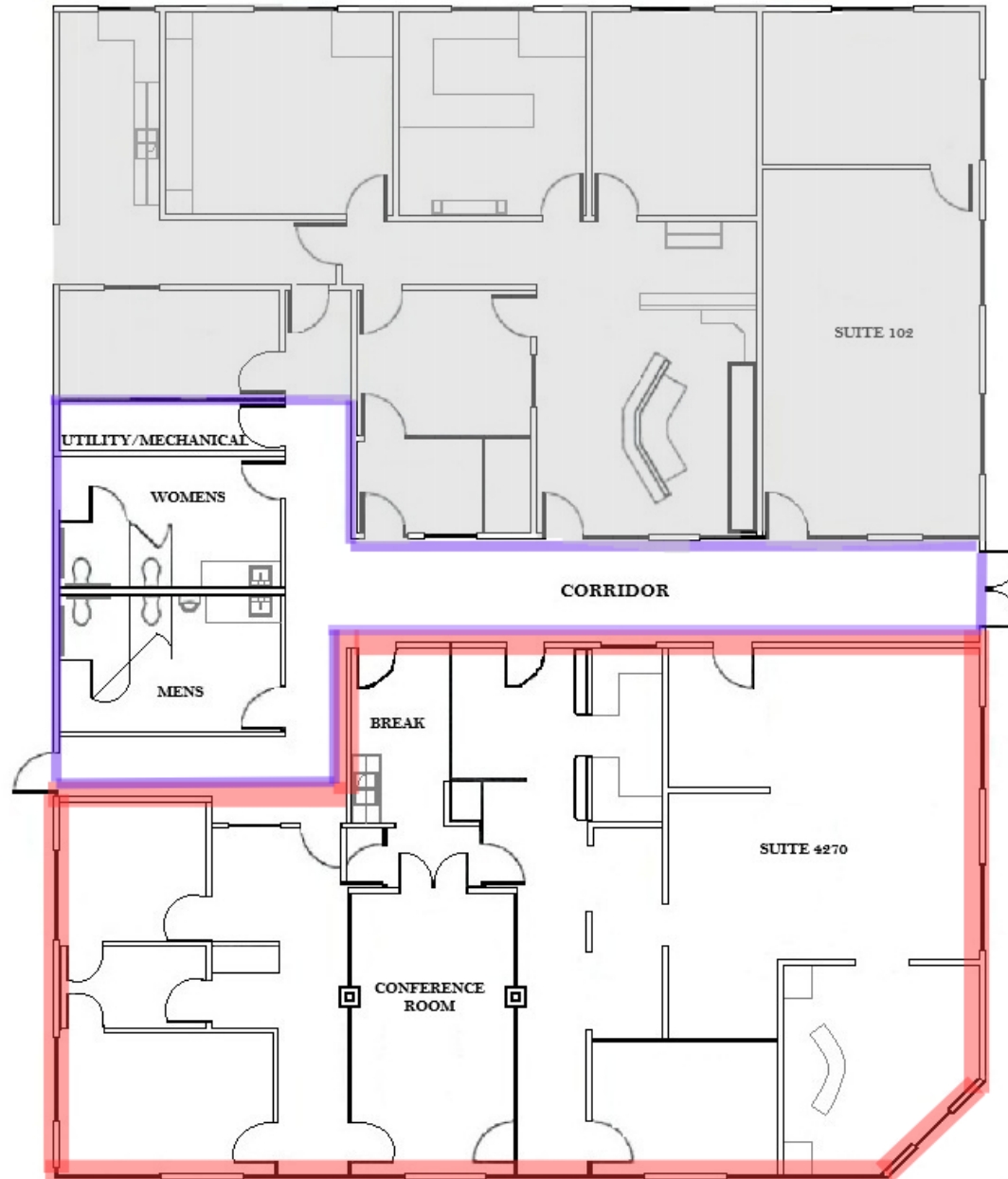
SUITE 102

4270-4280 EAST AMITY AVENUE



FLOOR PLAN

4270-4280 EAST AMITY AVENUE



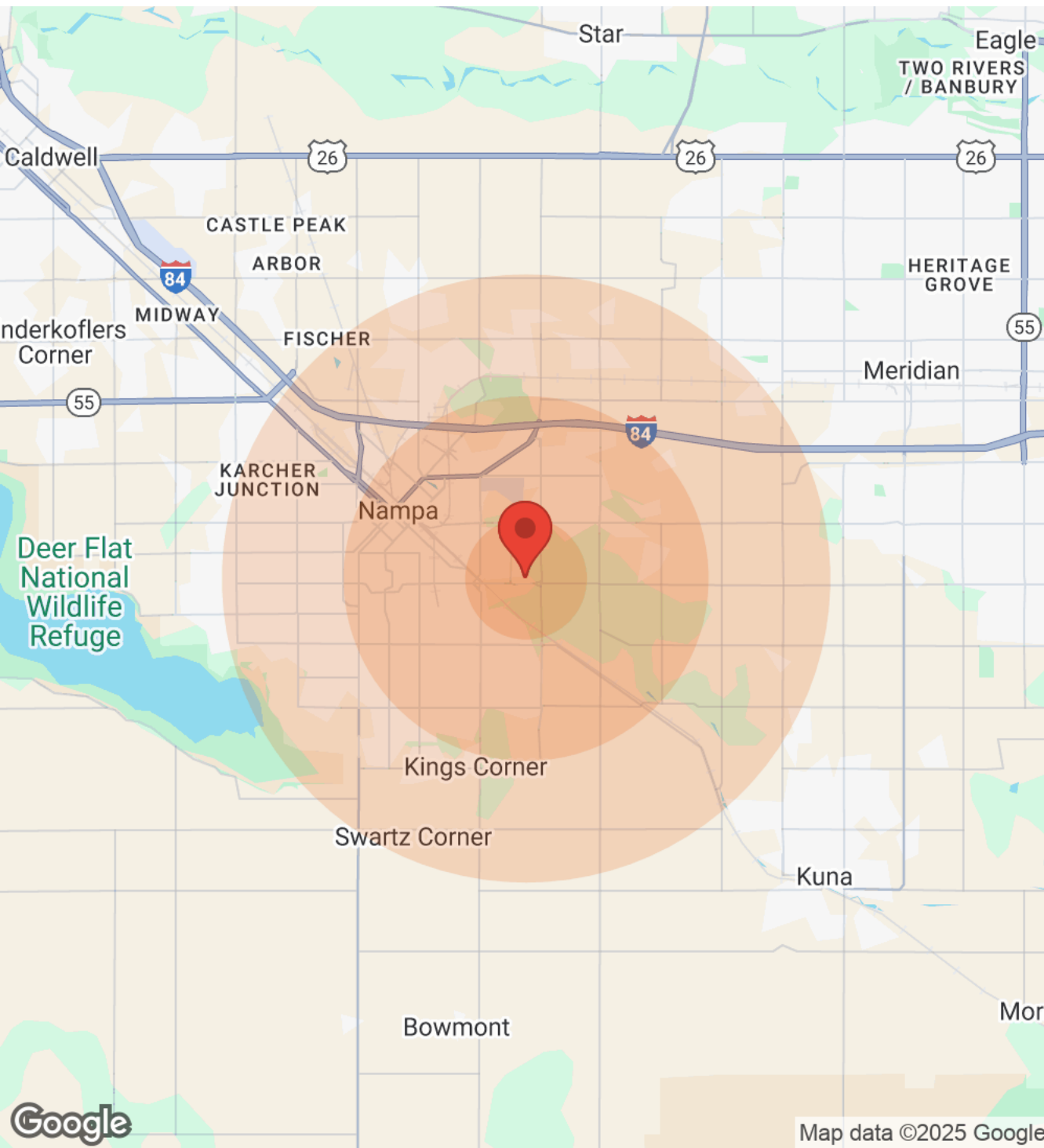
LOCATION MAPS

4270-4280 EAST AMITY AVENUE



DEMOGRAPHICS

4270-4280 EAST AMITY AVENUE



Population	1 Mile	3 Miles	5 Miles
Male	3,245	24,502	49,079
Female	3,410	25,517	49,724
Total Population	6,655	50,019	98,803

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	1,897	13,786	26,576
Ages 15-24	1,124	7,823	15,387
Ages 25-54	2,449	19,156	35,822
Ages 55-64	590	4,270	8,964
Ages 65+	595	4,984	12,054

Race	1 Mile	3 Miles	5 Miles
White	5,653	41,959	85,751
Black	6	90	170
Am In/AK Nat	17	264	379
Hawaiian	N/A	49	67
Hispanic	1,453	12,398	20,587
Multi-Racial	1,934	15,102	24,386

Income	1 Mile	3 Miles	5 Miles
Median	\$47,215	\$36,769	\$39,320
< \$15,000	104	2,476	3,944
\$15,000-\$24,999	384	2,342	4,317
\$25,000-\$34,999	292	2,586	4,641
\$35,000-\$49,999	485	2,828	5,584
\$50,000-\$74,999	512	3,851	7,934
\$75,000-\$99,999	297	1,773	3,925
\$100,000-\$149,999	89	826	2,146
\$150,000-\$199,999	16	318	727
> \$200,000	N/A	206	451

Housing	1 Mile	3 Miles	5 Miles
Total Units	2,174	18,820	36,672
Occupied	1,981	17,124	33,575
Owner Occupied	1,424	10,710	22,966
Renter Occupied	557	6,414	10,609
Vacant	193	1,696	3,097