

OFFICE & MIXED USE FOR LEASE

AMITY CROSSING - OFFICE & FLEX CONDOS

3764-3776 E AMITY AVENUE



KW COMMERCIAL | BOISE

1065 S. Allante Place
Boise, ID 83709



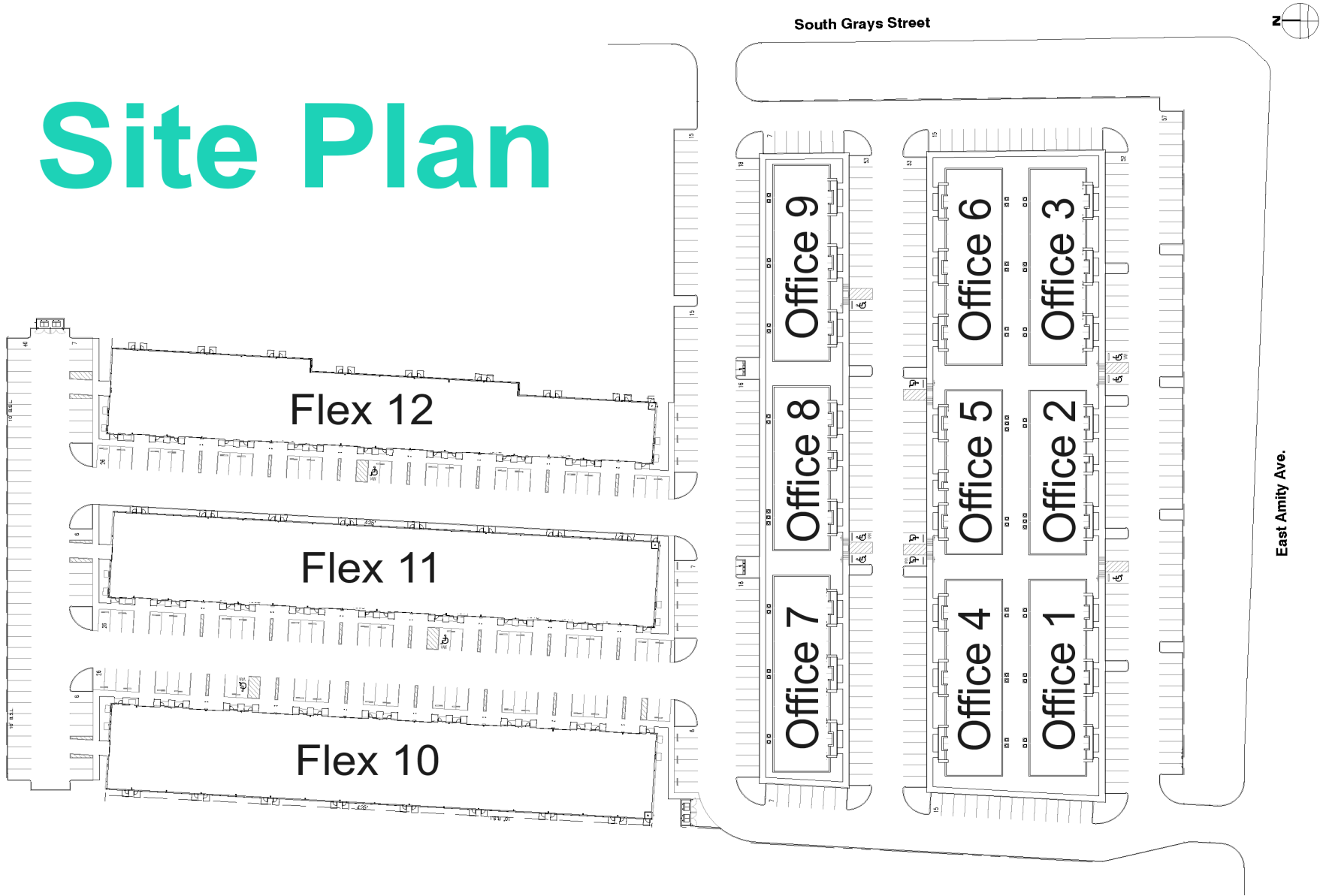
Each Office Independently Owned and Operated

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Site Plan



OFFICE CONDO SUMMARY

Amity Crossing Office & Flex Condos



OFFERING SUMMARY

LEASE RATE: \$23-24 SF Plus NNN

SINGLE CONDO SF: 1,225 SF

YEAR BUILT: December 2024
First Building Completion

PARKING RATIO: 4.4/1000

NNN ESTIMATE: \$4.83/SF

BUILDING CLASS: Class A

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 7,342 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

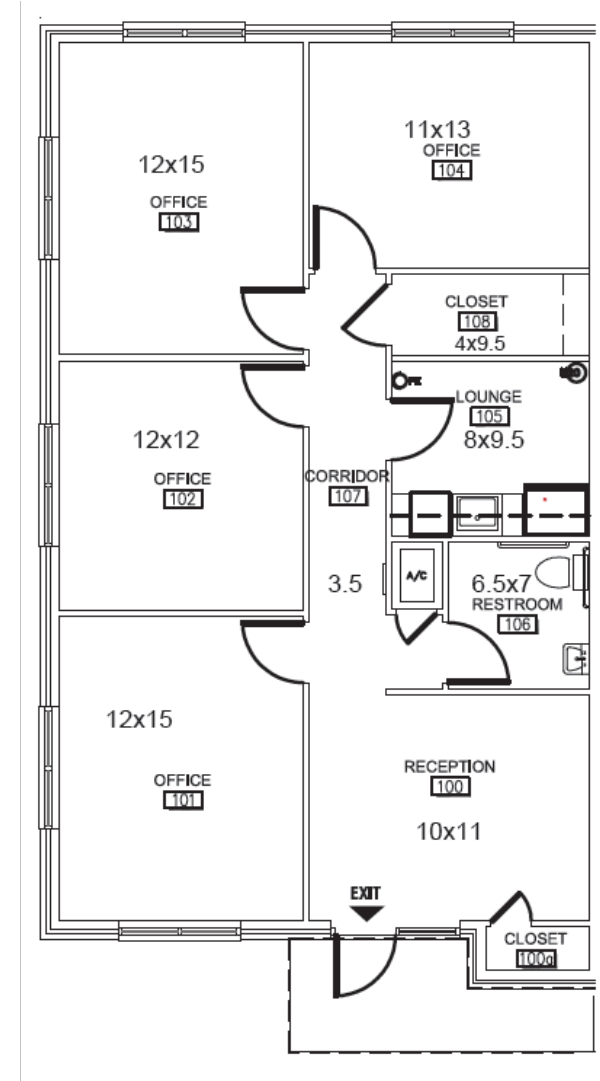
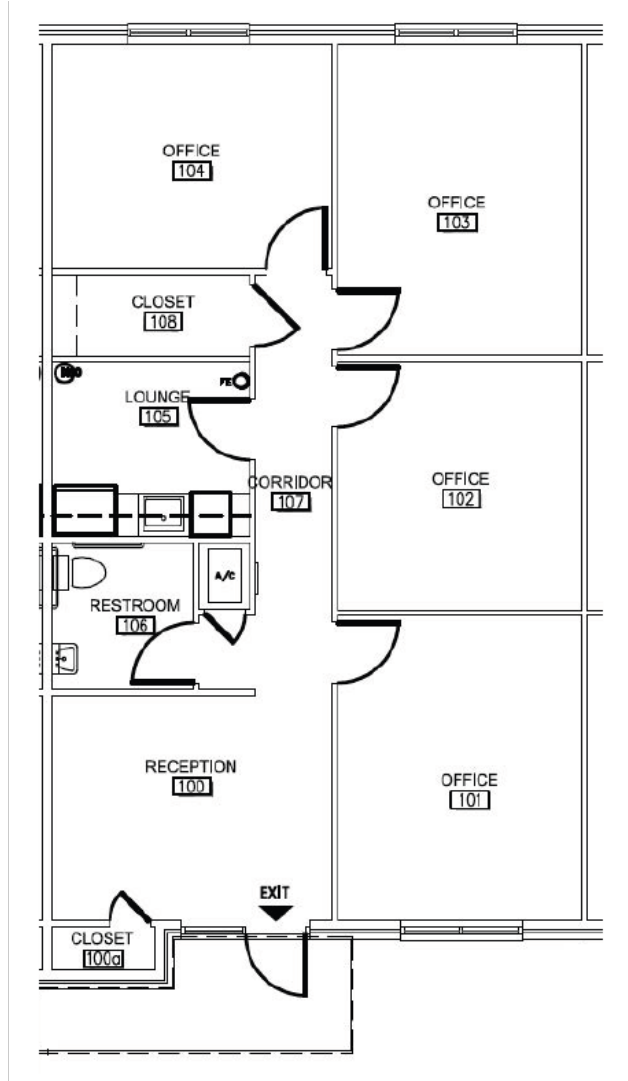
- Nine buildings containing 51 office condos
- Three 5-condo Buildings - each 6,118 SF
- Six 6-condo buildings - each 7,342 SF
- All buildings demisable to 1,225 SF condos
- Beautiful landscaping
- 4.4/1000 parking ratio
- All office condos to be delivered fully finished
- Limited customizations available

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

OFFICE LAYOUTS

Amity Crossing Office & Flex Condos

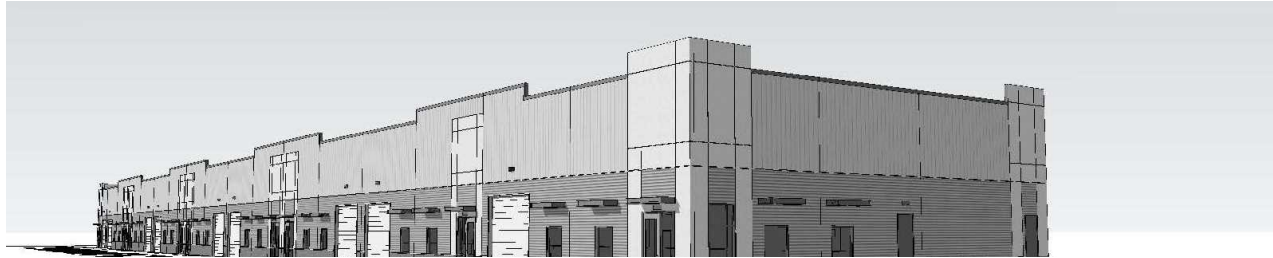


Interior Condo

End Cap Condo

FLEX CONDO SUMMARY

Amity Crossing Office & Flex Condos



OFFERING SUMMARY

| | |
|------------------------|------------------|
| LEASE RATE: | \$15 SF Plus NNN |
| CONDO SF: | 1,890 SF |
| AVAILABLE SF: | 29,750 SF |
| AVAILABLE: | April 1, 2025 |
| BUILDING CLASS: | Class A |
| PARKING RATIO: | 2.49/1000 |
| NNN ESTIMATE: | \$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 available

OFFICE BUILD OUT HIGHLIGHTS

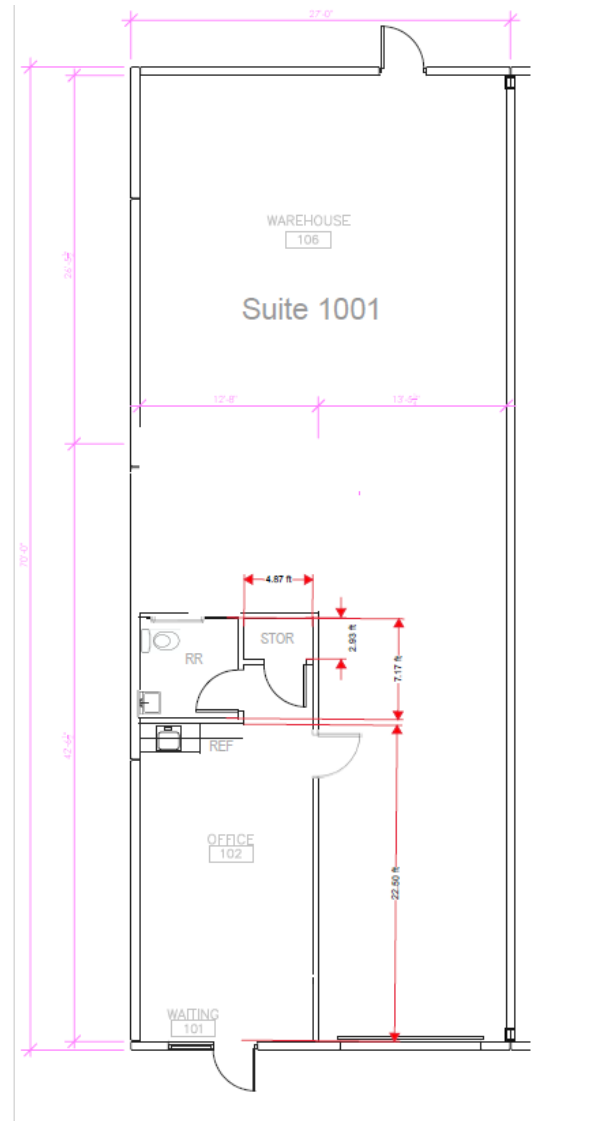
- Covered individual entry with light
- 9 ft office ceiling height
- Carpet in office
- Laminate breakroom and restroom
- High-efficiency HVAC

WAREHOUSE BUILDOUT HIGHLIGHTS

- 21 ft warehouse ceiling height
- 12'x14' GL door
- 200 amp panel
- Single phase power
- 3 Phase conduit for future upgrade
- Insulated walls and ceiling

FLEX BUILDOUT OPTIONS

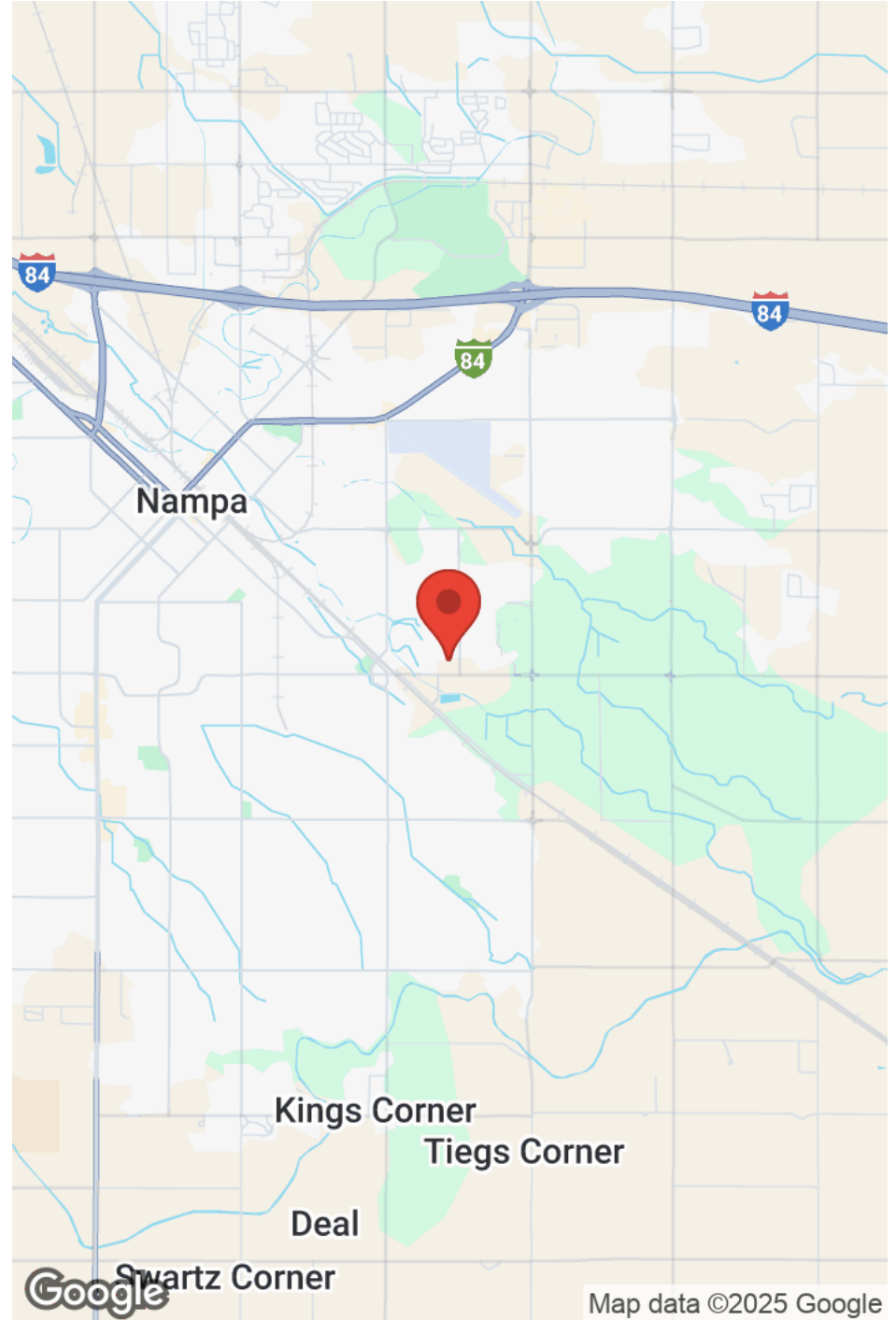
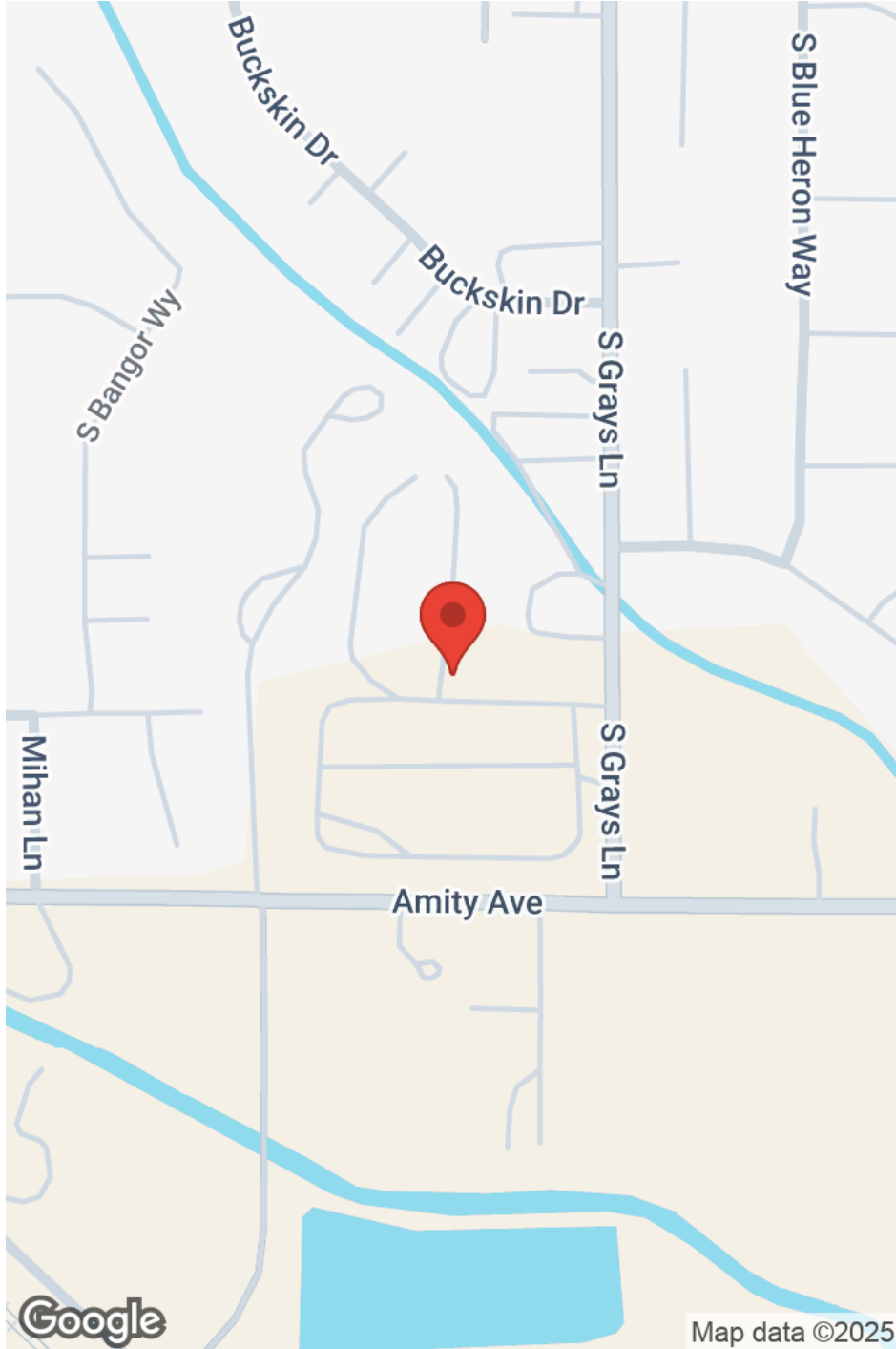
Amity Crossing Office & Flex Condos



380 SF Finished - 1,510 SF

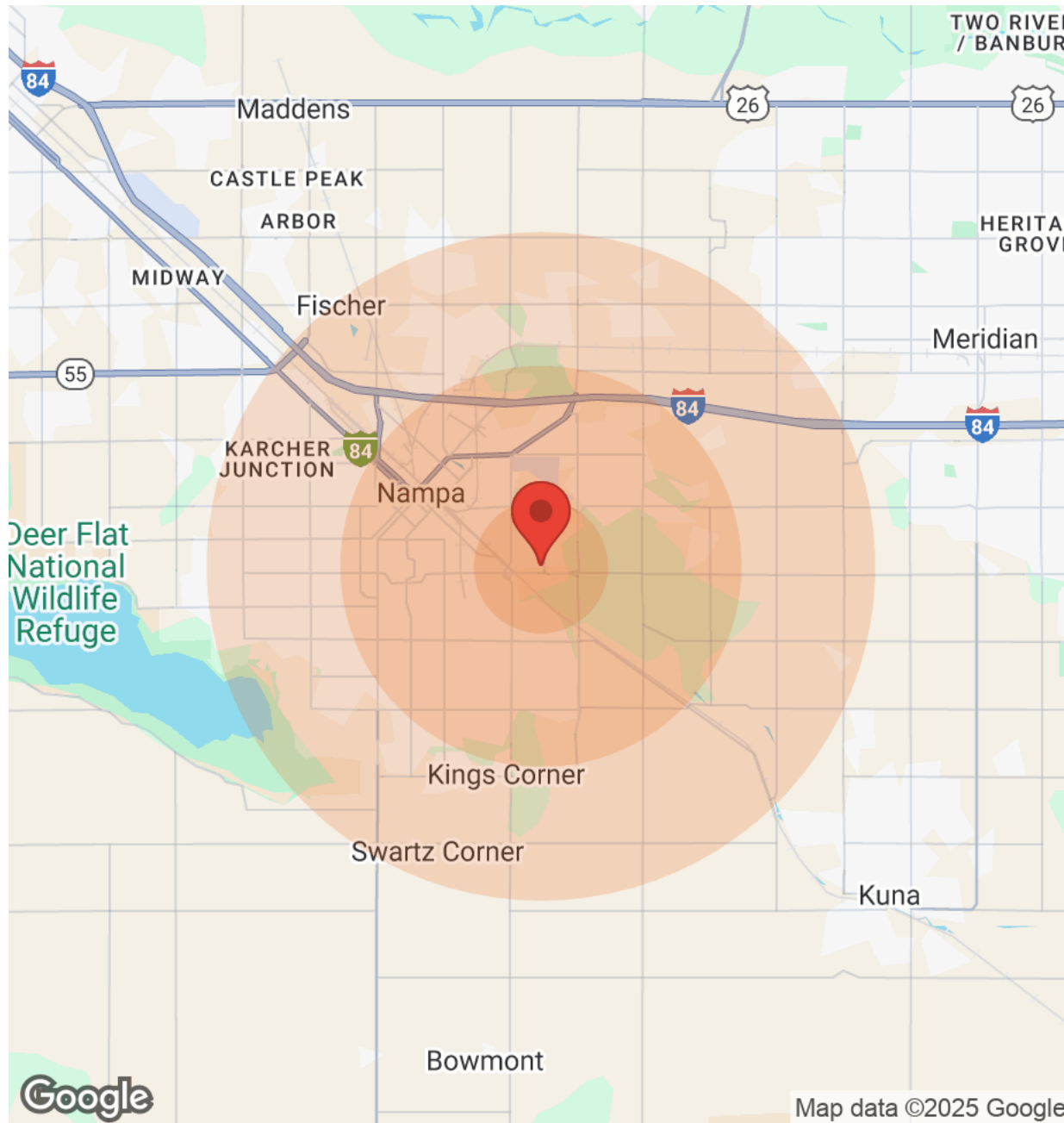
Location Maps

Amity Crossing Office & Flex Condos



Demographics

Amity Crossing Office & Flex Condos



| 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 |