

OFFICE & MIXED USE CONDOS FOR LEASE

## AMITY CROSSING - OFFICE & FLEX CONDOS

3764-3788 EAST AMITY AVENUE



FOR LEASE - OFFICE & FLEX CONDOS

PRESENTED BY:

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Each Office Independently Owned and Operated

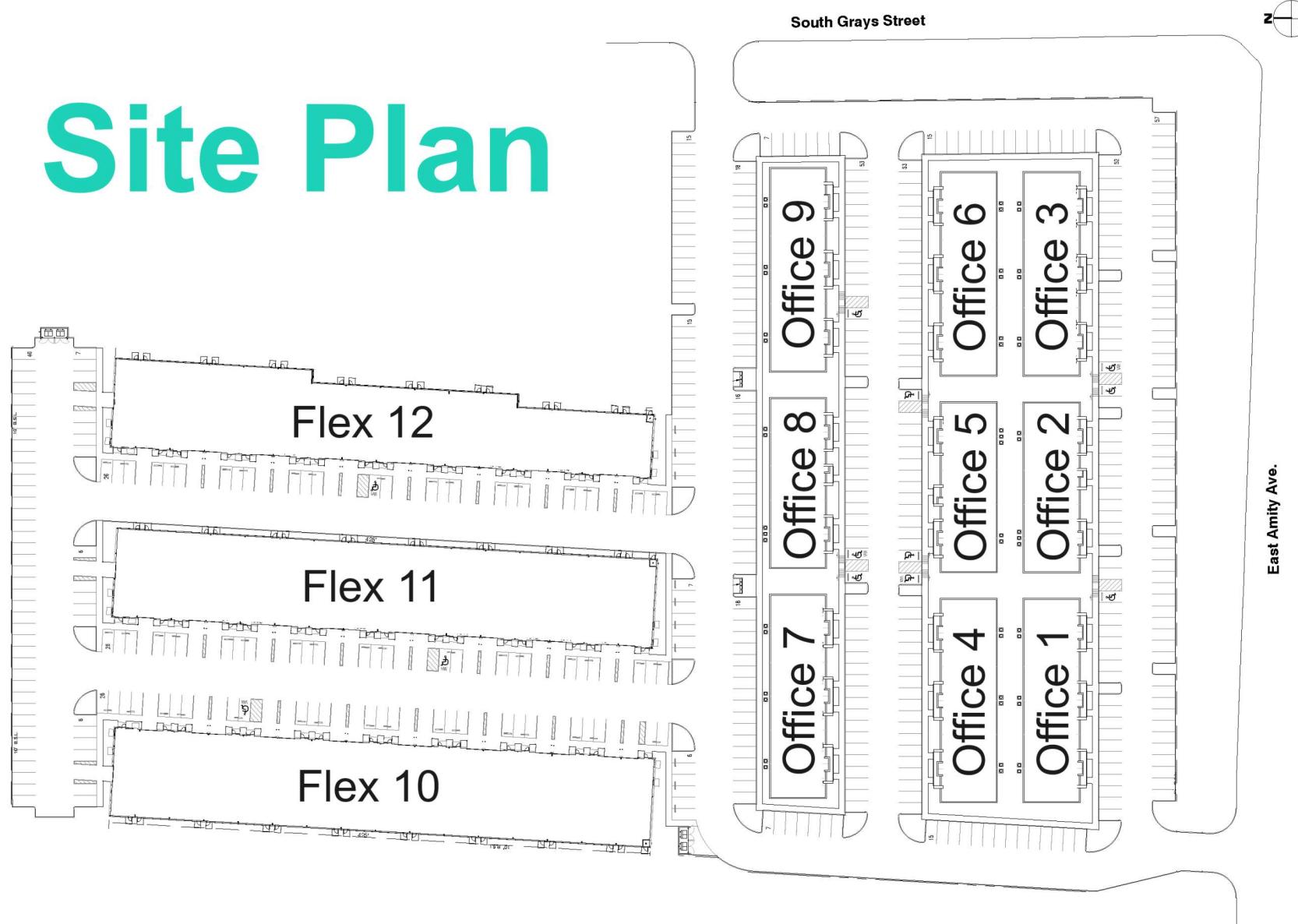
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# SITE PLAN

AMITY CROSSING OFFICE & FLEX CONDOS



# Site Plan



## OFFICE CONDO SUMMARY

AMITY CROSSING OFFICE & FLEX CONDOS



### OFFERING SUMMARY

<b>LEASE RATE:</b>	\$24-25 SF Plus NNN
<b>RENTABLE SF:</b>	1,225 SF
<b>YEAR BUILT:</b>	New Construction
<b>BUILDING CLASS:</b>	A
<b>PARKING RATIO:</b>	4.4/1000
<b>ZONING:</b>	BC
<b>NNN ESTIMATE:</b>	\$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

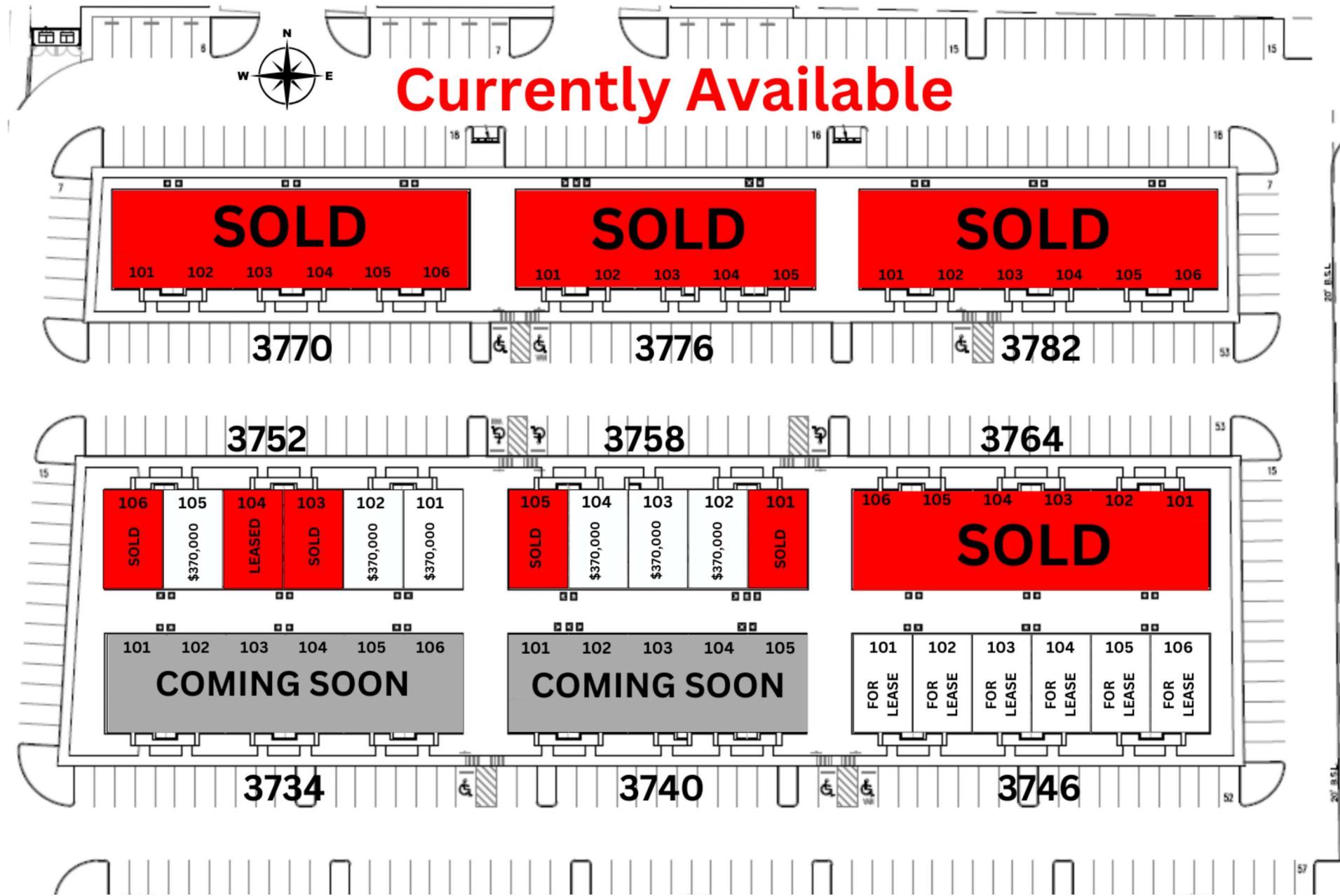
- Nine buildings containing 51 office condos
- Three 5-condo Buildings - each 6,125 SF
- Six 6-condo Buildings - each 7,350 SF
- All buildings demisable to 1,225 SF condos
- Beautiful landscaping
- 4.4/1000 parking ratio
- All office condos to be delivered fully finished
- Limited customizations available

### 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



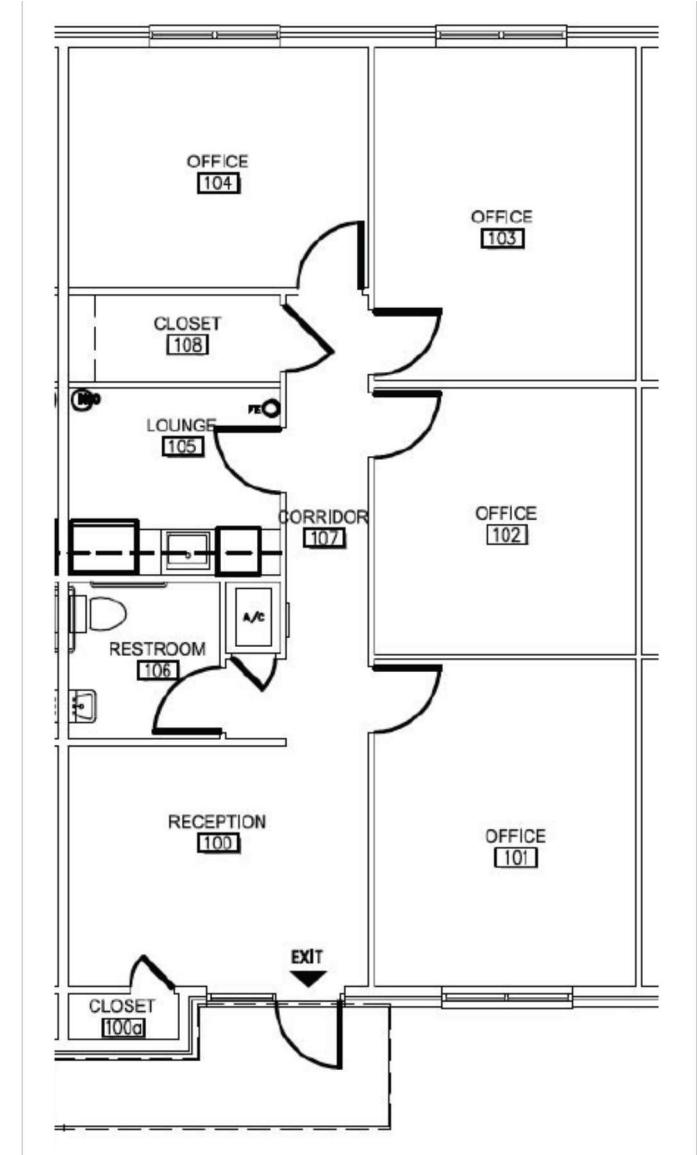
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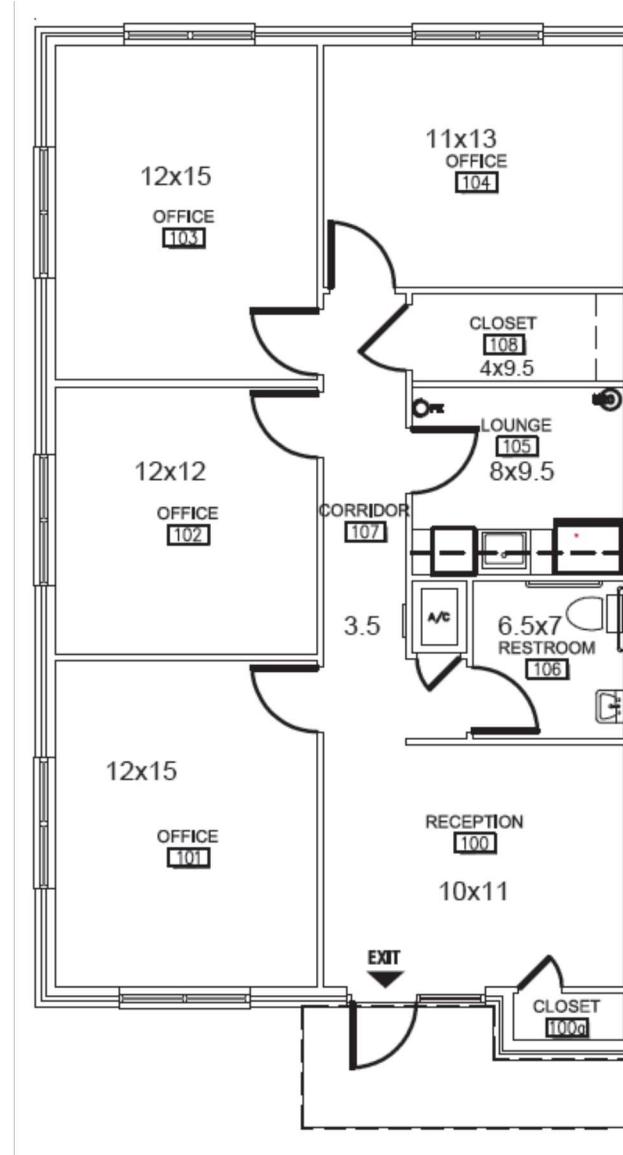
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# OFFICE LAYOUTS

AMITY CROSSING OFFICE & FLEX CONDOS



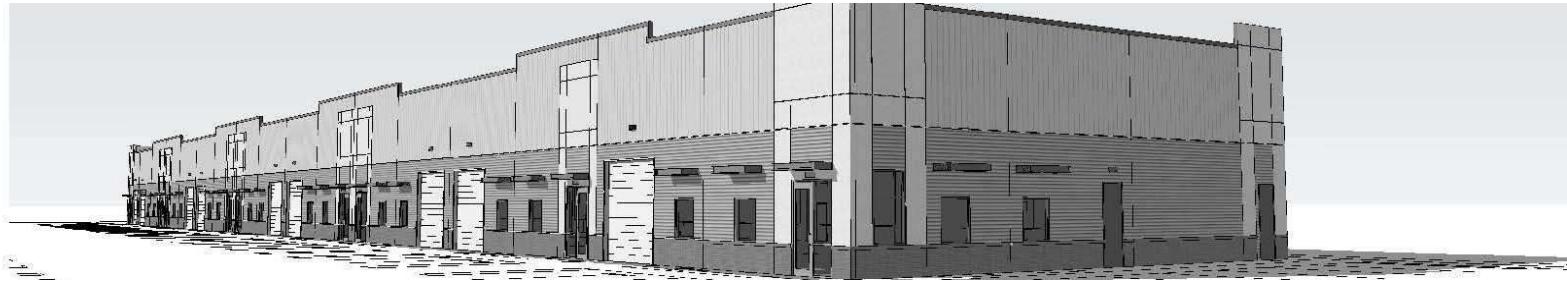
## INTERIOR CONDO



## END CAP CONDO

## FLEX CONDO SUMMARY

AMITY CROSSING OFFICE & FLEX CONDOS



### OFFERING SUMMARY

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

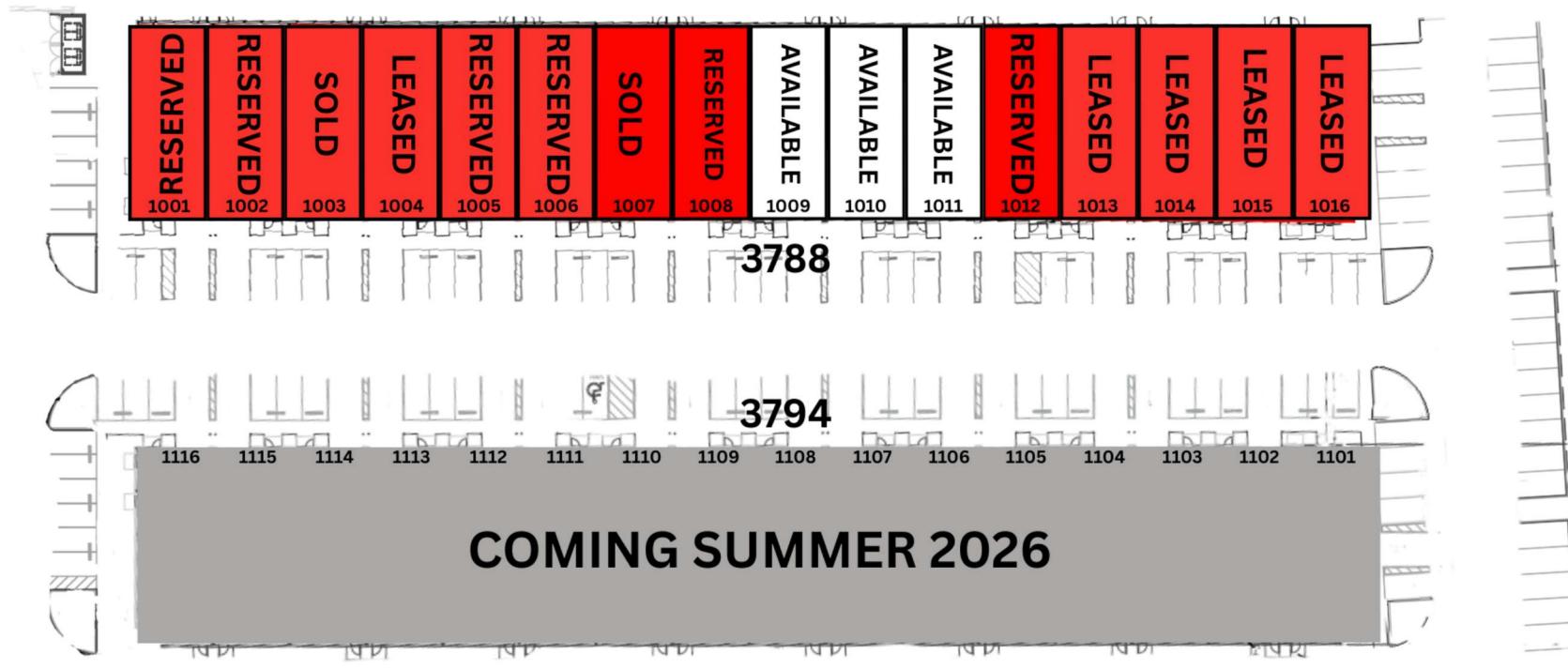
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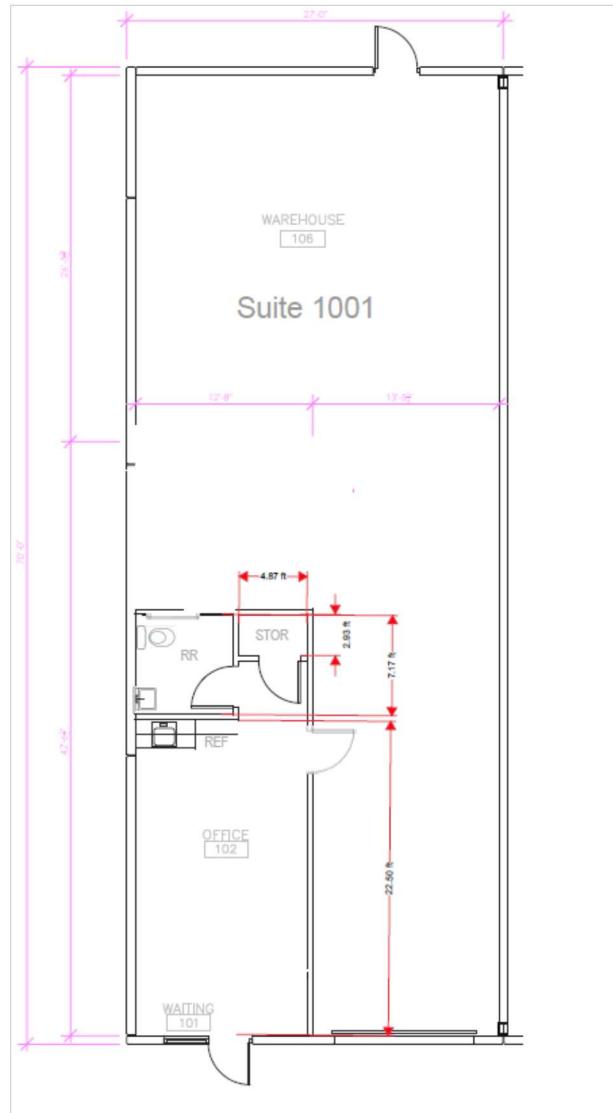
# Currently Available

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



## FLEX BUILDTOUT OPTIONS

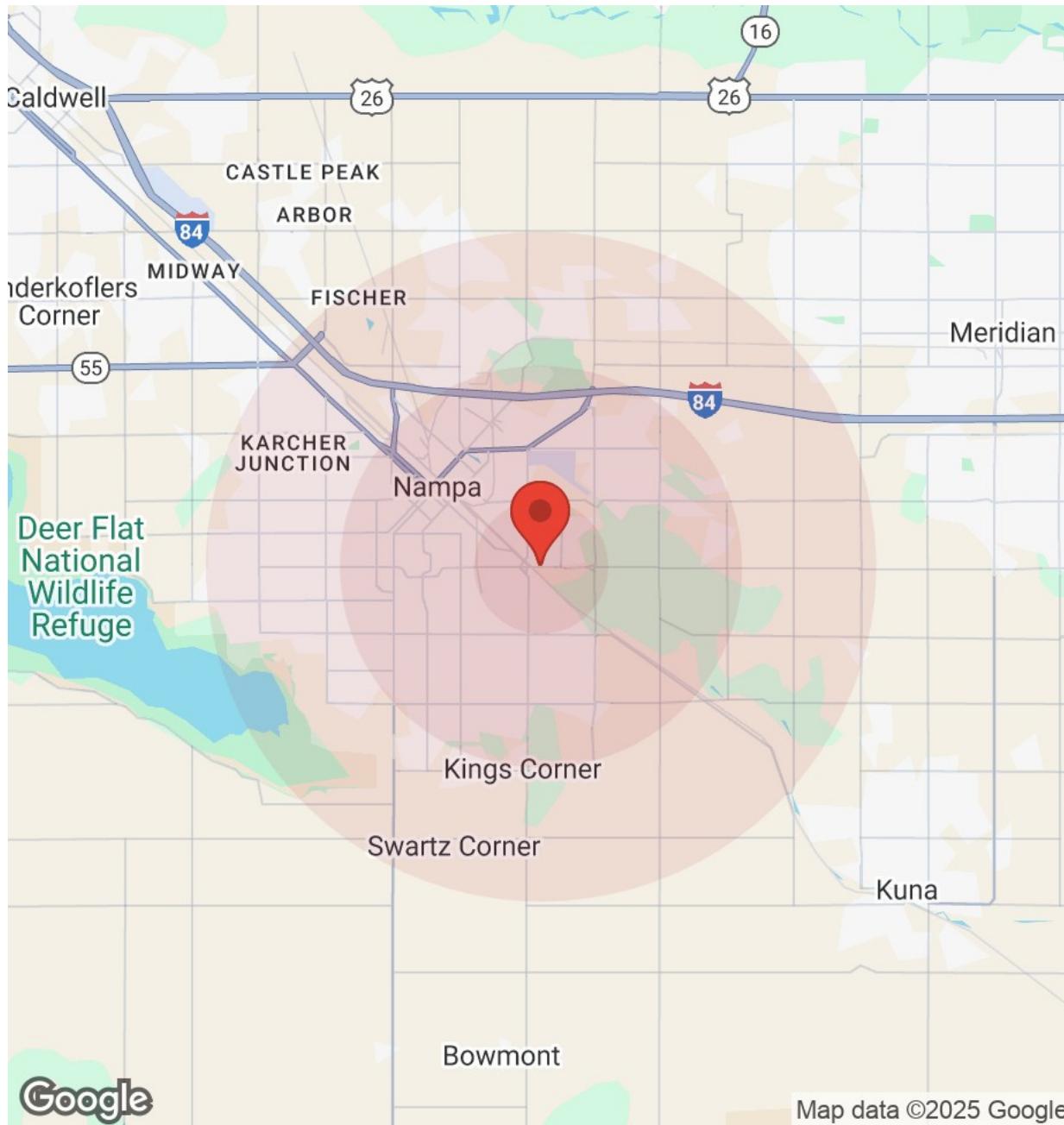
## Amity Crossing Office & Flex Condos



# 380 SF FINISHED - 1,510 SF

## Demographics

Amity Crossing For Lease



Population	1 Mile	3 Miles	5 Miles
Male	4,572	32,578	64,939
Female	4,521	31,836	65,017
Total Population	9,093	64,414	129,957

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	1,985	13,853	27,903
Ages 15-24	1,314	9,917	18,689
Ages 25-54	3,731	25,377	50,627
Ages 55-64	990	6,540	13,253
Ages 65+	1,071	8,728	19,483

Race	1 Mile	3 Miles	5 Miles
White	6,123	43,537	88,735
Black	97	721	1,469
Am In/AK Nat	28	219	377
Hawaiian	14	148	299
Hispanic	2,452	17,173	33,568
Asian	125	799	1,871
Multi-Racial	251	1,746	3,457
Other	N/A	77	182

Income	1 Mile	3 Miles	5 Miles
Median	\$92,317	\$73,534	\$76,885
< \$15,000	141	1,182	2,020
\$15,000-\$24,999	84	1,363	2,305
\$25,000-\$34,999	121	1,887	3,380
\$35,000-\$49,999	362	2,854	5,350
\$50,000-\$74,999	491	4,696	9,858
\$75,000-\$99,999	582	3,608	7,221
\$100,000-\$149,999	913	5,223	10,183
\$150,000-\$199,999	308	1,682	3,595
> \$200,000	200	1,018	3,003

Housing	1 Mile	3 Miles	5 Miles
Total Units	3,409	25,280	50,160
Occupied	3,201	23,513	46,915
Owner Occupied	2,280	14,779	32,626
Renter Occupied	921	8,734	14,289
Vacant	208	1,767	3,245

Google

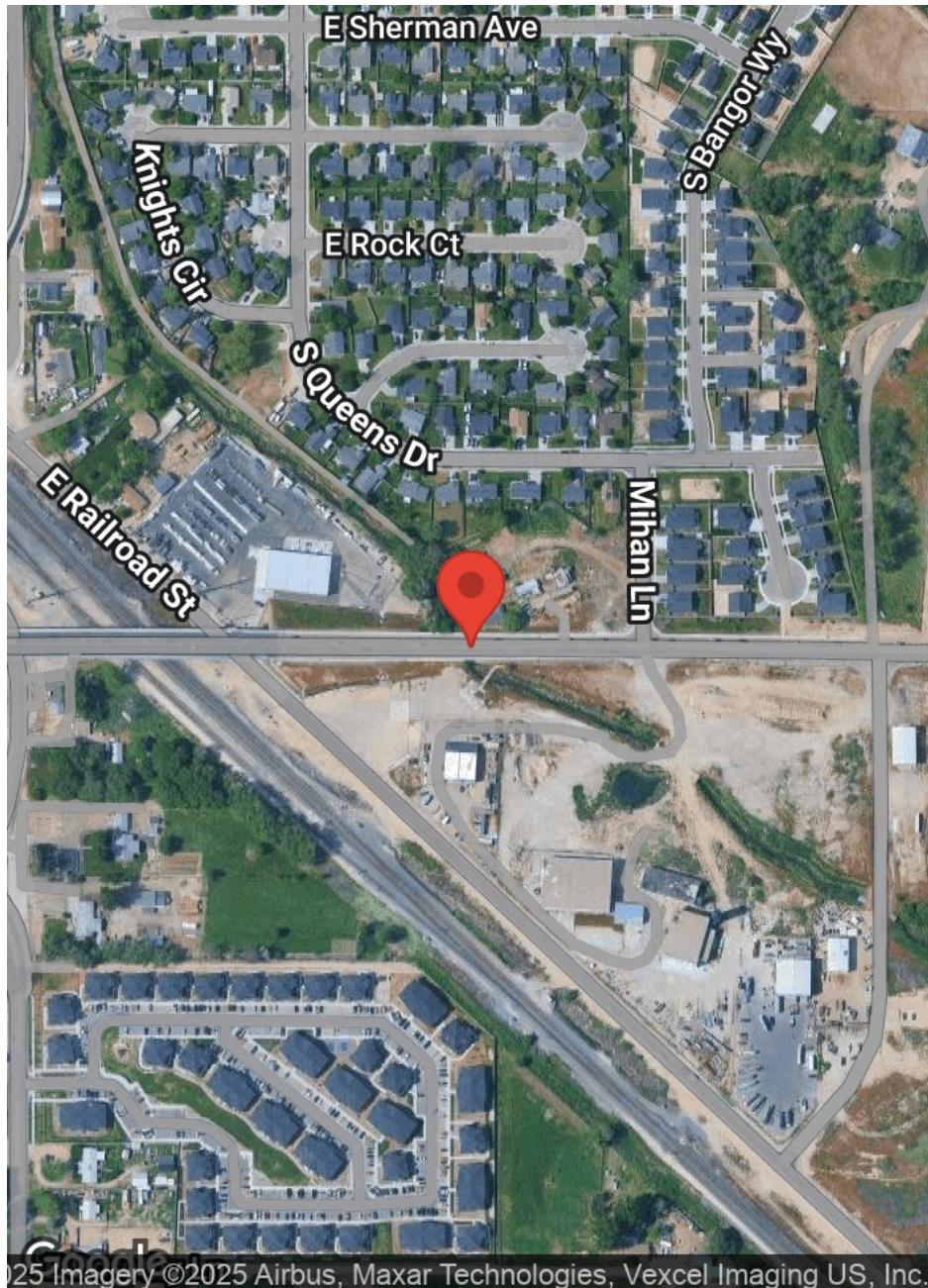
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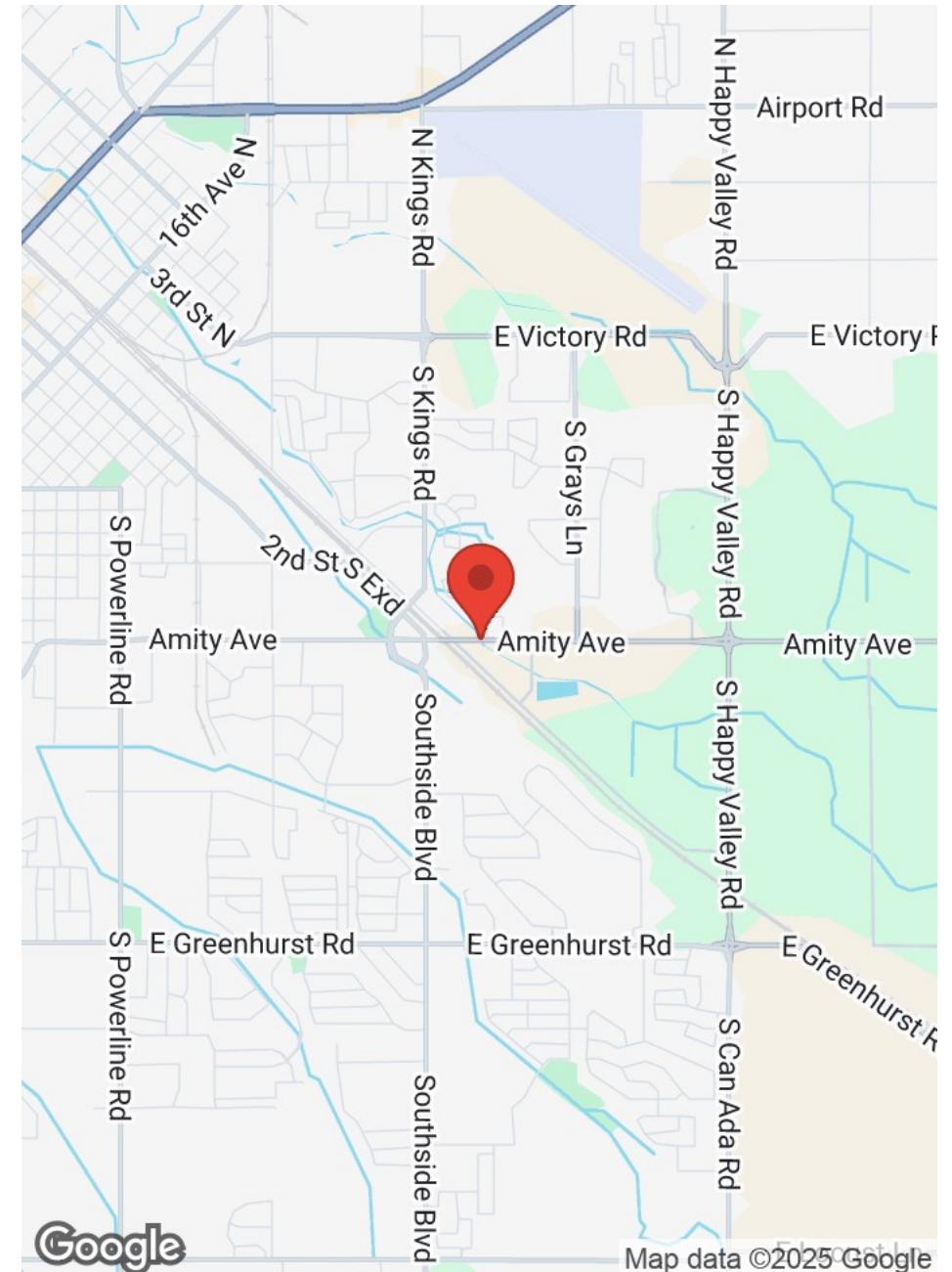
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## Location Maps

Amity Crossing For Lease



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