

OFFICE & MIXED USE CONDOS FOR SALE

AMITY CROSSING - OFFICE & FLEX CONDOS

3770-3788 EAST AMITY AVENUE



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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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

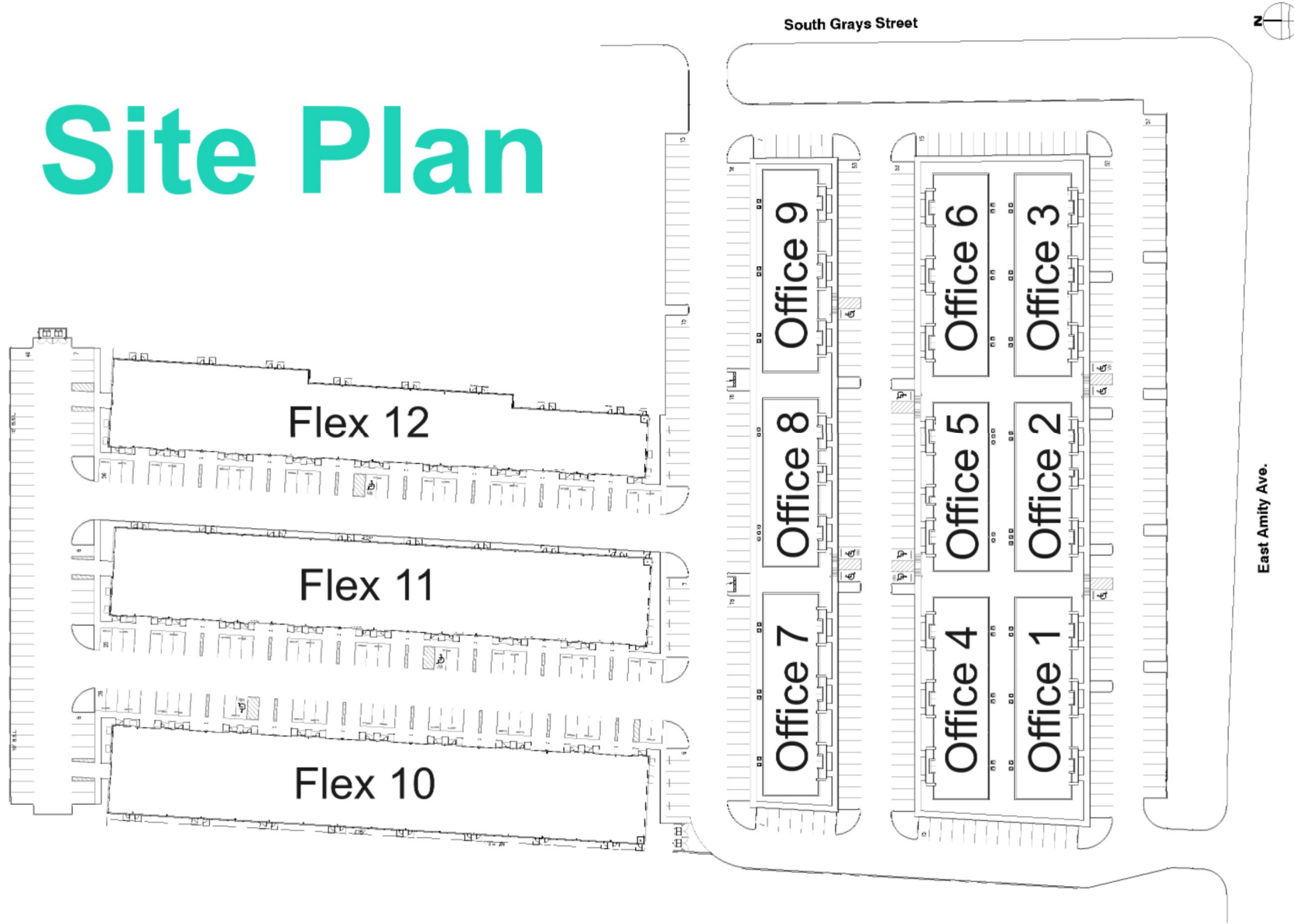
Owning a professional office/flex warehouse space within a planned warehouse community gives you the benefit of sharing costs of the maintenance and landscaping repairs. In addition, while the owner is responsible for the upkeep of their own warehouse space, a Community Association maintains the exterior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

Site Plan

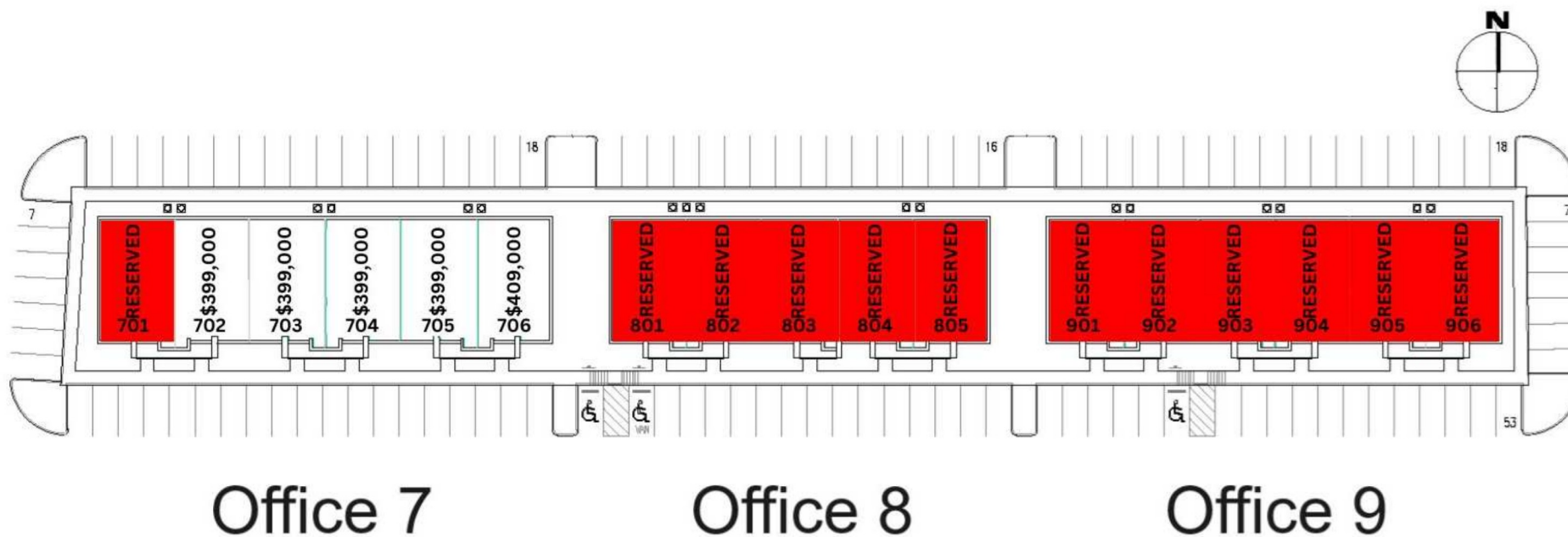
Amity Crossing Office & Flex Condos



Site Plan

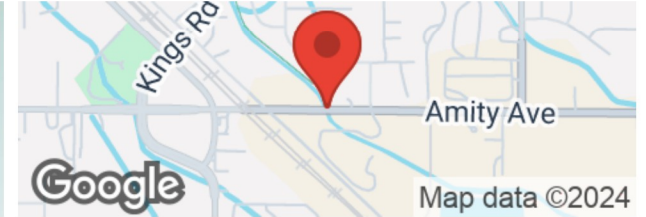


Currently Available



Office Condo Summary

Amity Crossing Office & Flex Condos



OFFERING SUMMARY

STARTING PRICE:	\$340,000 and up
SINGLE CONDO SF:	1,225 SF
YEAR BUILT:	2024
BUILDING CLASS:	Class A
PARKING RATIO:	4.4/1,000
POA DUES:	est. \$2,300/yr

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, rather than settling for a lease. Whether you're a start-up, an established company, or an investor, the flexibility to combine units and create a spacious area of up to 7,342 square feet 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.

To reserve your preferred condo, make a refundable deposit of \$7,000. This deposit locks in your price and reserves your desired condominium.

PROPERTY HIGHLIGHTS

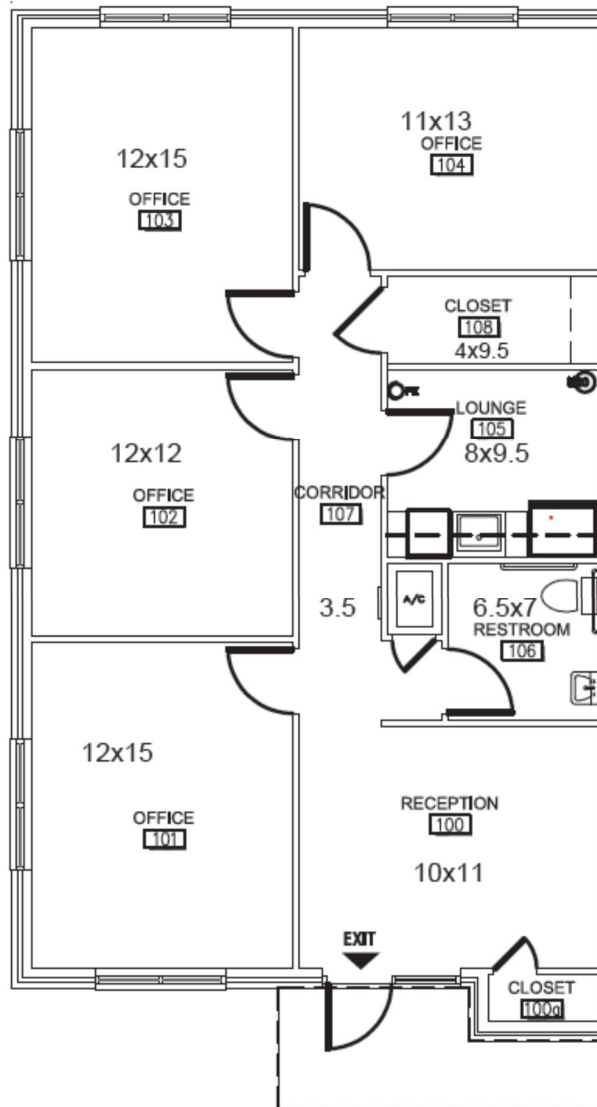
- Nine Buildings containing 51 Office Condos
- Three 5-condo Buildings - each 6,118 SF
- Six 6-condo Buildings - each 7,342 SF
- All buildings demisable to 1,225 SF condos
- Beautiful landscaping
- 4.4/1,000 parking ratio
- All office condos to be delivered fully finished
- Limited customizations available
- Modern finishes

INDIVIDUAL UNITS INCLUDE:

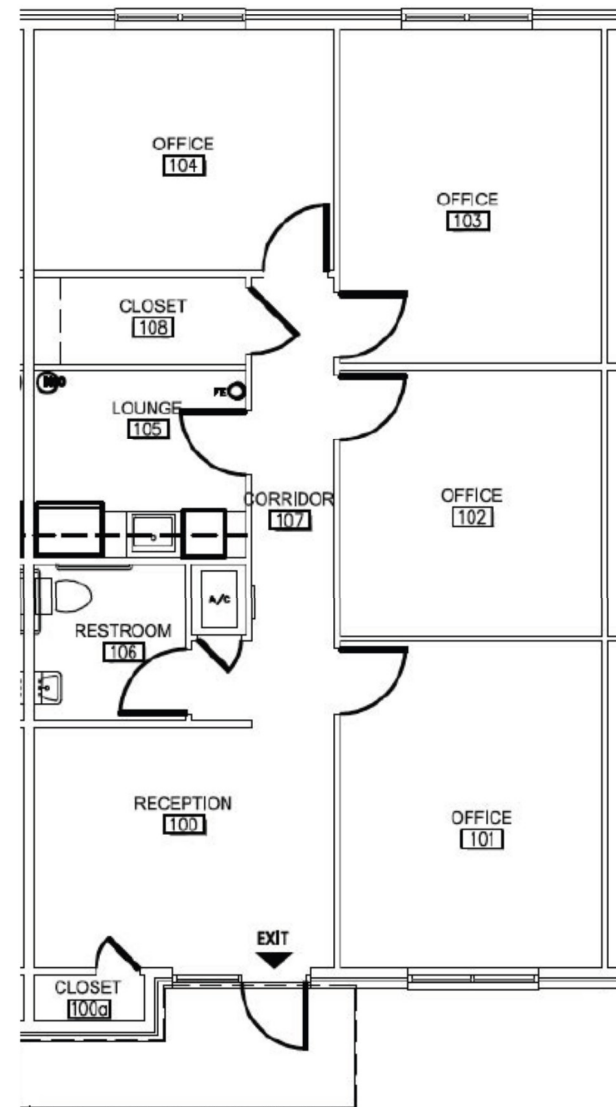
- Private front entrance
- Reception area
- Four offices
- Kitchen with granite countertops
- Private Restroom
- Laminate floors in reception and hallways
- High-efficiency HVAC
- Modern esthetics

Office Layouts

Amity Crossing Office & Flex Condos



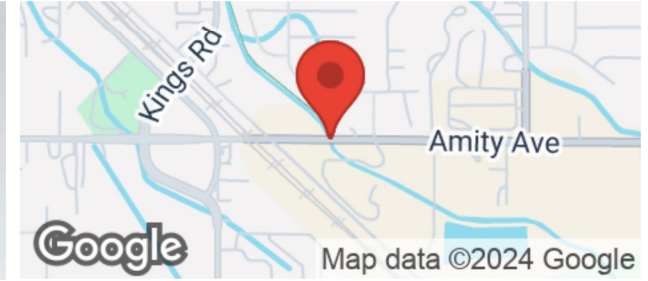
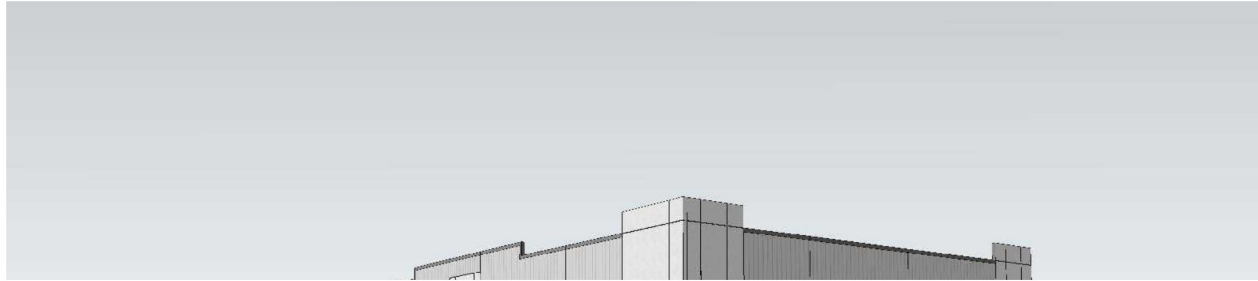
END CAP CONDO



INTERIOR CONDO

Flex Condo Summary

Amity Crossing Office & Flex Condos



OFFERING SUMMARY

STARTING PRICE:	\$387,450
BUILDING SF:	1,890 SF
AVAILABLE SF:	29,750
YEAR BUILT:	2024
BUILDING CLASS:	A
PARKING:	214
PARKING RATIO:	2.49/1,000

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.

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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

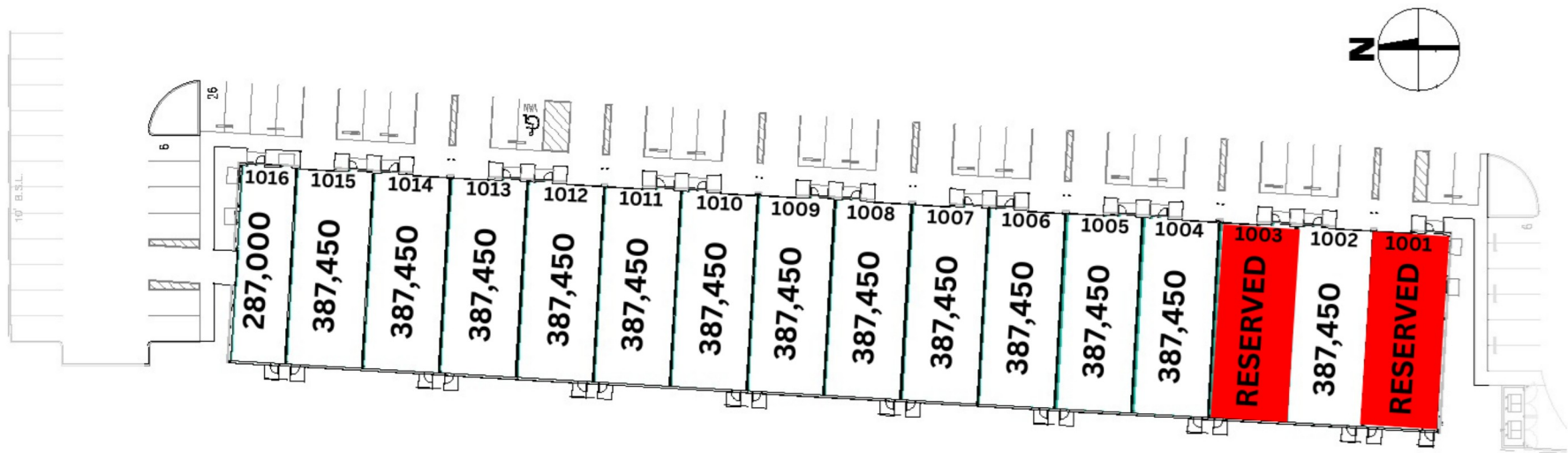
- Covered Individual entry with light
- 9 ft office ceiling height
- Carpet in office
- Laminate breakroom and restroom
- High-efficiency HVAC

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

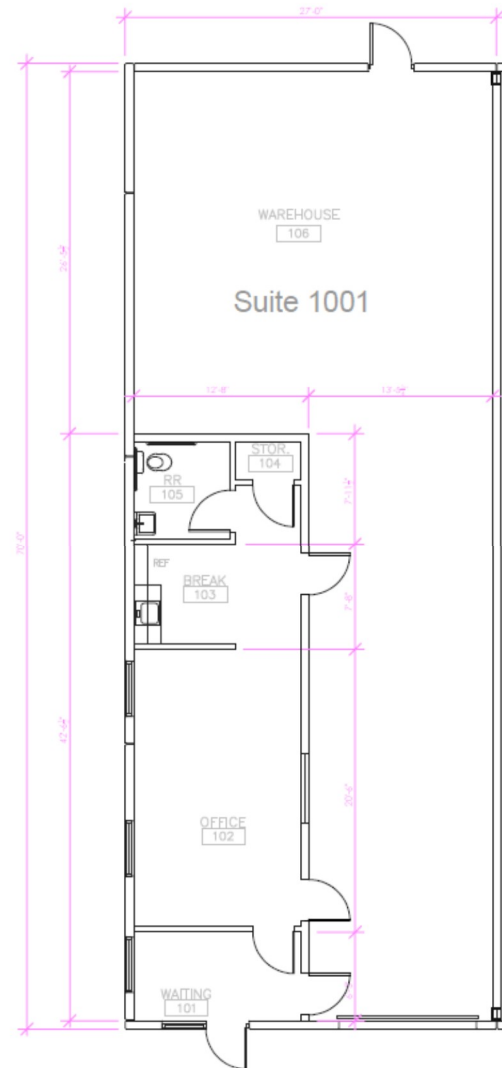
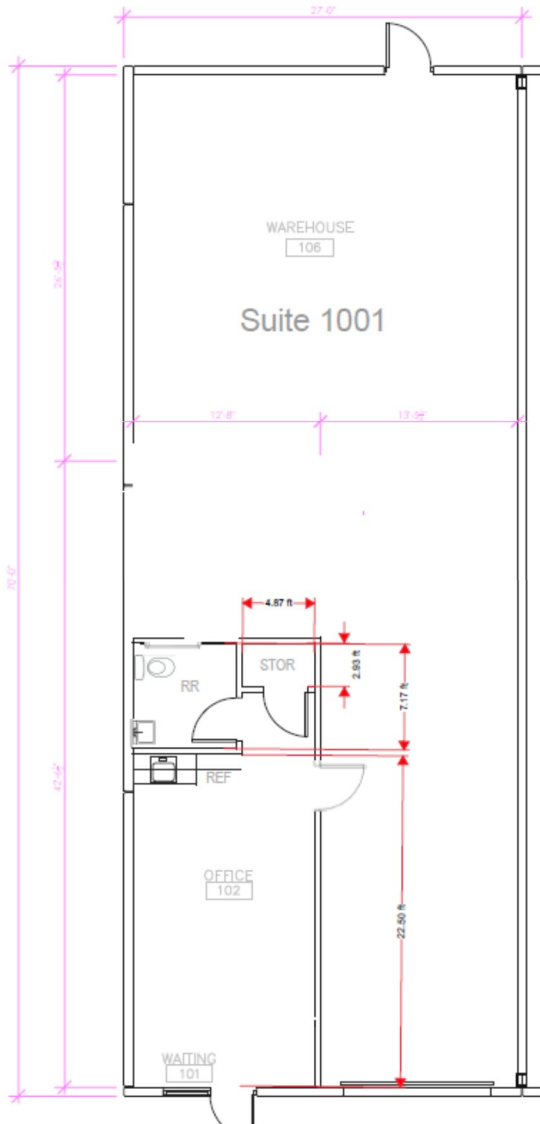
* Cold Shell Prices Listed | Build-out Options Available *



Flex 10

1,890 SF Flex Buildout Options

Amity Crossing Office & Flex Condos

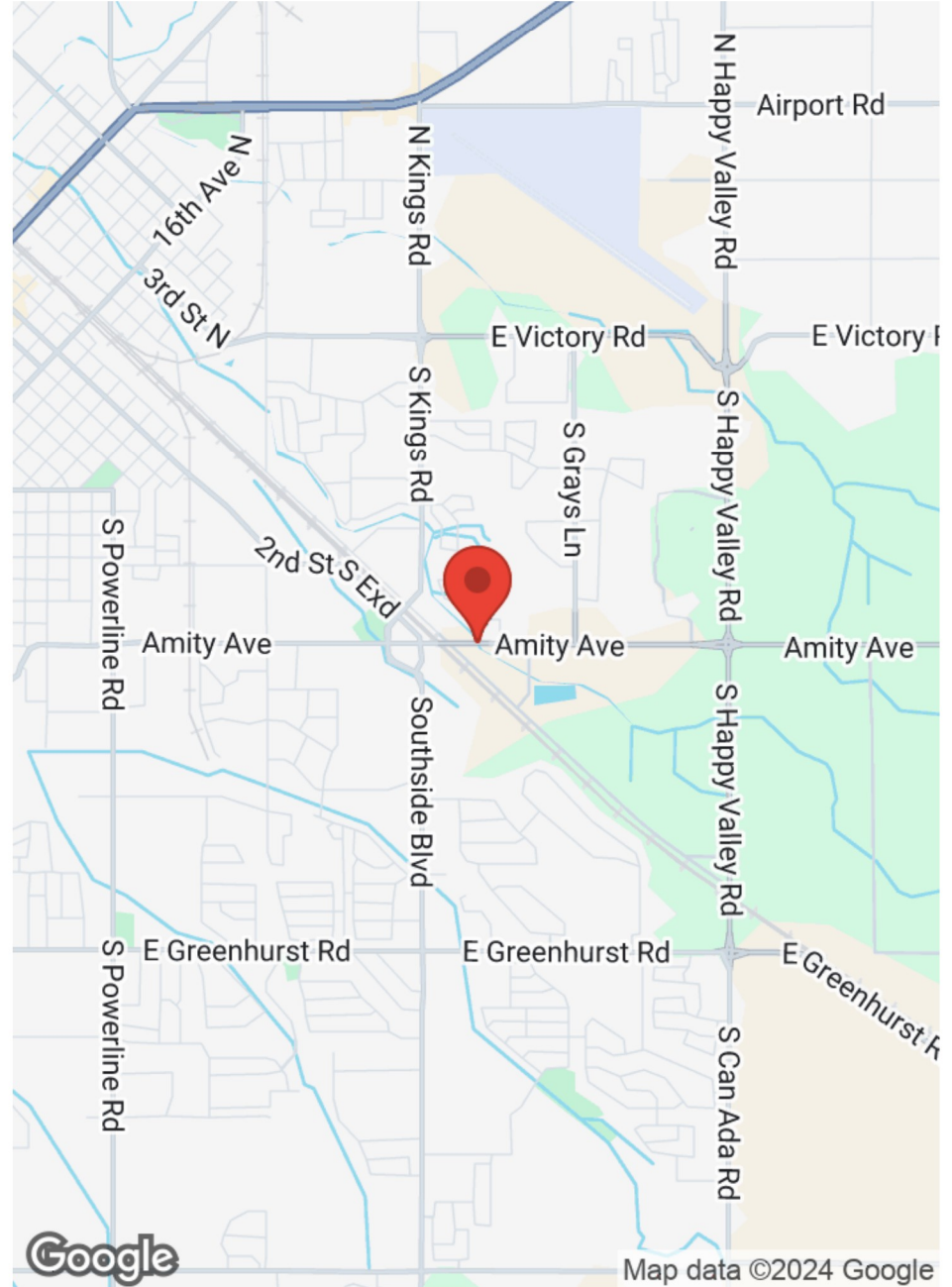
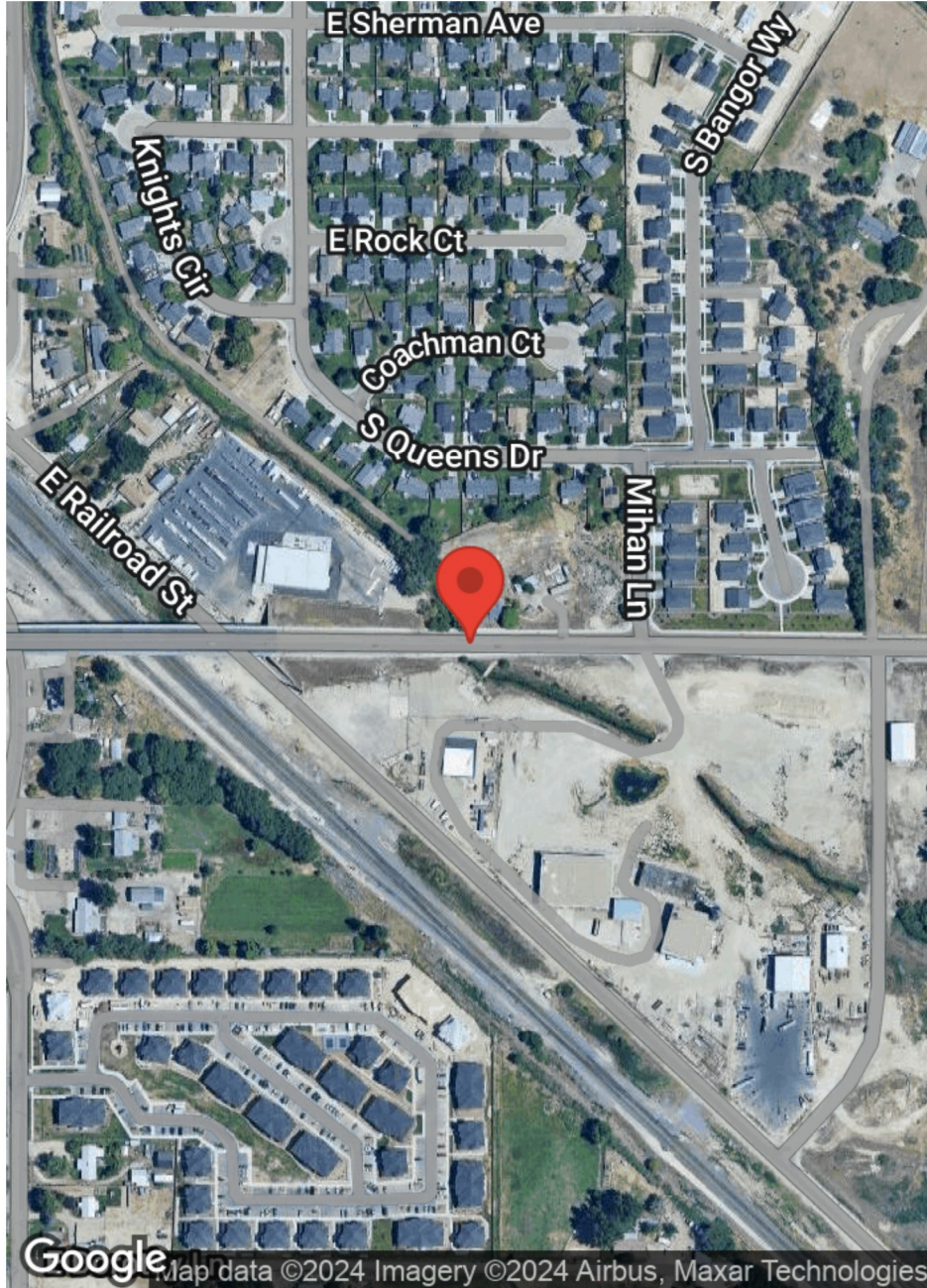


380 SF BUILDOUT - \$444,700

541 SF BUILDOUT -

Location Maps

Amity Crossing Office & Flex Condos



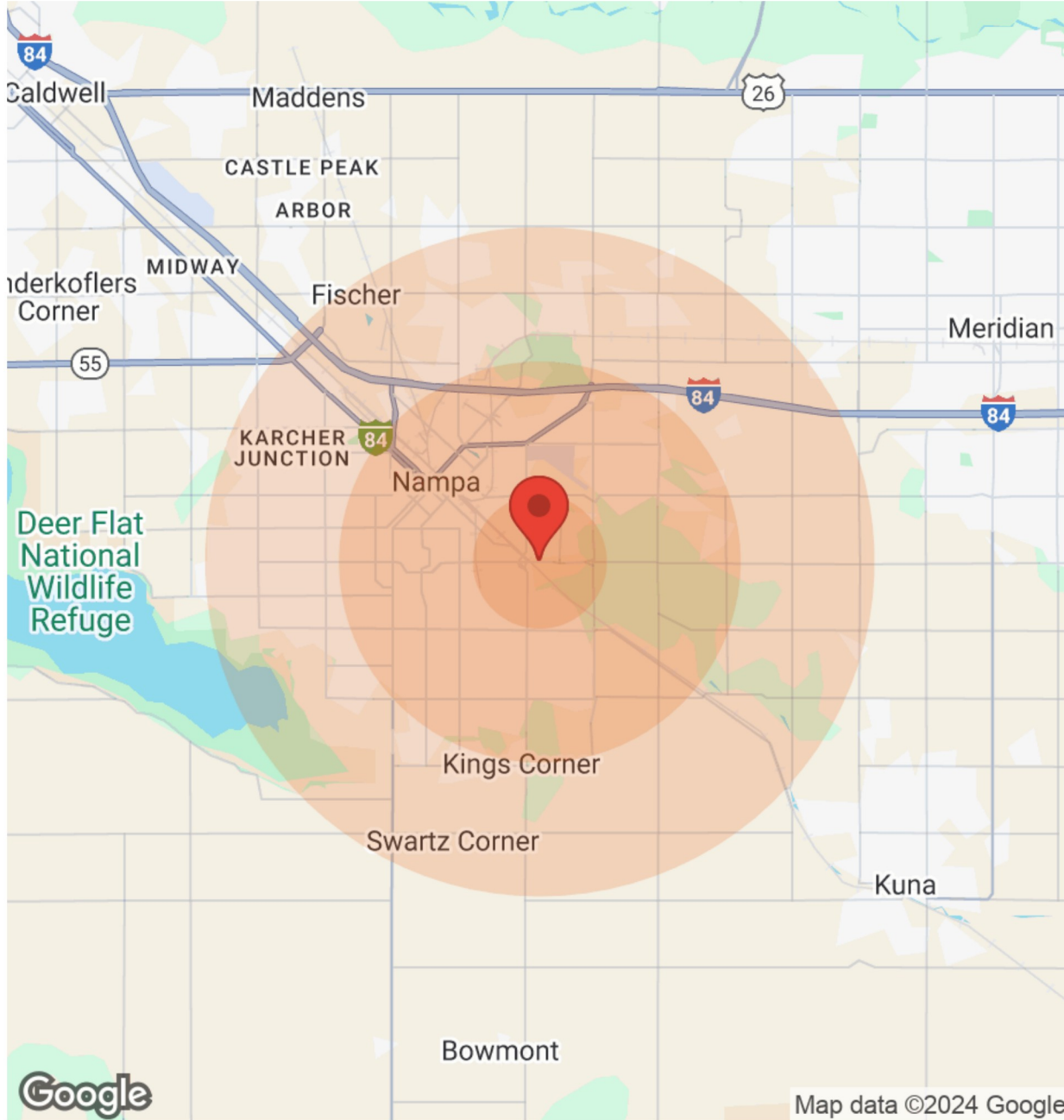
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Map data ©2024 Google

Demographics

Amity Crossing Office & Flex Condos



Population	1 Mile	3 Miles	5 Miles
Male	4,756	29,285	53,857
Female	4,999	30,418	55,222
Total Population	9,755	59,703	109,079

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	2,762	16,229	29,411
Ages 15-24	1,645	9,324	17,077
Ages 25-54	3,567	22,527	38,850
Ages 55-64	874	5,242	9,907
Ages 65+	907	6,381	13,834

Race	1 Mile	3 Miles	5 Miles
White	8,192	50,531	94,628
Black	6	97	170
Am In/AK Nat	22	283	431
Hawaiian	4	49	75
Hispanic	2,241	14,229	22,664
Multi-Racial	3,024	17,190	26,990

Income	1 Mile	3 Miles	5 Miles
Median	\$47,215	\$38,661	\$39,571
< \$15,000	228	2,895	4,167
\$15,000-\$24,999	472	2,686	4,449
\$25,000-\$34,999	430	2,927	4,945
\$35,000-\$49,999	664	3,398	6,194
\$50,000-\$74,999	848	4,686	9,043
\$75,000-\$99,999	410	2,169	4,490
\$100,000-\$149,999	118	1,096	2,375
\$150,000-\$199,999	16	436	763
> \$200,000	N/A	242	572

Housing	1 Mile	3 Miles	5 Miles
Total Units	3,285	22,458	39,846
Occupied	3,021	20,483	36,498
Owner Occupied	2,204	13,202	25,323
Renter Occupied	817	7,281	11,175
Vacant	264	1,975	3,348