

Sierra Center | 1662 US Hwy 395N

Office Suites For Lease | Minden, NV 89423



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For Lease | 1662 US Highway 395N

Minden, NV 89423

SIERRA CENTER



Property Description

Two story professional office building located in the heart of Minden, NV with great exposure to US HWY 395N

Property Highlights

- Tenants pay their own utilities in addition to base rent
- In pristine clean condition
- Common area restrooms
- Access to common area conference room
- Elevator served
- Ample parking

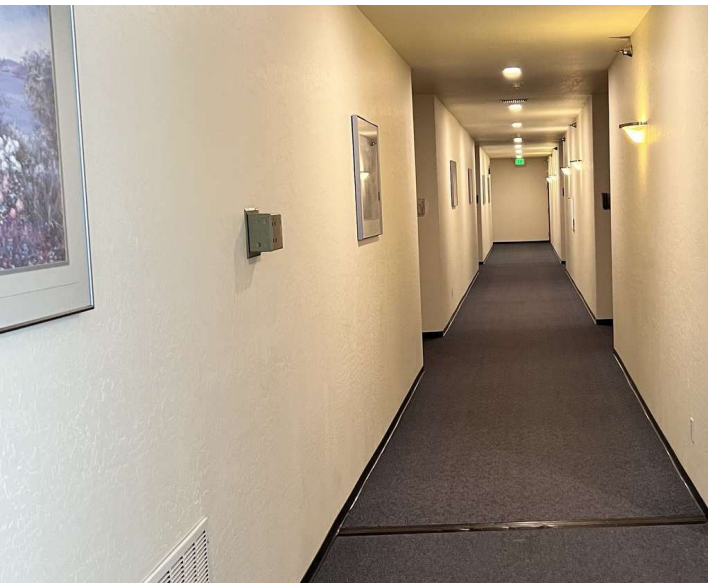
Offering Summary

Lease Rate:	\$1.05 SF/month (NNN)
NNN:	\$0.36/SF/MO
Available SF:	384 - 1,023 SF
Lot Size:	0.98 Acres
Building Size:	16,540 SF

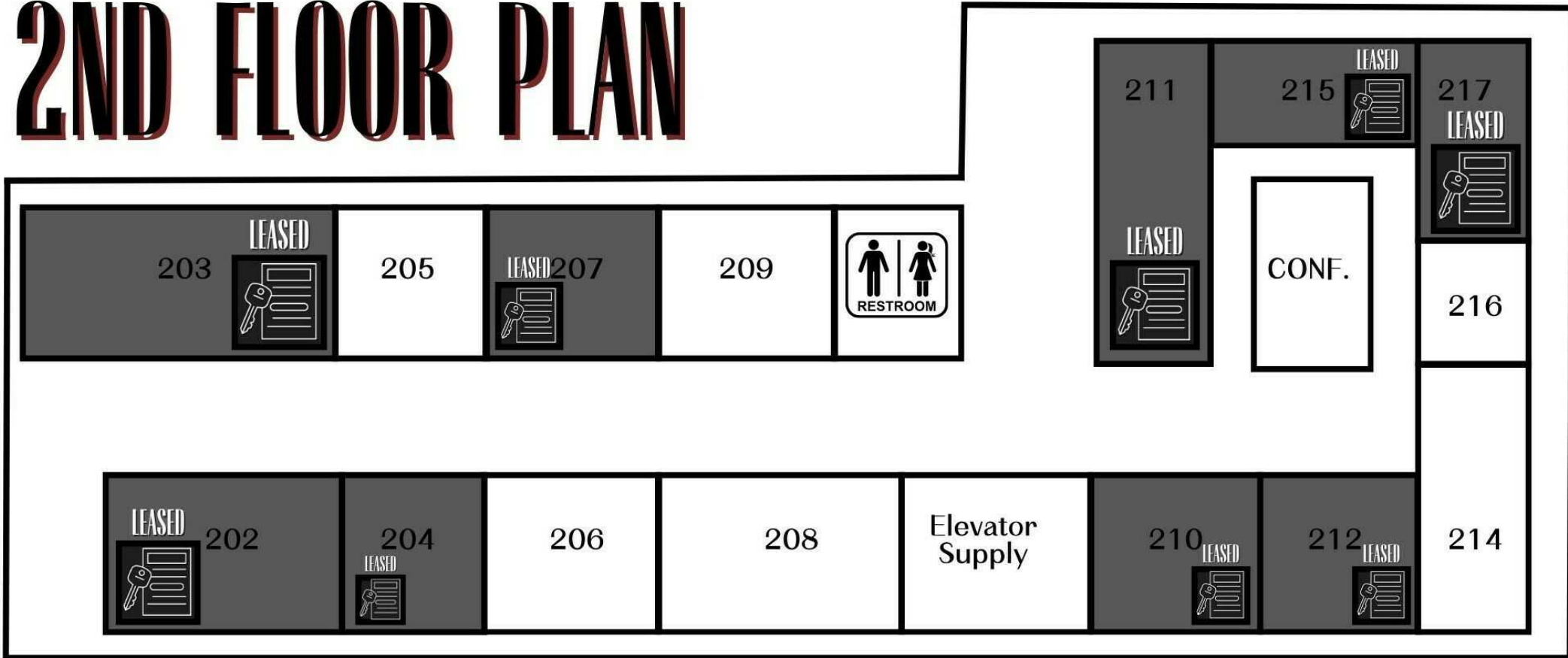
Demographics

	1 Mile	2 Miles	3 Miles
Total Households	1,259	3,010	4,310
Total Population	2,773	6,486	9,217
Average HH Income	\$74,755	\$74,121	\$77,239

Additional Photos



2ND FLOOR PLAN



Lease Spaces

Lease Information

Lease Type: NNN: \$0.36/SF/MO Lease Term: Negotiable
 Total Space: 384 - 1,023 SF Lease Rate: \$1.05 SF/month

Available Spaces

Suite	Tenant	Size (SF)
Suite 205	Available	434 SF
Suite 206	Available	408 SF
Suite 208	Available	483 SF
Suite 206 & 208	Available	891 SF
Suite 209	Available	384 SF
Suite 214	Available	554 SF
Suite 216	Available	469 SF
Suite 214 & 216	Available	1,023 SF



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Demographics Map & Report

Population	1 Mile	2 Miles	3 Miles
Total Population	2,773	6,486	9,217
Average Age	51.3	52.2	51.5
Average Age (Male)	50.9	51.8	51.2
Average Age (Female)	51.7	52.3	51.5

Households & Income	1 Mile	2 Miles	3 Miles
Total Households	1,259	3,010	4,310
# of Persons per HH	2.2	2.2	2.1
Average HH Income	\$74,755	\$74,121	\$77,239
Average House Value	\$388,824	\$364,775	\$390,172

2020 American Community Survey (ACS)

