



41-95 W. MAIN ST., FERNLEY, NV 89408, Fernley, NV 89408

**\$14.76/SF/YR**

**\$1.23/SF/MO**

**COUNTRY CENTER UPSTAIRS SUITE**

Office | 1 space available | 2,000 sq. ft.



Lorin A'Costa  
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Listing Added: 04/22/2025

Listing Updated: 04/22/2025

**RM/D**

**Building Details**

Property Type	Office, Special Purpose	Subtype	Traditional Office, Coworking, Creative Office
Tenancy	Multiple	Vacant SQFT	2,000
Year Built	2000	Year Renovated	2024
Stories	2	Total Parking Spaces	ADEQUATE
Elevators	No	Cross Street	US 95 A
Zoning	COMMERCIAL	APN	020-03-02
County	Lyon		

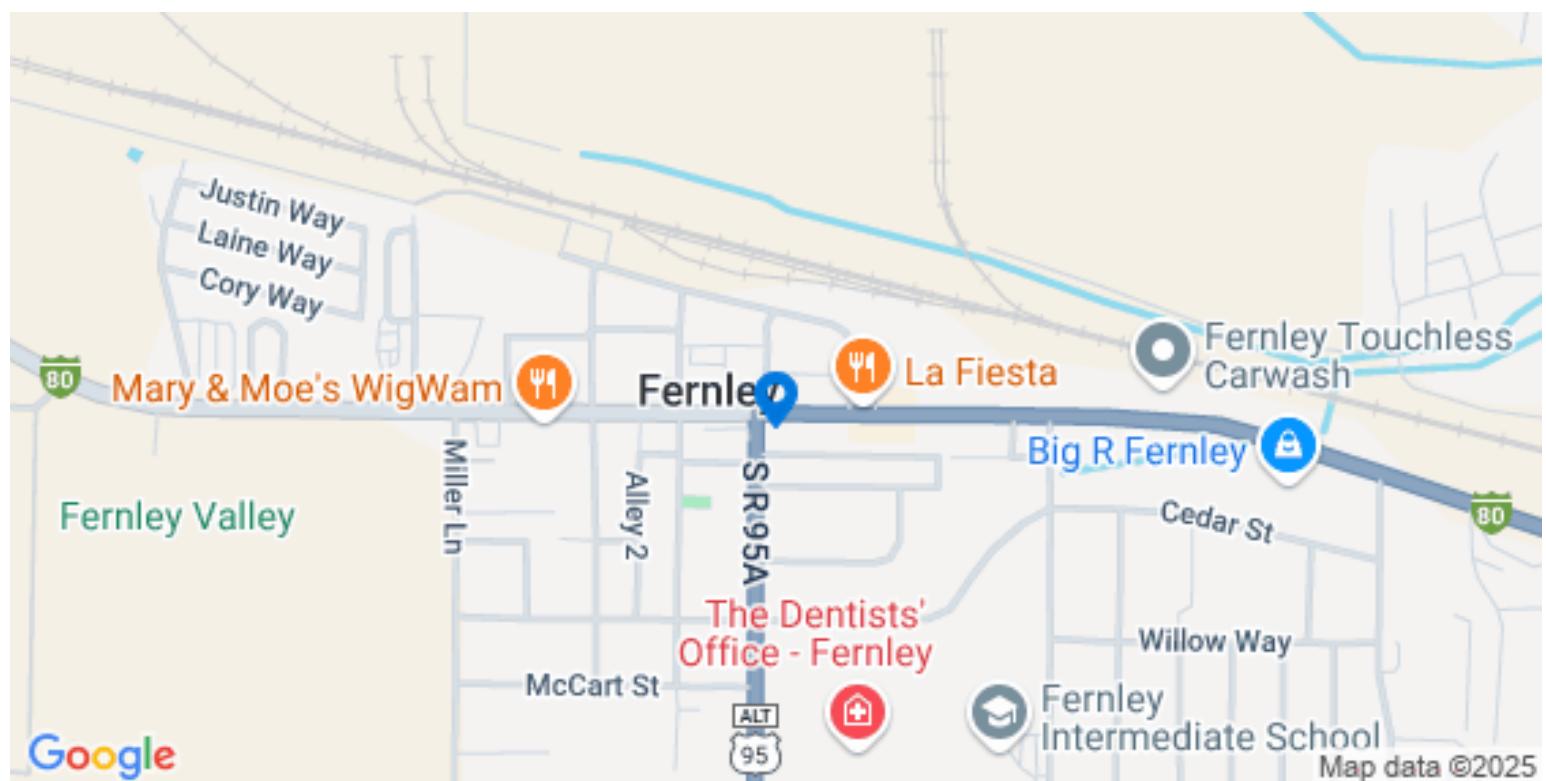
**Building Description**

Busy Shopping Center - great place for offices for insurance, real estate, lender, non-profit, entrepreneur, etc.

Recently abated for asbestos and clear to rent. Opportunity for new tenant to rearrange the rooms and add or delete walls.

**Building Highlights**

Tenant mix very desirable: Convenience store w/liquor; Personal care salon; laundromat and more to come. . . .

**Building Location (1 Location)****COUNTRY CENTER UPSTAIRS SUITE Details**

Unique spot for offices for insurance, lender, non-profit, entrepreneur.

Listing Type	Direct	Space Subtype	Traditional Office, Coworking, Creative Office
RSF	2,000 SF	Parking	LOT - adequate
Rate (Per SF)	\$1.23 / SF / MO	Lease Type	NNN
Lease term	1-2 years	Total CAM (Per SF/MO)	\$0.12

Total Rate (Per SF/MO)

\$1.35

Total Monthly Rent

\$2,700

Days on Market

0 days

## Property Photos (8 photos)

