



Property Description

Excellent downtown Carson location!
4 Entry Points: Curry St., W. Washington St., N. Carson St.
& the Parking lot!
Previous Uses: Salon, Office, & Kids Art Studio.

Property Highlights

- One Space Available!
- \$1.45 SF/MO/MG
- Tenant pays Gas & Electric + Janitorial
- Year built: 1954; undergone multiple renovations to ensure it remains modern and up to date.
- Open Floor Plan
- Full Kitchenette w/ Refrigerator & Sink!
- Private Conference Room/Playroom
- Common area restrooms (outside of the private square)
- Ample Shared Parking+ additional city parking to the West of the Property .

Offering Summary

Lease Rate:	\$1.45/SF/MO/MG
Available SF:	2,700 SF
Building Size:	19,927 SF
Zoning:	DTMU

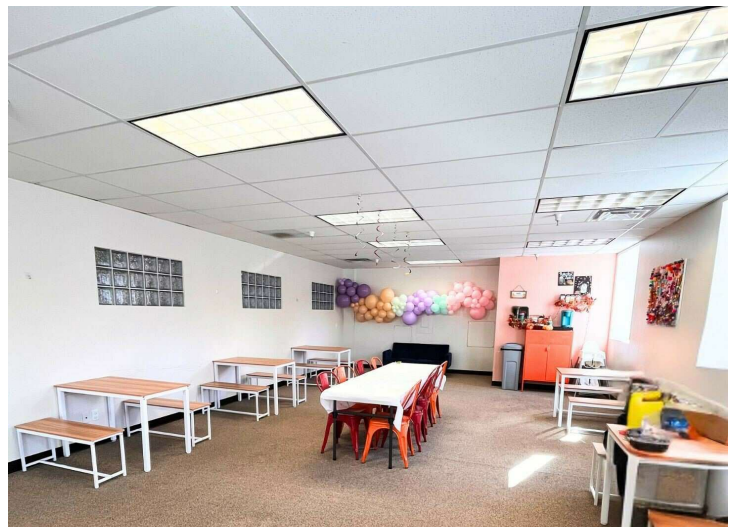
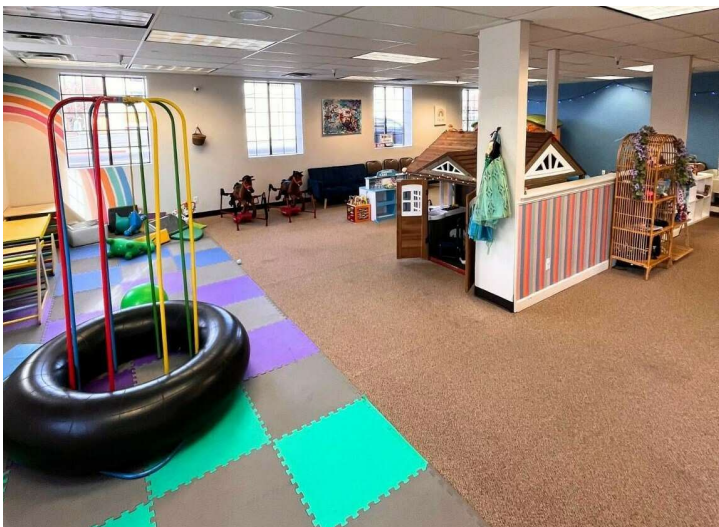
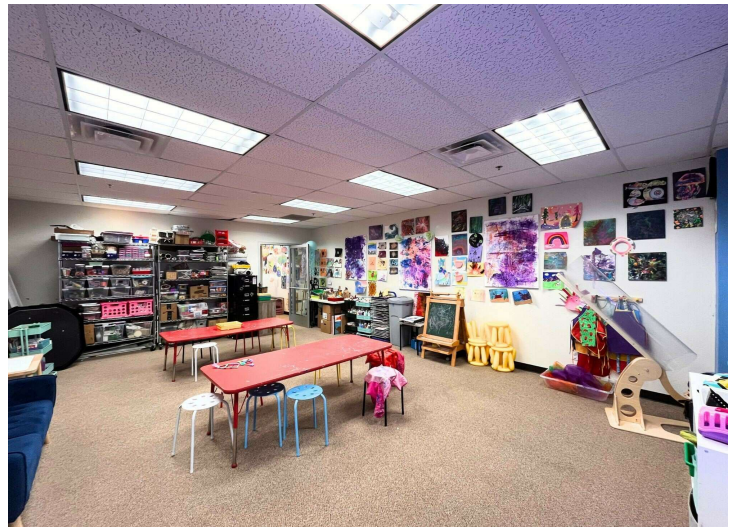
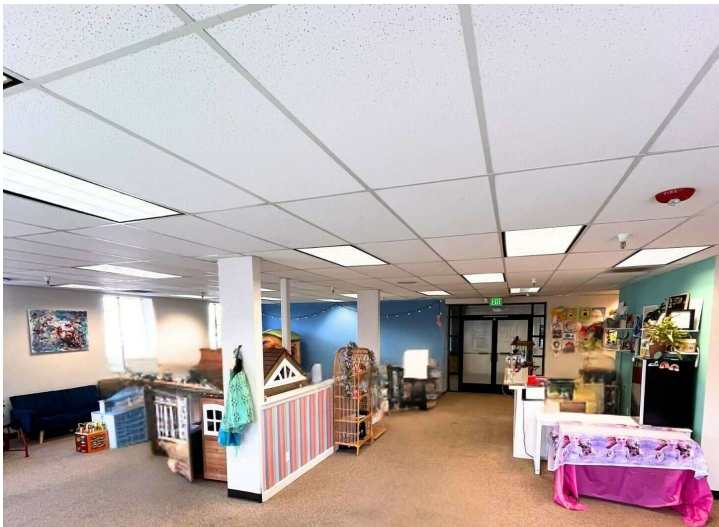
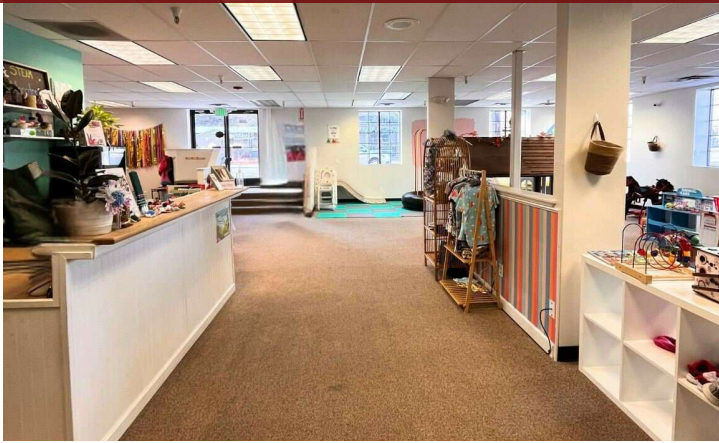
Join Co-Tenants:

- Carson City Visitors Bureau
- Re-Max Realty affiliates
- Capitol Services
- Escape 36

Ale Moncada, CCIM

Principal
NV #S.0174013.LLC
775.315.8735
ale@NVCG.US

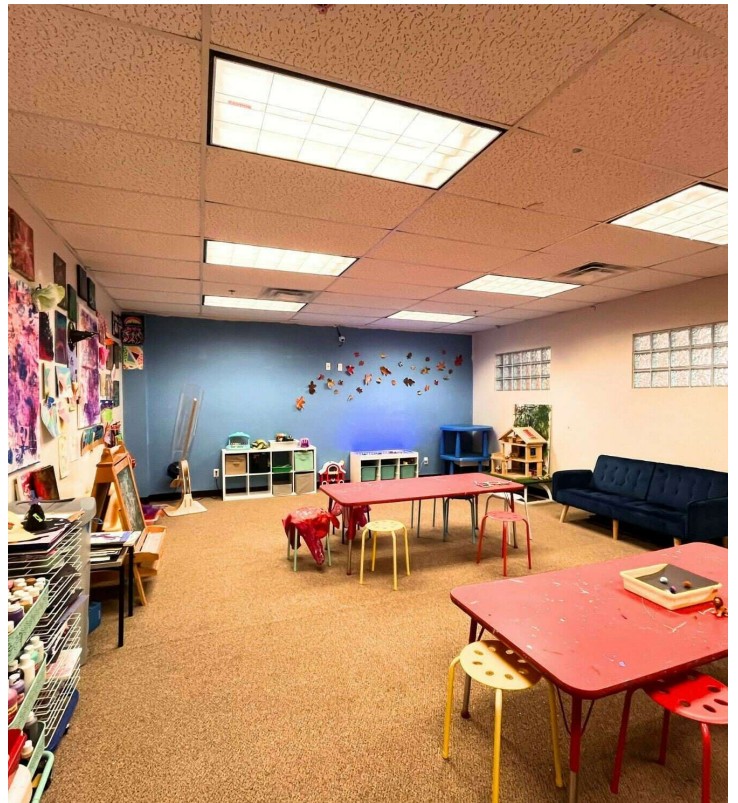
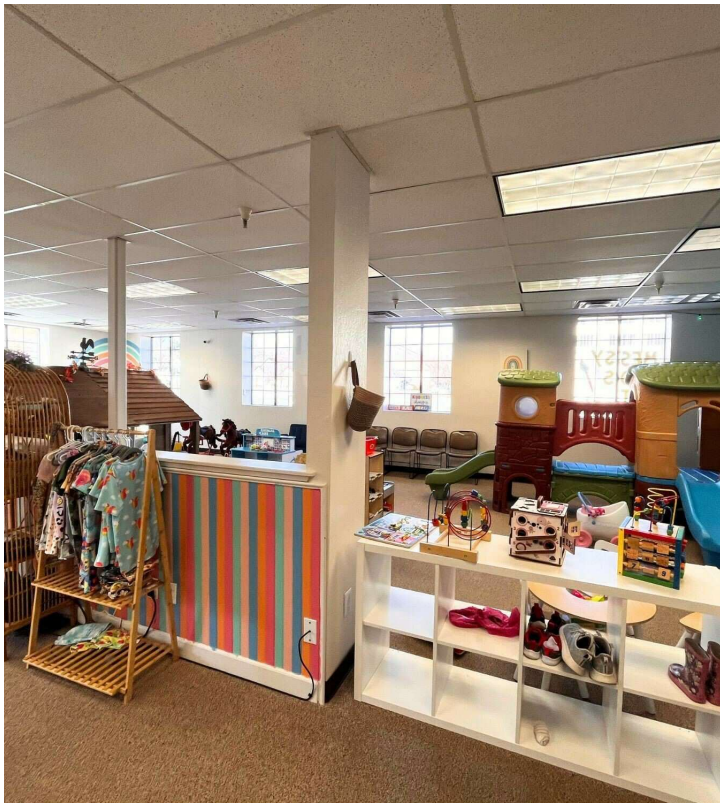
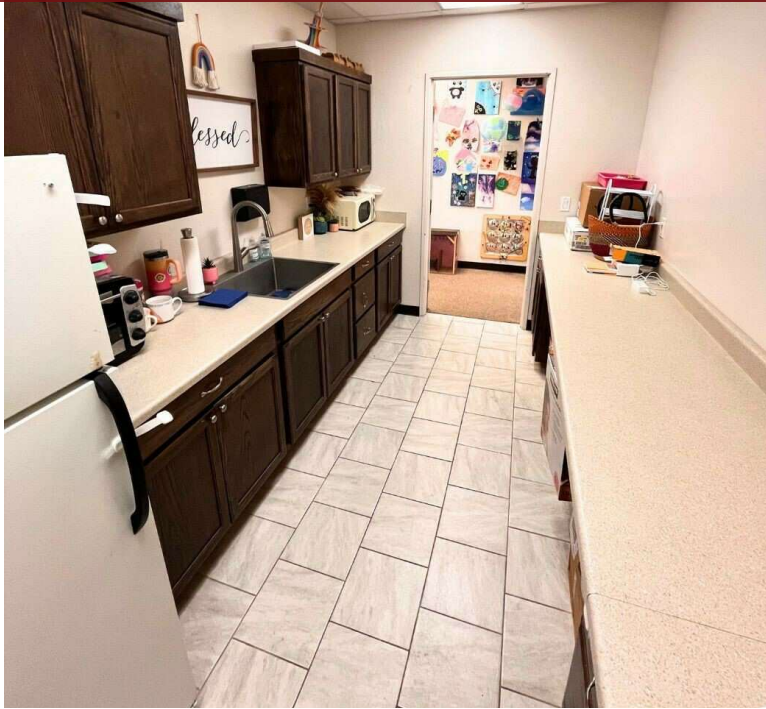




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DownTown Office For Lease | Kitchenette | + Additional Photos

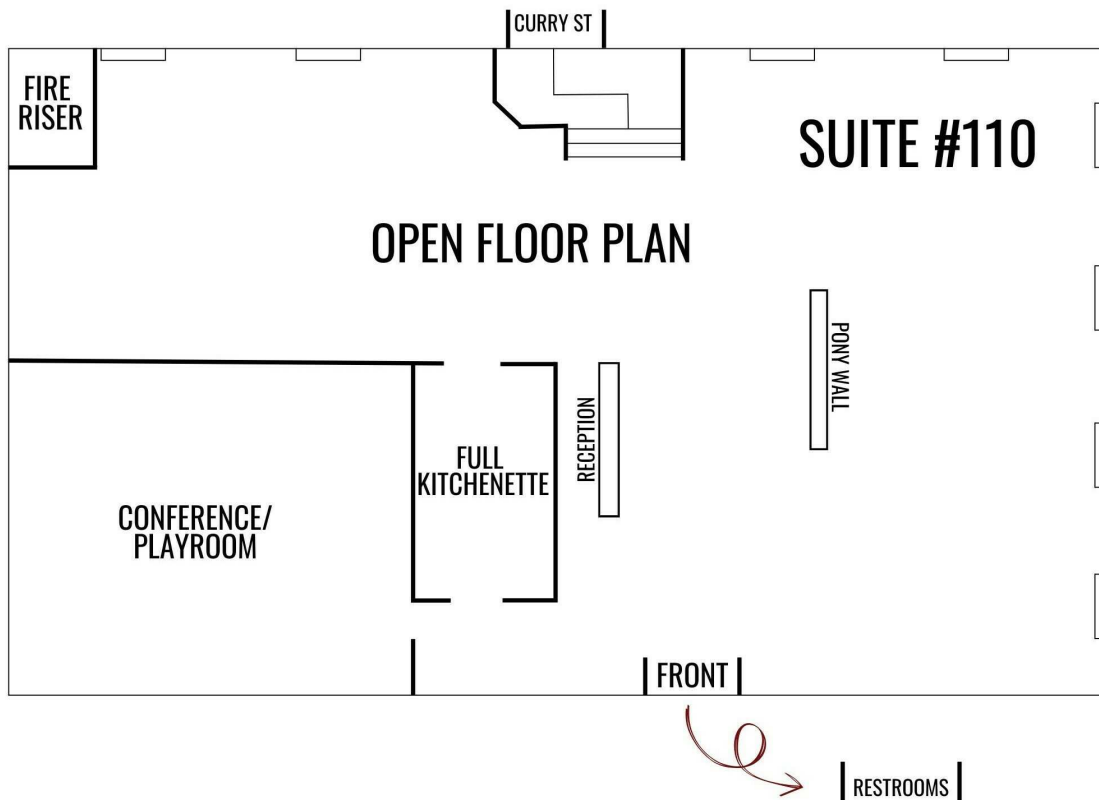


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SUITE #110 | COMMON AREA REST ROOMS | + FLOORPLAN



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DownTown Office For Lease | WHEN VACANT | 716 N Carson St #110



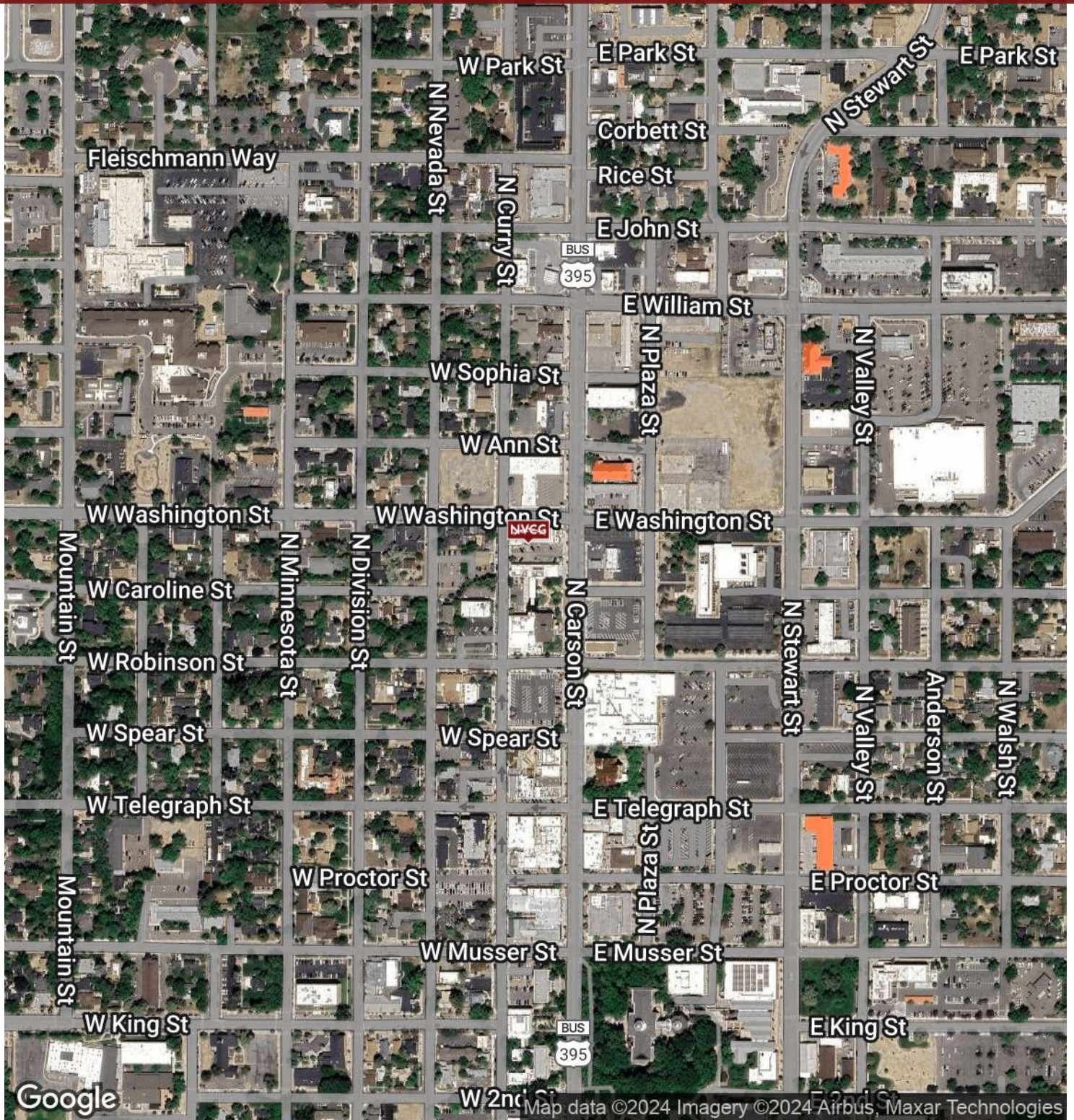
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DownTown Office For Lease | 716 North Carson Street | Carson City, NV 89701

W Adams St E Adams St



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Population	0.5 Miles	1 Mile	1.5 Miles
Total Population	2,362	11,634	20,162
Average Age	44.2	42.1	42.9
Average Age (Male)	45.9	44.0	43.0
Average Age (Female)	43.0	40.6	42.4
Households & Income	0.5 Miles	1 Mile	1.5 Miles
Total Households	1,253	5,681	9,551
# of Persons per HH	1.9	2.0	2.1
Average HH Income	\$63,512	\$62,126	\$64,187
Average House Value	\$246,332	\$255,902	\$265,022

2020 American Community Survey (ACS)

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