



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  
NV BS.0146652, NV PM.0167844  
775.335.9898

Listing Added: 04/22/2025  
Listing Updated: 04/22/2025



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

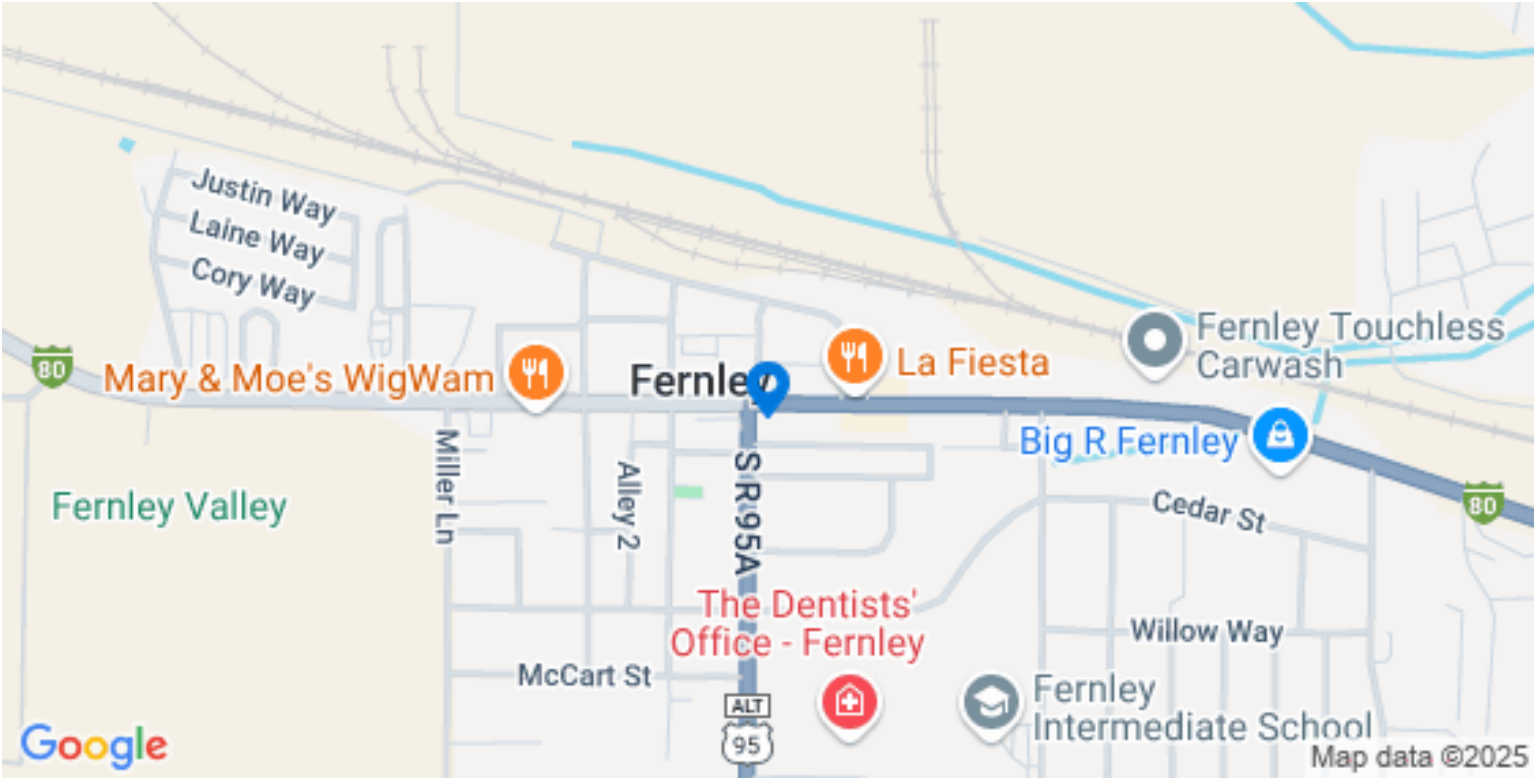
Busy Shopping Center - great place for offices for insurance, real estate, lender, non-profit, entrepreneur, etc.

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)

