

OFFICE FOR LEASE

BUILDING 9, UNIT 101

3782 EAST AMITY AVENUE, BUILDING 9, UNIT 101, NAMPA, ID 83687



FOR LEASE

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.

LOCATION & HIGHLIGHTS

3782 EAST AMITY AVENUE



OFFERING SUMMARY

Available SF: 1,225

Building Class: Class A

Lease Rate: \$22/SF

Parking Ratio: 4.4/1000

Year Built: 2024

NNN Estimate: \$4.83/SF

PROPERTY OVERVIEW

Step into the future of business with this beautifully finished, 1,225-square-foot office condo located at one of Nampa's most coveted and rapidly growing intersections—Amity and Grays Lane. Perfectly positioned for both startups and established companies, this space offers everything your business needs to thrive in a dynamic and modern environment.

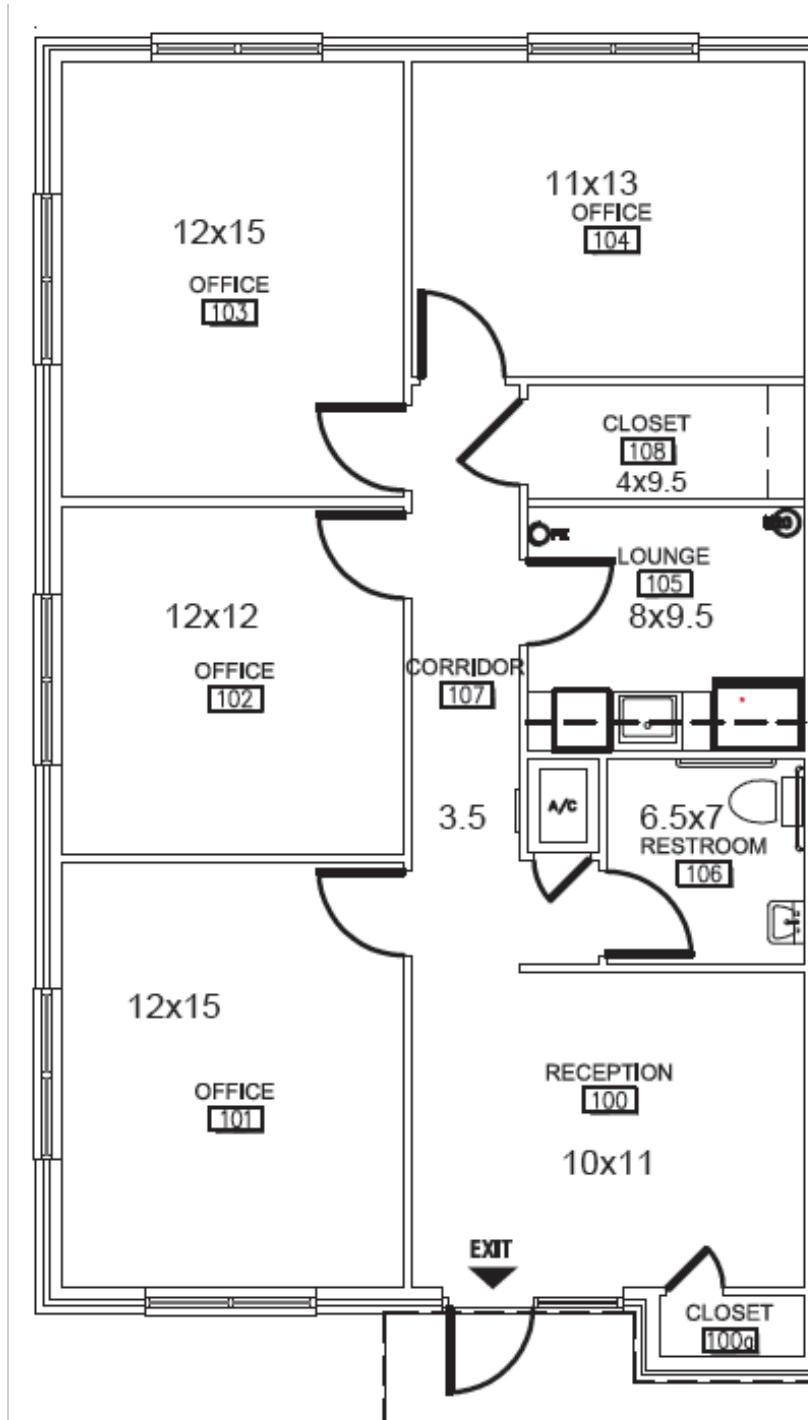
Unlock the Potential of this incredible office condo today! Whether you're starting fresh or expanding, this versatile space is tailored to meet your business needs. Contact us for a private tour and let us help you make this space your own!

PROPERTY HIGHLIGHTS

- Private front entrance
- Reception area
- Private restroom
- Kitchen
- Modern esthetics
- High-efficiency HVAC

FLOOR PLAN

3782 EAST AMITY AVENUE



PROPERTY PHOTOS

3782 EAST AMITY AVENUE



PROPERTY PHOTOS

3782 EAST AMITY AVENUE



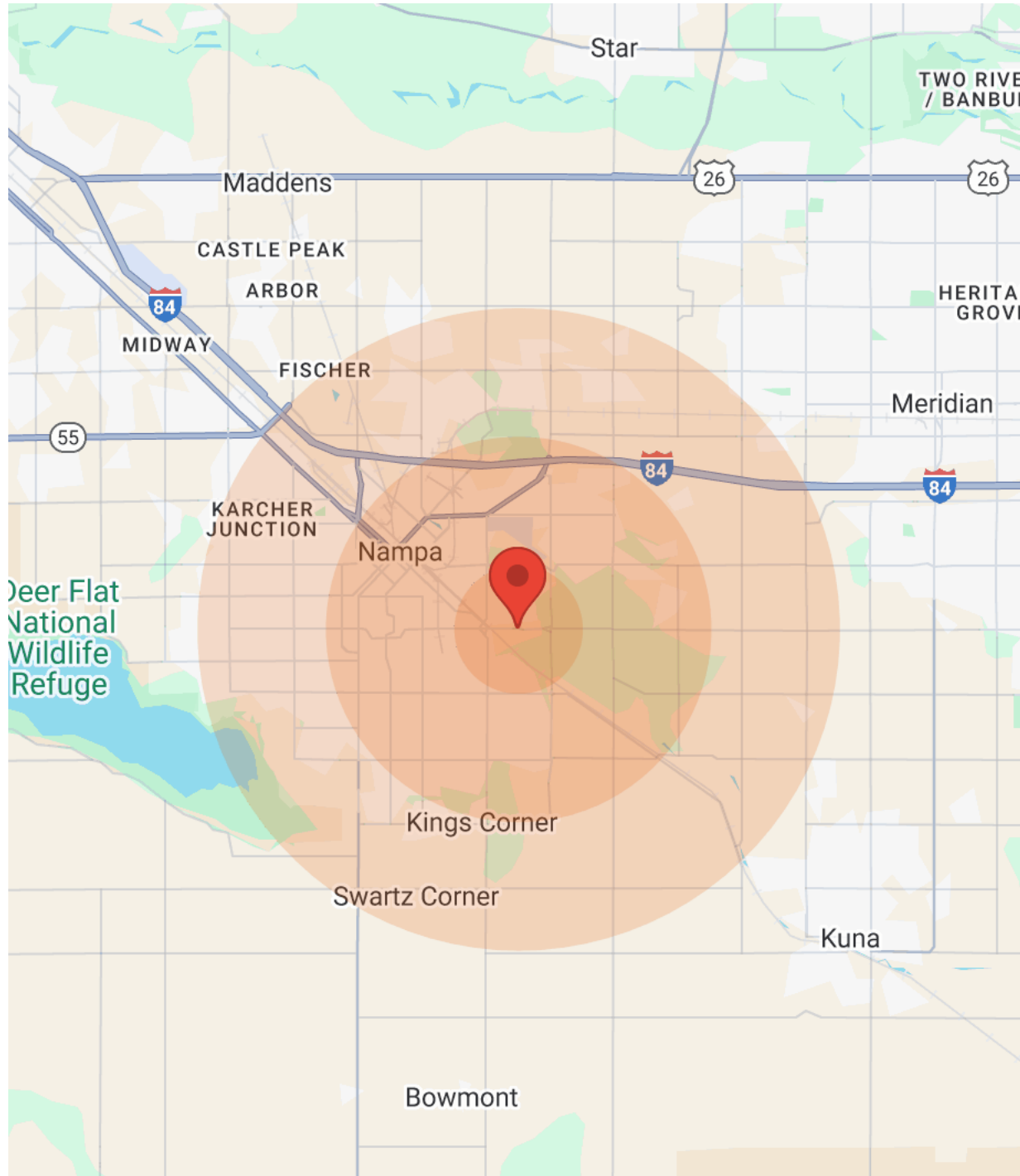
LOCATION MAPS

3782 EAST AMITY AVENUE



DEMOGRAPHICS

3782 EAST AMITY AVENUE



Population	1 Mile	3 Miles	5 Miles
Male	4,218	26,779	55,185
Female	4,370	27,783	56,496
Total Population	8,588	54,562	111,681

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	2,423	14,914	30,151
Ages 15-24	1,451	8,550	17,500
Ages 25-54	3,139	20,646	39,661
Ages 55-64	775	4,805	10,212
Ages 65+	800	5,647	14,157

Race	1 Mile	3 Miles	5 Miles
White	7,217	46,195	97,169
Black	6	90	176
Am In/AK Nat	17	264	434
Hawaiian	4	49	75
Hispanic	1,938	12,958	22,819
Multi-Racial	2,658	15,682	27,088

Income	1 Mile	3 Miles	5 Miles
Median	\$44,380	\$38,661	\$39,821
< \$15,000	151	2,617	4,202
\$15,000-\$24,999	462	2,454	4,498
\$25,000-\$34,999	381	2,716	5,065
\$35,000-\$49,999	647	3,069	6,268
\$50,000-\$74,999	687	4,271	9,265
\$75,000-\$99,999	368	1,880	4,610
\$100,000-\$149,999	106	1,072	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	20,406	40,864
Occupied	2,650	18,624	37,460
Owner Occupied	1,955	11,966	26,110
Renter Occupied	695	6,658	11,350
Vacant	229	1,782	3,404