

OFFICE & MIXED USE CONDOS FOR SALE

AMITY CROSSING OFFICE & FLEX CONDOS

3758-3776 E AMITY AVENUE, NAMPA, ID 83687



KW COMMERCIAL | BOISE

1065 S. Allante Place
Boise, ID 83709



Each Office Independently Owned and Operated

PRESENTED BY:

JASON KNORPP, CCIM

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

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.

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

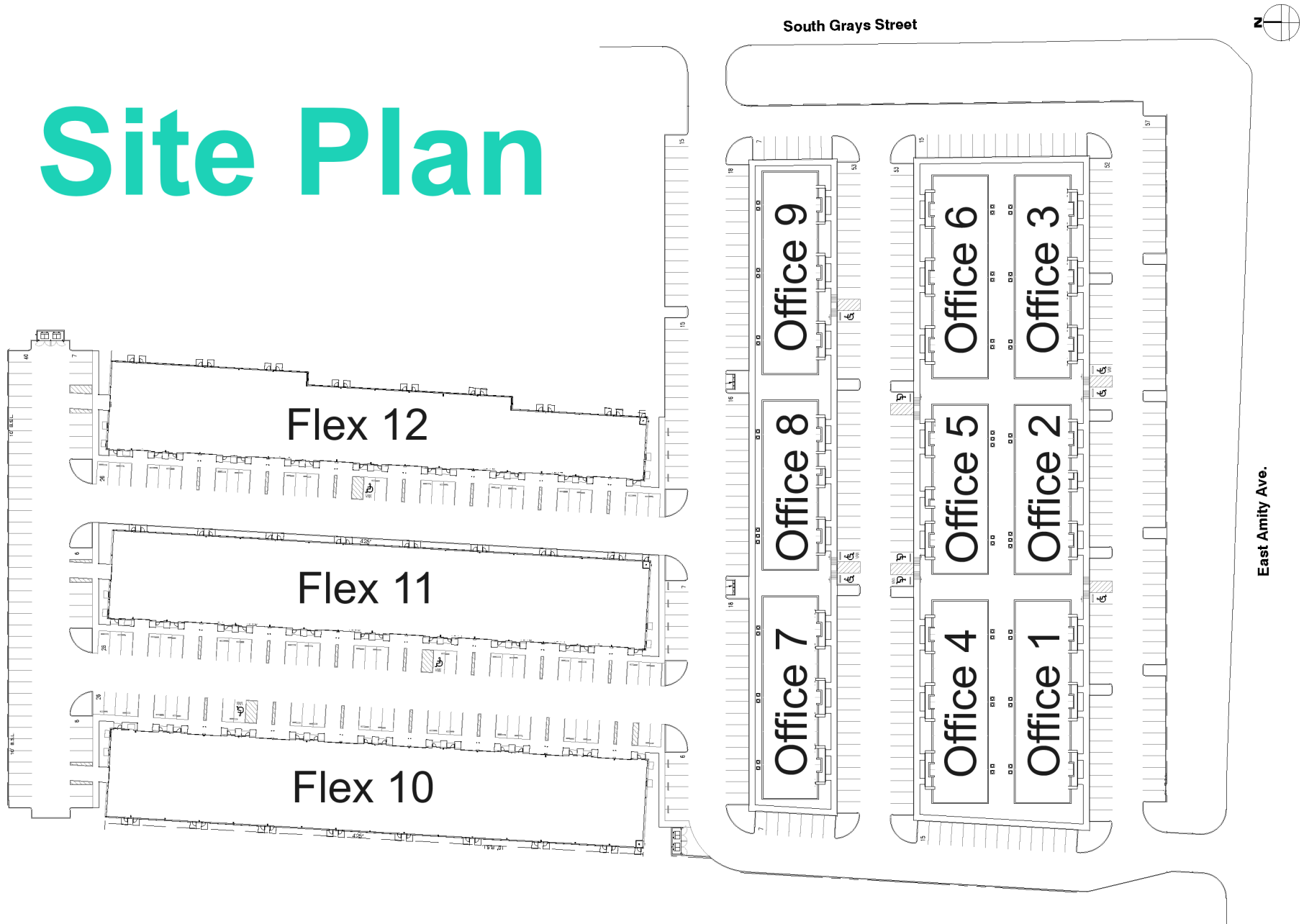
Owning a professional office/flex warehouse space within a planned warehouse community gives you the benefit of sharing costs of the maintenance and landscaping repairs. In addition, while the owner is responsible for the upkeep of their own warehouse space, a Community Association maintains the exterior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

SITE PLAN

AMITY CROSSING OFFICE & FLEX CONDOS



Site Plan



OFFICE CONDO SUMMARY

AMITY CROSSING OFFICE & FLEX CONDOS



OFFERING SUMMARY

STARTING PRICE:	\$370,000 and up
SUITE SIZE:	1,225 SF
BUILDING CLASS:	A
YEAR BUILT:	2025
PARKING RATIO:	4.4/1000
POA DUES:	\$2,204/year

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

- 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 UNIT INCLUDES:

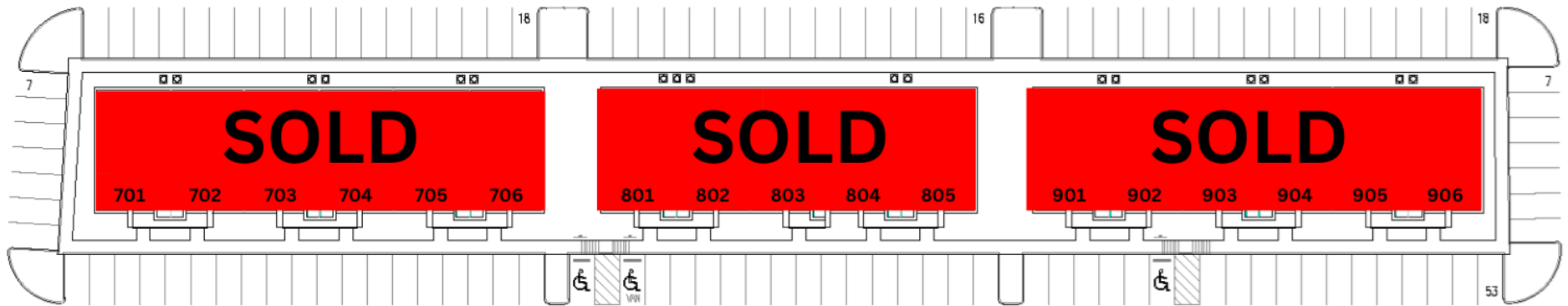
- Private front entrance
- Reception area
- Four offices
- Kitchen with granite countertops
- Private restroom
- Laminate floors in reception and hallways
- High-efficiency HVAC
- Modern esthetics

AVAILABLE OFFICE CONDOS

AMITY CROSSING OFFICE & FLEX CONDOS



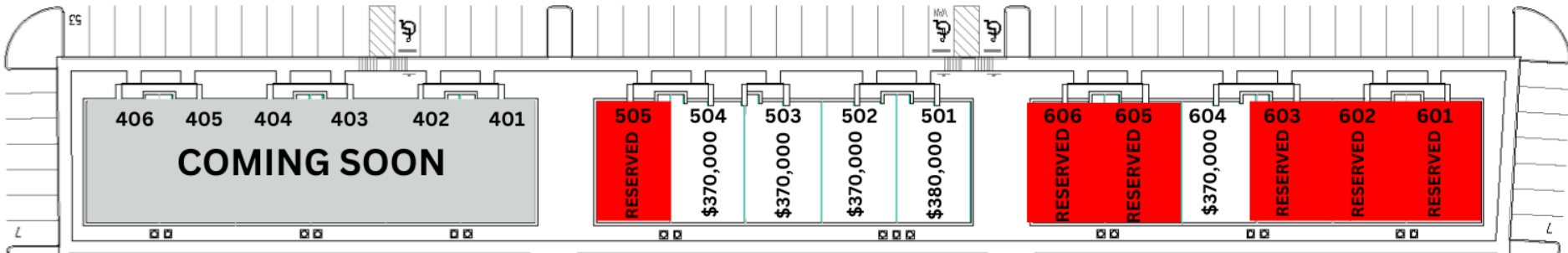
Currently Available



Office 7

Office 8

Office 9



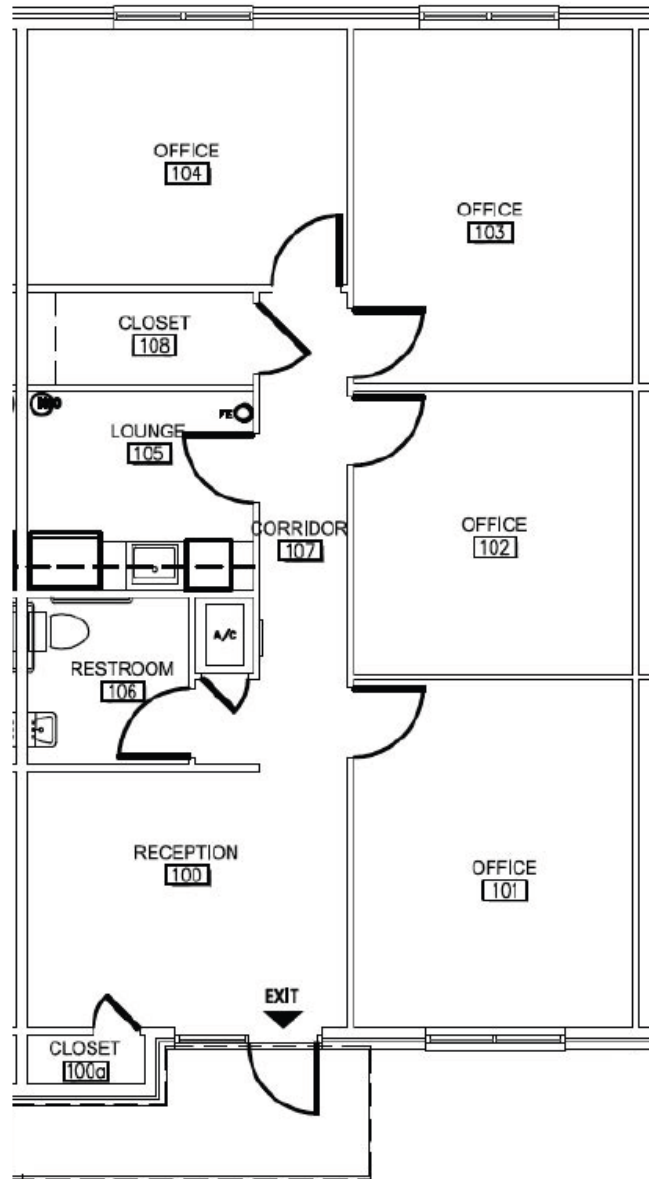
Office 4

Office 5

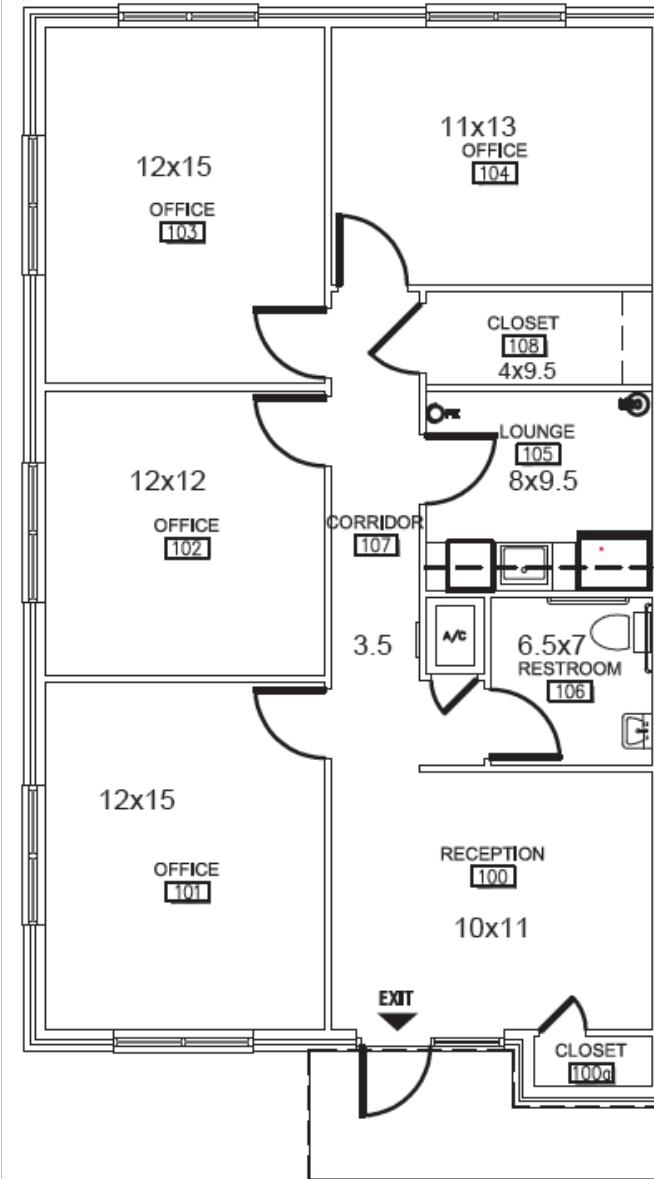
Office 6

OFFICE LAYOUTS

AMITY CROSSING OFFICE & FLEX CONDOS



INTERIOR CONDO



END CAP CONDO

EXECUTIVE SUMMARY

AMITY CROSSING OFFICE & FLEX CONDOS



OFFERING SUMMARY

SHELL STARTING PRICE:	\$349,000
SUITE SIZE:	1,890 SF
YEAR BUILT:	2025
PARKING:	214
PARKING RATIO:	2.49/1000
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.

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

- Individual corporate identity sign
- Stucco, Masonry Brick and Metal Siding
- Professionally landscaped
- Shell delivery with build out option available

OFFICE BUILD OUT HIGHLIGHTS

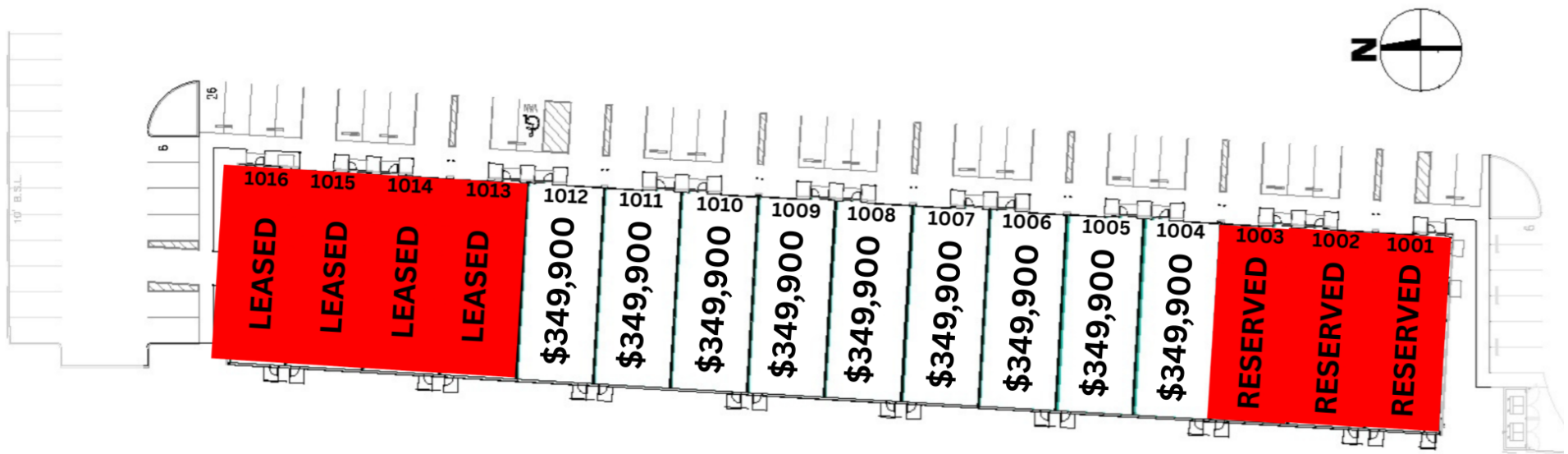
- Covered individual entry with light
- 9 ft office ceiling height
- Carpet in office
- Laminate in break room and restroom
- High-efficiency HVAC

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

Currently Available

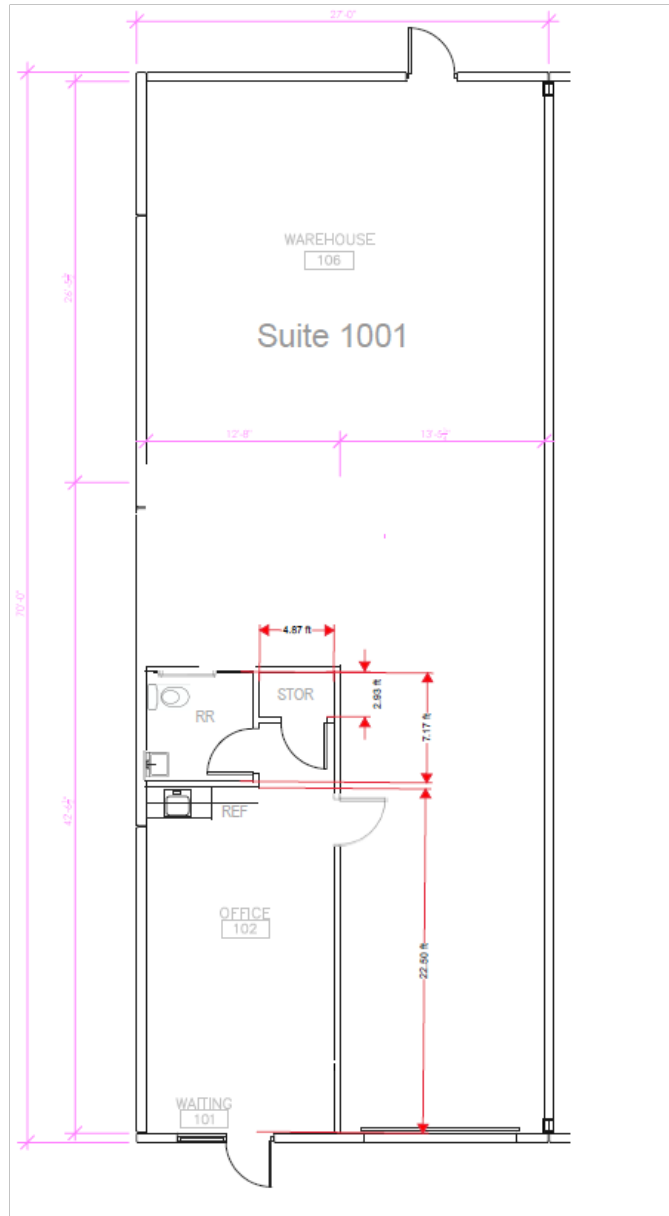
* Cold Shell Prices Listed | Build-out Options Available *



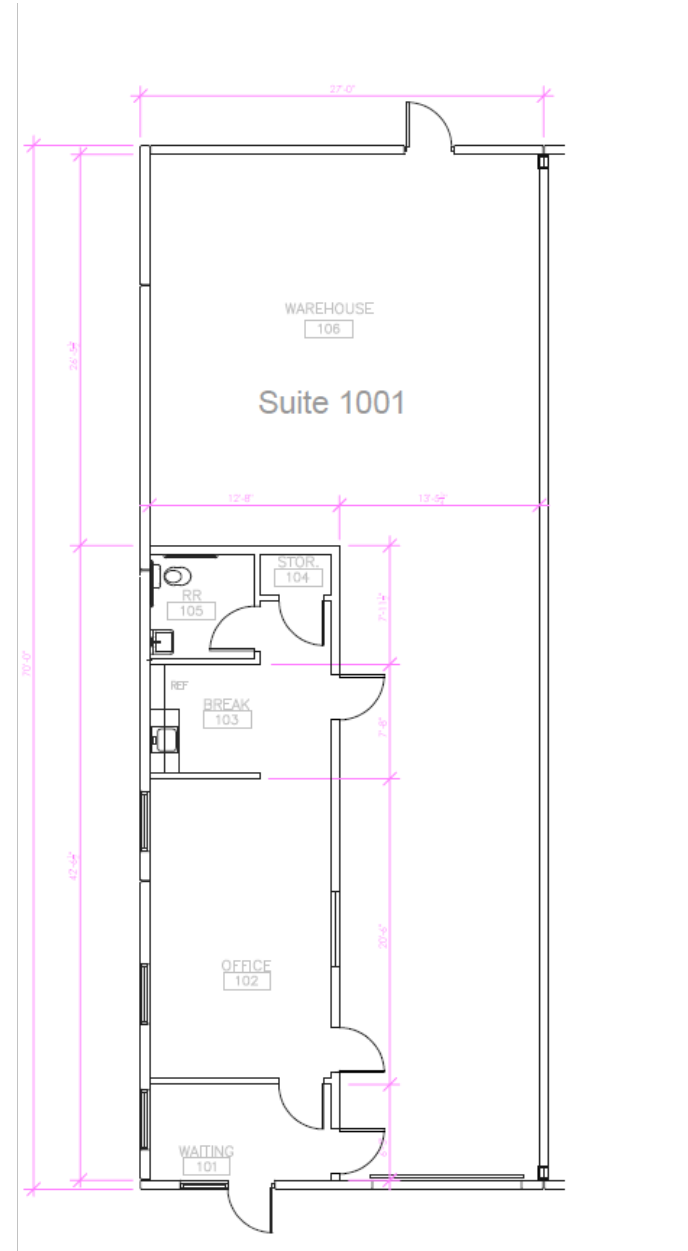
Flex 10

1,890 SF FLEX BUILD OUT OPTIONS

AMITY CROSSING OFFICE & FLEX CONDOS



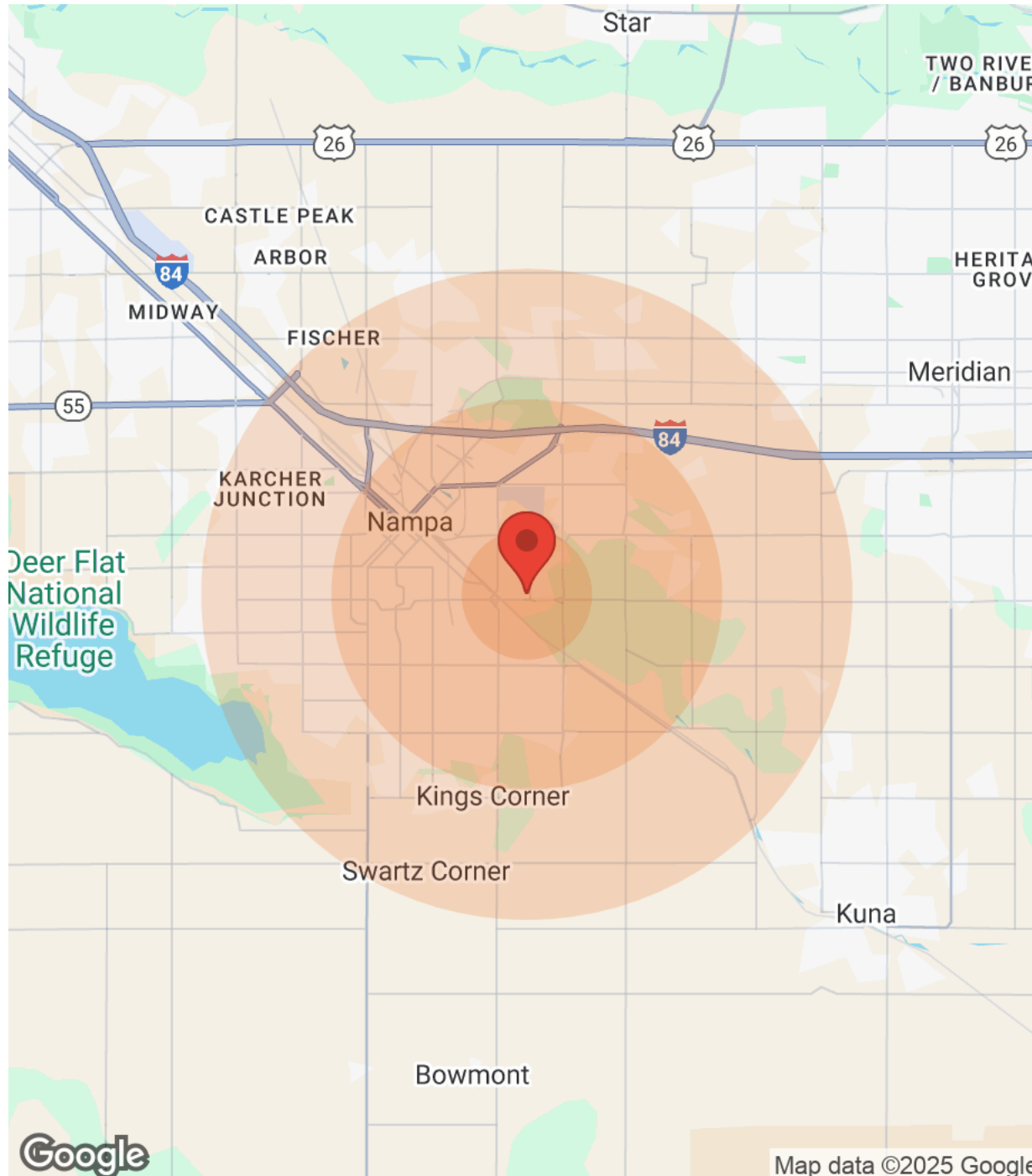
380 SF BUILDOUT - \$407,900



541 SF BUILDOUT - \$430,500

DEMOGRAPHICS

3764-3776 E AMITY AVENUE



Population	1 Mile	3 Miles	5 Miles
Male	4,218	28,439	55,185
Female	4,370	29,446	56,496
Total Population	8,588	57,885	111,681

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	2,423	15,738	30,151
Ages 15-24	1,451	9,059	17,500
Ages 25-54	3,139	21,795	39,661
Ages 55-64	775	5,092	10,212
Ages 65+	800	6,201	14,157

Race	1 Mile	3 Miles	5 Miles
White	7,217	49,023	97,169
Black	6	97	176
Am In/AK Nat	17	271	434
Hawaiian	4	49	75
Hispanic	1,938	13,692	22,819
Multi-Racial	2,658	16,600	27,088

Income	1 Mile	3 Miles	5 Miles
Median	\$44,380	\$39,320	\$39,821
< \$15,000	151	2,804	4,202
\$15,000-\$24,999	462	2,533	4,498
\$25,000-\$34,999	381	2,837	5,065
\$35,000-\$49,999	647	3,286	6,268
\$50,000-\$74,999	687	4,580	9,265
\$75,000-\$99,999	368	2,098	4,610
\$100,000-\$149,999	106	1,096	2,509
\$150,000-\$199,999	16	436	798
> \$200,000	N/A	218	582

Housing	1 Mile	3 Miles	5 Miles
Total Units	2,879	21,722	40,864
Occupied	2,650	19,832	37,460
Owner Occupied	1,955	12,829	26,110
Renter Occupied	695	7,003	11,350
Vacant	229	1,890	3,404

LOCATION MAPS

AMITY CROSSING OFFICE & FLEX CONDOS

