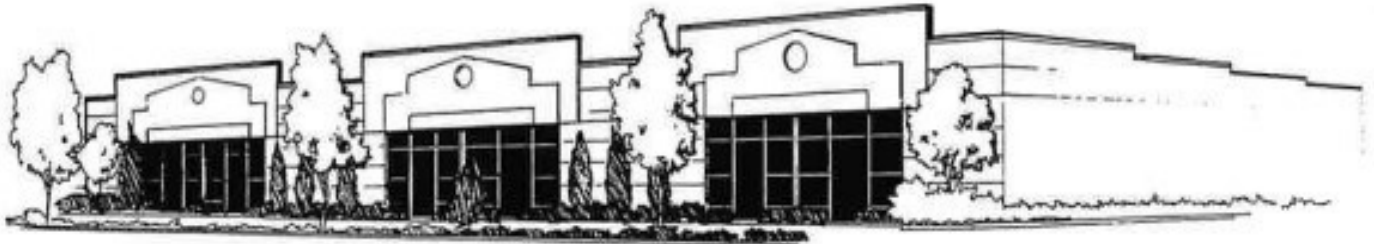


OFFICE/RETAIL SPACE FOR LEASE

3107 Units 6/8 N. DeerRun Rd, Carson City, NV

EAGLE VALLEY COMMERCIAL CENTER



BUILDING FEATURES

Location: Off Deer Run Road,
South of US Hwy 50 East

This Space is ideal for a Training
Facility, Wellness Center or
School with a flexible layout.

TOTAL SQ FT 3,704

3,704+/- Sq Ft Office/Retail
Space

\$3,500. per mo. includes
.13¢/mo. Operating expense,
which is subject to change
annually.

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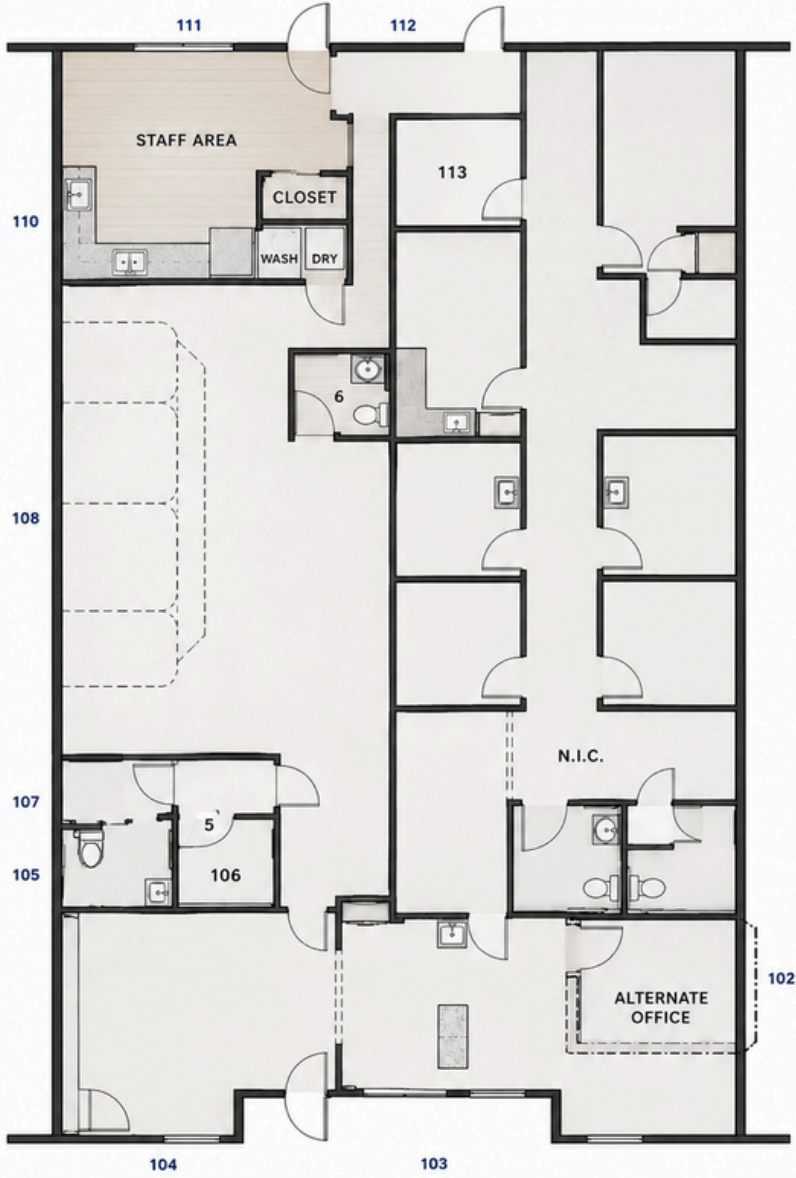


**COLDWELL BANKER
COMMERCIAL**

SELECT
REAL ESTATE

FLOOR PLAN

FLOOR PLAN 3107 N. Deer Run Rd Unit 6&8



Entrance



ALL INFORMATION IS GATHERED FROM SOURCES DEEMED RELIABLE, BUT IS NOT GUARANTEED BY THE BROKER. THEREFORE, LESSEE IS ADVISED TO INDEPENDENTLY VERIFY ANY INFORMATION ON ANY ITEMS THAT WOULD INFLUENCE THEIR DECISION TO LEASE.

3111 NORTH DEER RUN ROAD

UNIT 8	UNITS 4 & 6	UNIT 2
3,796 SQ FT	7,592 SQ FT	1,876 SQ FT
\$3,037 PER MO. AVAILABLE	\$6,073 PER MO. AVAILABLE	LEASED

3107 NORTH DEER RUN ROAD

UNIT 24	UNIT 18, 20 & 22	UNIT 16	UNIT 14	UNIT 10 & 12	UNIT 6 & 8	UNIT 4 & 2
1,852 SQ FT	5,556 SQ FT	1,852 SQ FT	1,852 SQ FT	3,704 SQ FT	3,704 SQ FT	3,704 SQ FT
LEASED	LEASED	\$1,500 PER MO.	LEASED	LEASED	\$3,704 PER MO.	\$2,963 PER MO.

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OFFICE - WAREHOUSE DETAILS

- GENERAL INDUSTRIAL ZONING
- 16 ½ CEILING HEIGHT
- 10' X 12' ROLL-UP DOORS
- CONCRETE SLAB 5 1/2"
- FULLY SPRINKLERED
- 120-208 / 3-PHASE POWER
- RENT INCLUDES \$0.12 CENTS NNN
- MINIMUM 3 TO 5 YEAR LEASE

All information is gathered from sources deemed reliable, but is not guaranteed by the Broker. Therefore, Lessee is advised to independently verify any information on any items that would influence their decision to buy or lease.



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