

OFFICE & MIXED USE FOR LEASE

AMITY CROSSING - OFFICE & FLEX CONDOS

609 SOUTH GRAYS LANE, NAMPA, ID 83687



FOR LEASE - 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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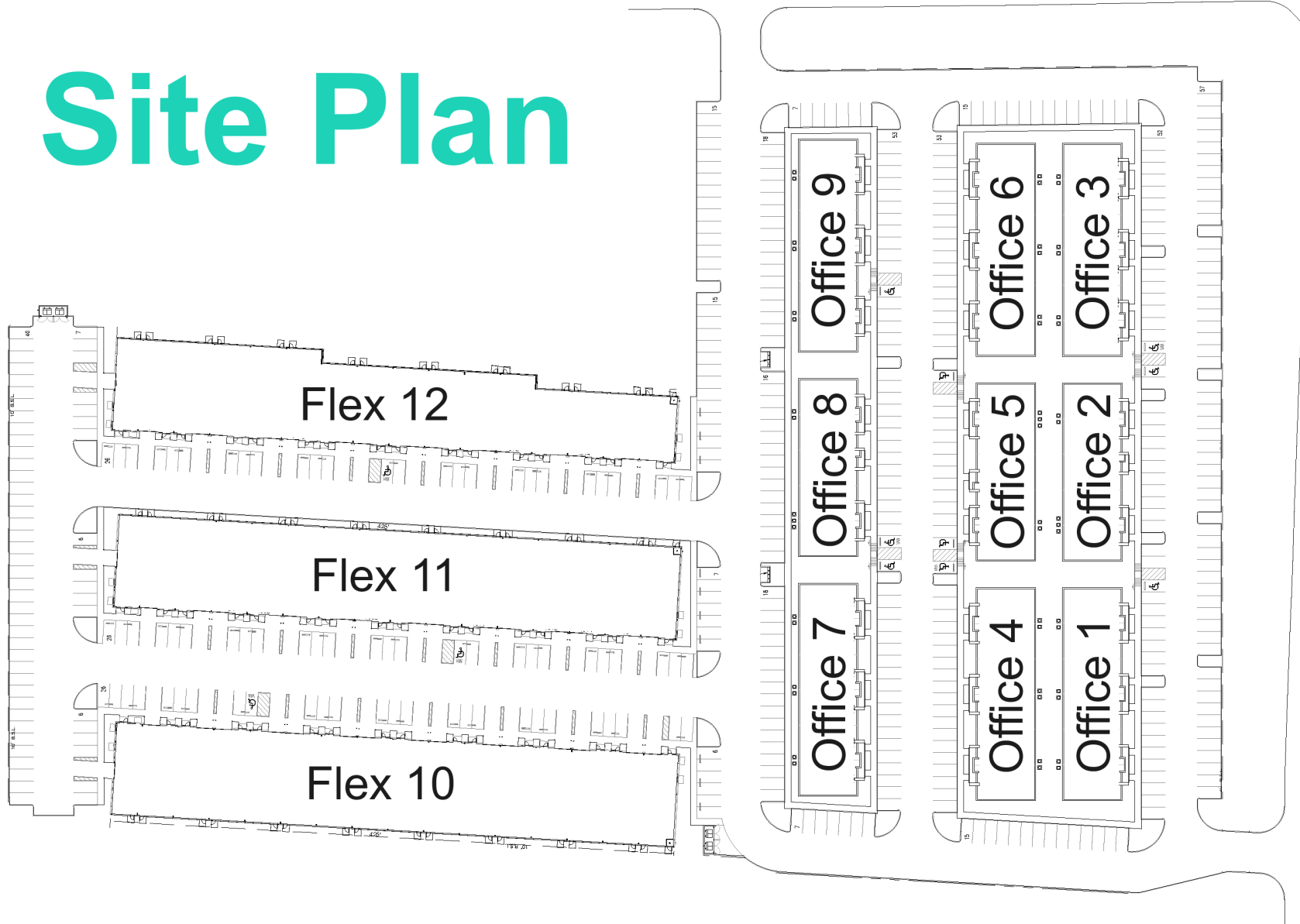
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SITE PLAN

609 SOUTH GRAYS LANE



Site Plan



East Amity Ave.

South Grays Street

OFFICE CONDO SUMMARY

609 SOUTH GRAYS LANE



OFFERING SUMMARY

LEASE RATE: \$21-24 SF Plus NNN

SINGLE CONDO SF: 1,225 SF

YEAR BUILT: Estimated November 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

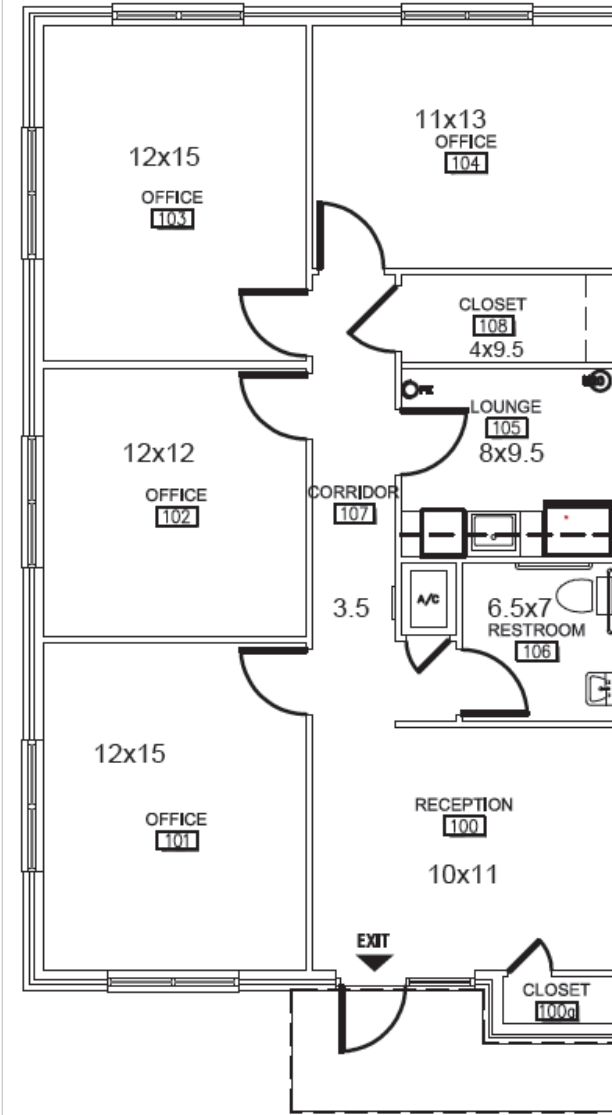
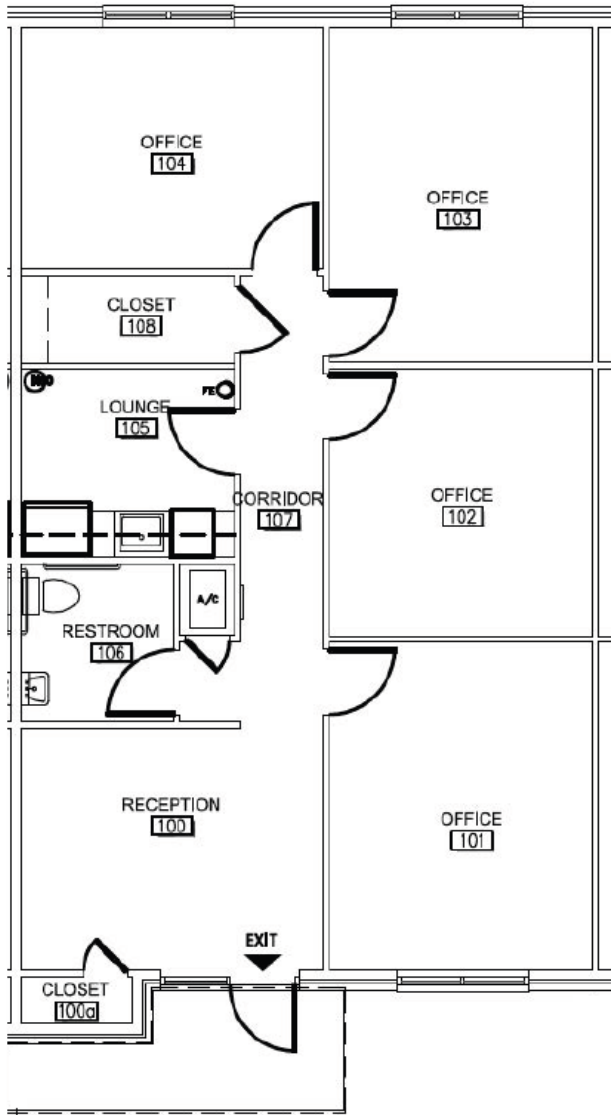
- Nine buildings containing 51 office condos
- Three 5-condo Buildings - each 6,118 SF
- Six 6-condo buildings - each 7,342 SF
- All buildings demisable to 1,225 SF condos
- Beautiful landscaping
- 4.4/1000 parking ratio
- All office condos to be delivered fully finished
- Limited customizations available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

609 SOUTH GRAYS LANE



Interior Condo

End Cap Condo

FLEX CONDO SUMMARY

609 SOUTH GRAYS LANE



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

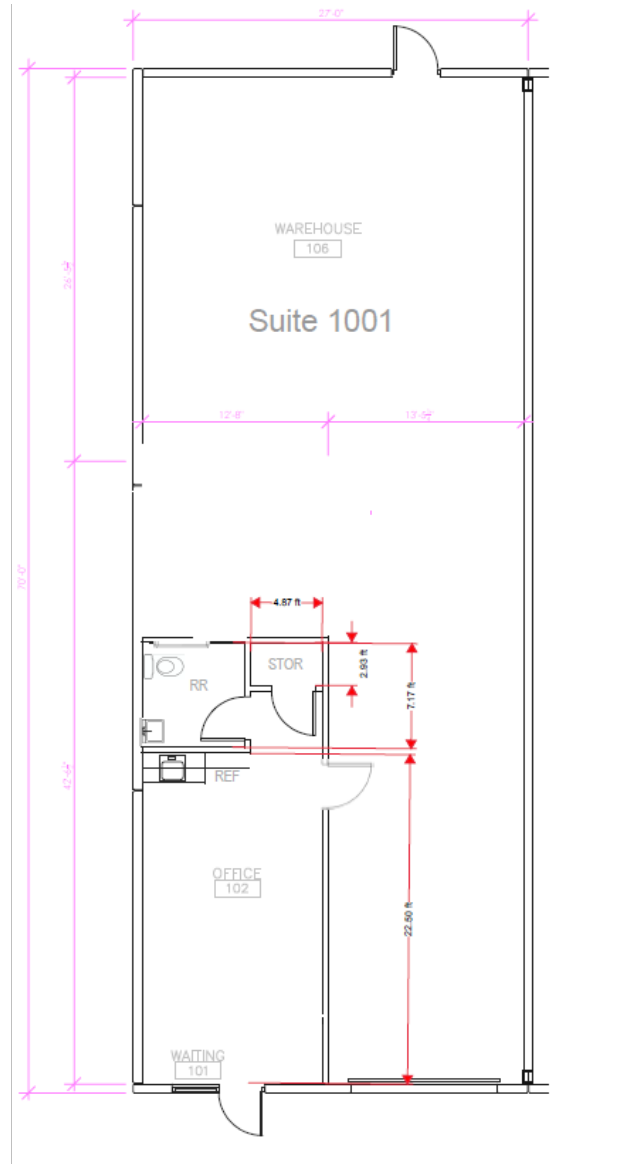
- Covered individual entry with light
- 9 ft office ceiling height
- Carpet in office
- Laminate breakroom and restroom
- High-efficiency HVAC

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

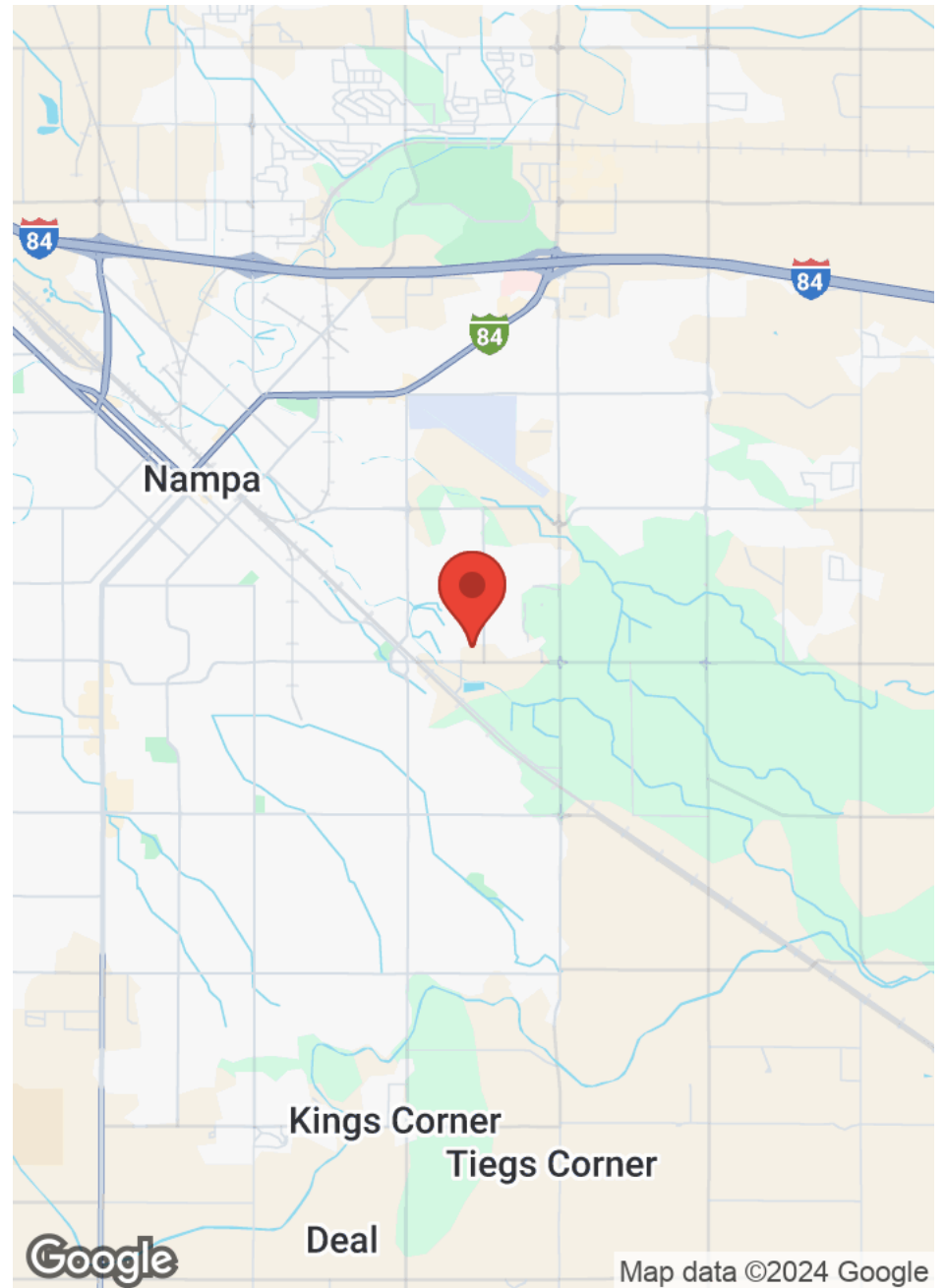
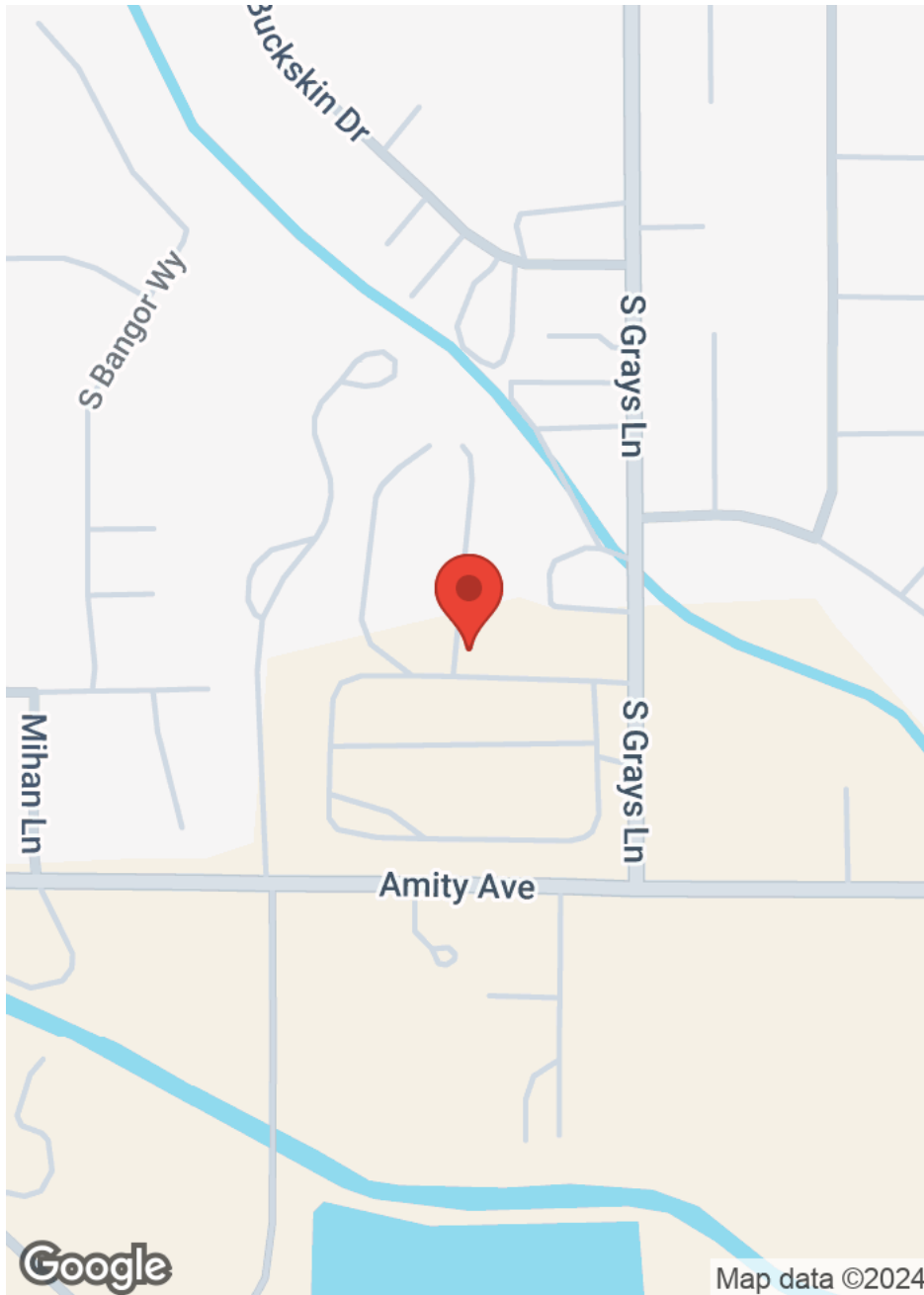
609 SOUTH GRAYS LANE



380 SF Finished - 1,510 SF Warehouse

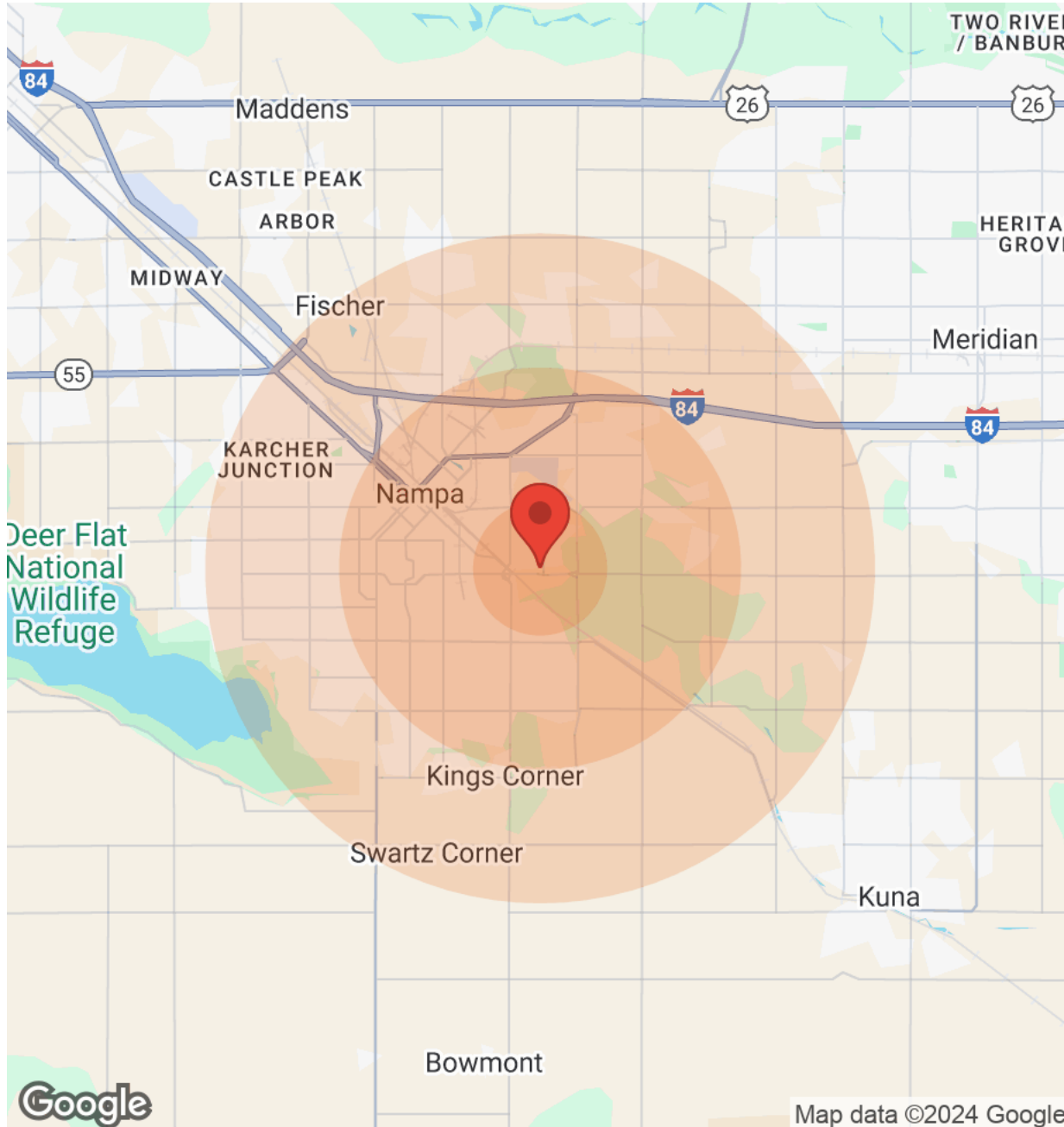
LOCATION MAPS

609 SOUTH GRAYS LANE



DEMOGRAPHICS

609 SOUTH GRAYS LANE



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



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