

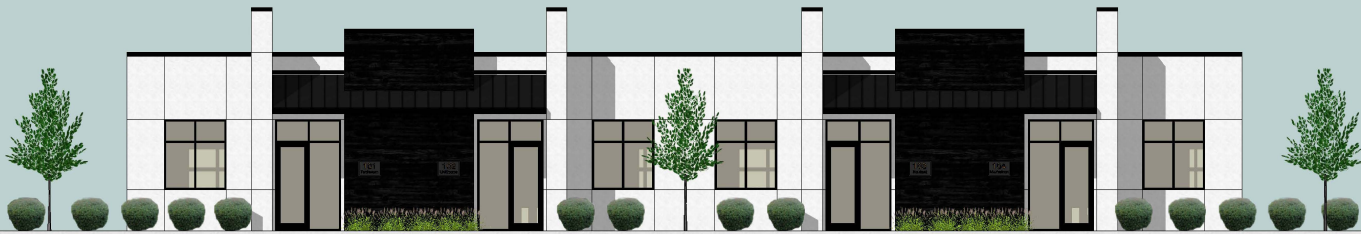
OFFICE
CONDOMINIUMS
AMITY CROSSING
NAMPA, ID

*In the heart of Nampa at the intersection of
Amity and Grays Lane*

PROFESSIONAL OFFICE AT
AMITY CROSSING

INVEST IN YOUR BUSINESS WITH
REAL ESTATE OWNERSHIP

*Now Taking
Reservations!*



Located at the intersection of Amity and Grays Ln in Nampa, ID

Welcome to Amity Crossing, the epitome of growth and opportunity in the heart of Nampa, Idaho. 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 units for sale, each spanning an impressive 1,225 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 startup, an established company, or an investor, 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. We offer prospective buyers the opportunity for some customization of their units, making them truly tailored to their business objectives.

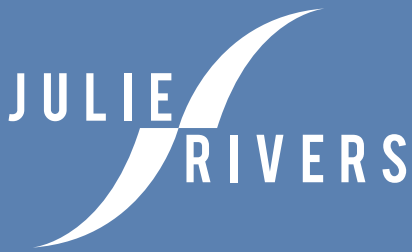
Discover the limitless possibilities at Amity Crossing and become a part of Nampa's remarkable growth story today.

Features include:

- All units are 100% finished with limited customization available
- Each unit includes high-efficient HVAC
- Beautiful landscape included and maintained by community association
- Each unit includes reception area, kitchen, 4 offices and a restroom
- All single story with private front door access and surface parking
- Inclusive in the base price are granite countertops in kitchen and laminate floors in hallways and reception area
- State of the art finishes and options with most up-to-date technologies

Property Address: 609 Grays Ln, Nampa, Id 83687
Model Address: 1430 W Ustick Rd, Meridian, ID 83616

Mark Bigelow
208.490.8229
www.jrdidaho.com



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NAMPA, ID

Now Taking Reservations!

We are thrilled to announce that we are now accepting reservations for these exceptional units, offering you the opportunity to secure your ideal workspace before sales officially commence.

To reserve your preferred unit, simply make a refundable deposit of \$7,000. This deposit locks in your price and ensures that your desired office condominium will be held in reserve until five days after you receive notification of the commencement of construction or the finalization of the plat, whichever occurs sooner.

CURRENT PRICING:

***Prices subject to change. Please contact Mark Bigelow for most current pricing.**

POA Dues: Estimated at \$2,300 per year per unit. Covers maintenance and insurance for the common areas and structural elements of the buildings. (incl. roof, foundation and exterior walls)

FOR MORE INFORMATION CONTACT:

Mark Bigelow
208.490.8229
markbigelow@julieriversdevelopment.com
www.jrddidaho.com

Units 201-906

(Sizes: Units can be combined in multiples of 1,225 SF)

- 1,225 SF End Unit - Not Released
- 1,225 SF Mid Unit - Not Released

Units 101-106

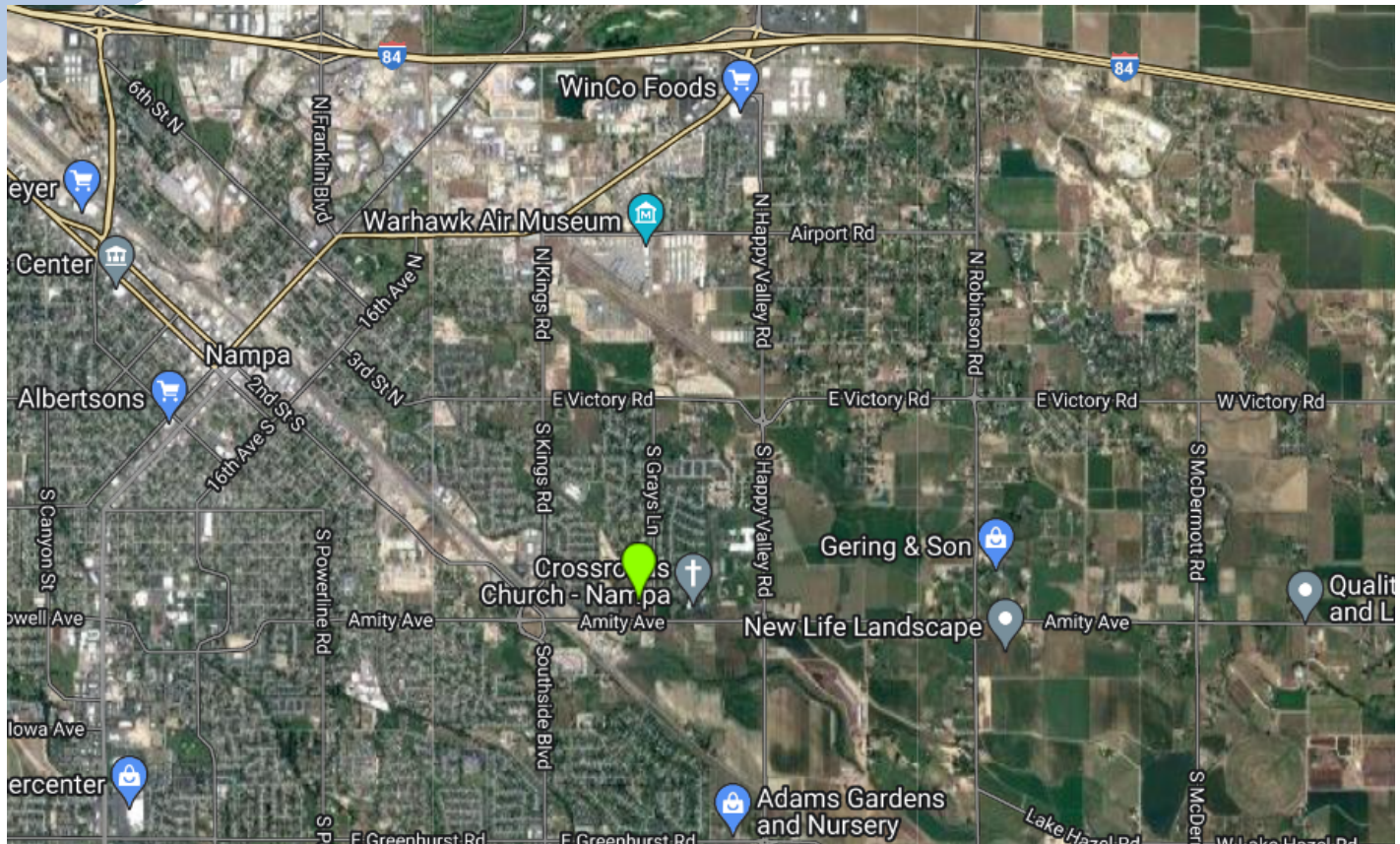
(Sizes: Units can be combined in multiples of 1,225 SF)

- 1,225 SF End Unit - \$455,000
- 1,225 SF Mid Unit - \$445,000

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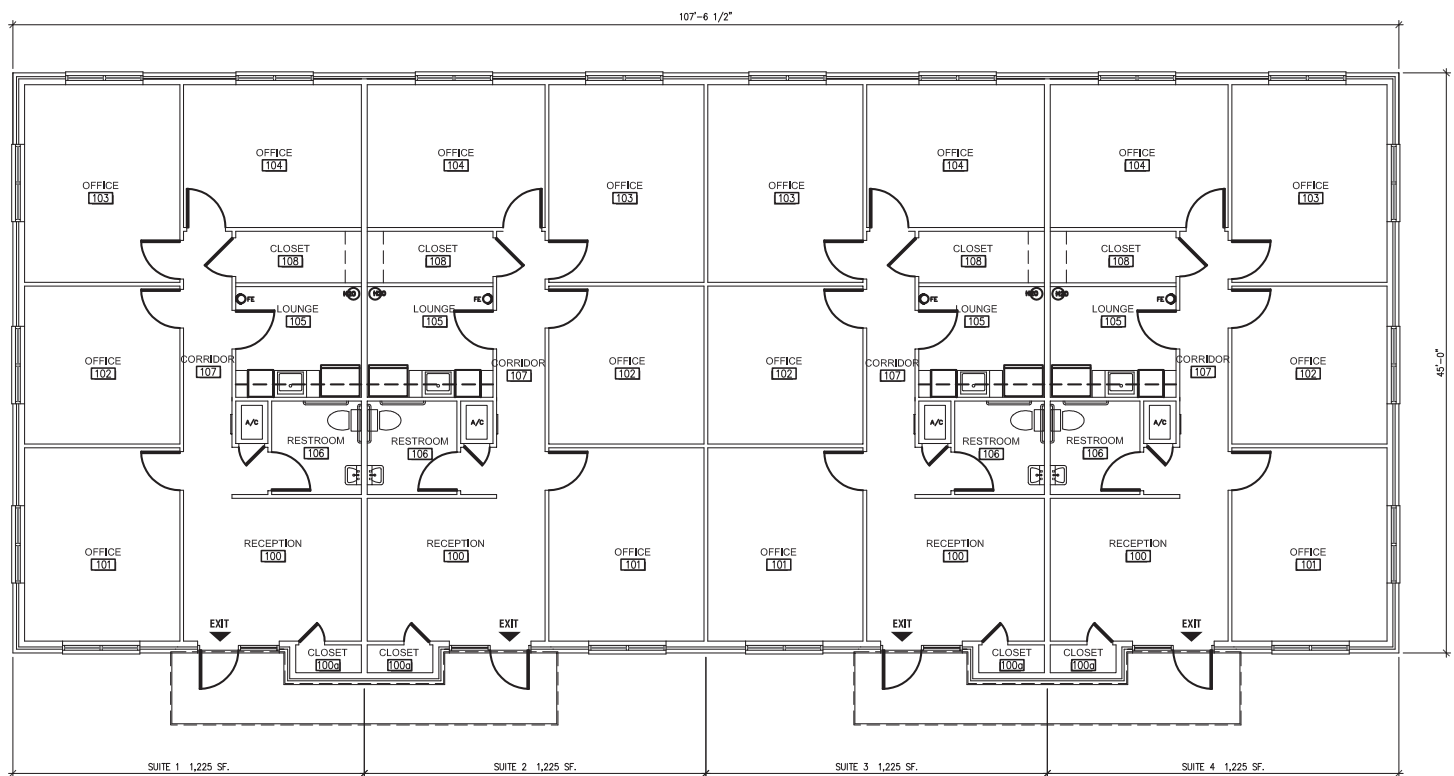
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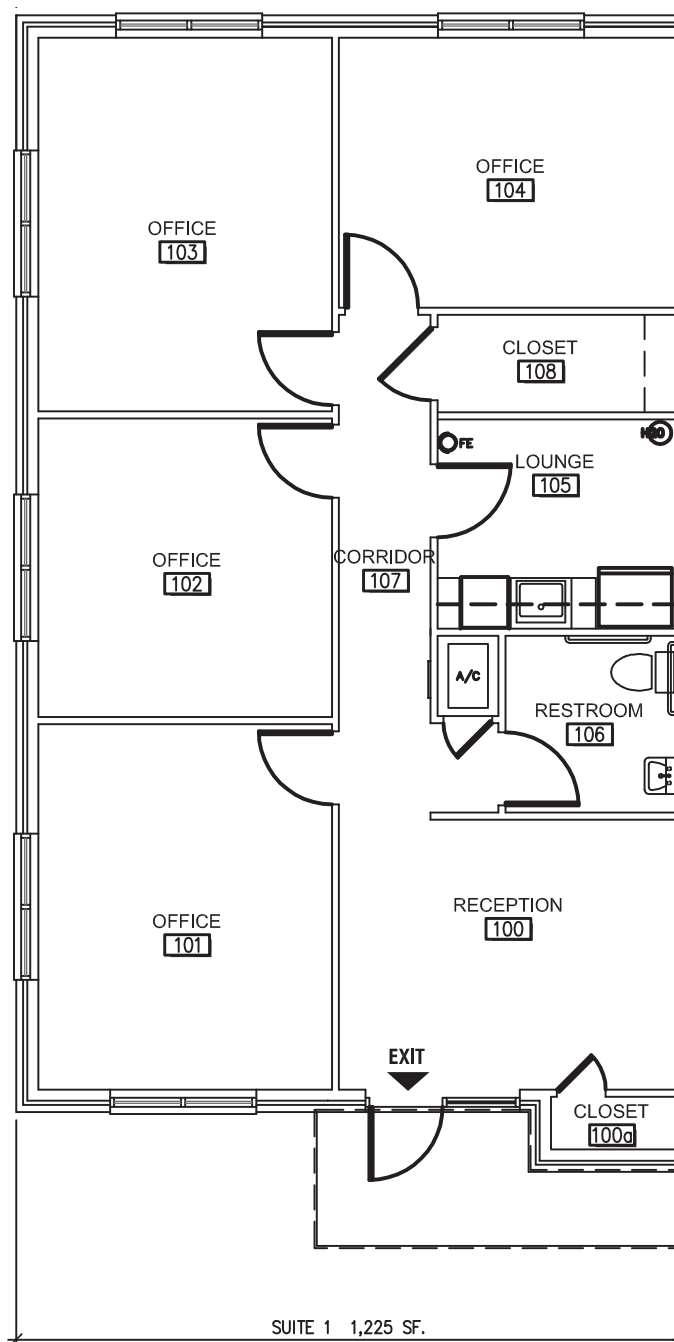


Investment Highlights

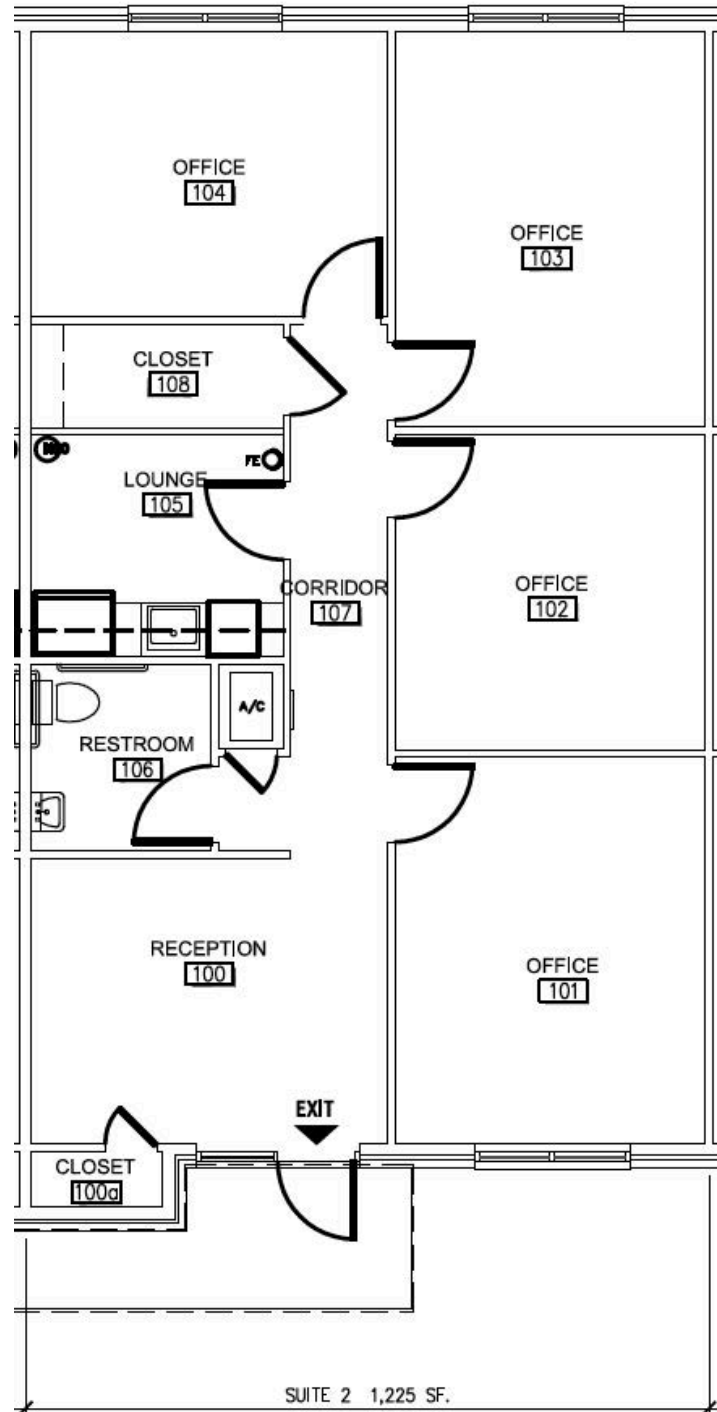
- **Location/Access:** 609 Grays LN, Meridian, ID 83687
- **Uses:** Professional Office/Retail/Medical
- **Description:** Build to suit for own/lease
- **Location Highlights:** One of the fastest growing submarkets in the U.S.A. and located in the heart of Nampa, Idaho.



FLOOR PLAN - 4 UNIT BUILDING
4,900 SQFT



FLOOR PLAN - END UNIT
1,225 SQFT



FLOOR PLAN - MIDDLE UNIT
1,225 SQFT