

FOR LEASE • FERNLEY NV

Prime Commercial Second-Floor Space | Office, Service, Retail
Country Center | 95A W Main St., Fernley, NV 89408



Available Space
±2,000 SF

Lease Rate
\$1.10/SF NNN
Est. \$0.11/SF NNN

Build-to-Suit Opportunity

We are ready to work with the right tenant to transform this ±2,000 sq. ft. shell into a high-end, custom suite tailored to your specific operational needs. This 'blank canvas' offers a rare opportunity to design your ideal workflow in the heart of Fernley. Zoned General Commercial, the property supports diverse office, service, and retail uses with a negotiable TI (Tenant Improvement) allowance.

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FOR LEASE

95A West Main Street, Country Center
Fernley, NV 89408



The Highlights

Available Space ±2000 SF

Lease Rate \$1.10/SF NNN (Est. \$0.11 NNN)

Location Country Center on Main Street, offering **maximum visibility** on a primary commercial corridor in Fernley

Zoning General Commercial: allowing office, service, retail-oriented uses

Tenant Improvement (TI) Negotiable, subject to use and bona fide offer

Features Private restroom in unit. **Dedicated signage** Front door and outside wall facing MainStreet; tenant to provide signage. **Adequate on-site parking.** **Second-floor** space (no elevator)

Elevate Your Brand: The Main Street Advantage

Positioning your business at Country Center offers an unmatched strategic advantage in the heart of Fernley. By combining **high-visibility Main Street location with the quiet exclusivity of an elevated second-floor suite, you gain a high-profile presence without the distractions of a ground-level storefront.** This unique “blank canvas” space allows you to design a custom floor plan specifically tailored to your workflow. **Benefit from the steady energy of established neighboring retailers while enjoying a private, professional loft-style environment** that provides the perfect balance of accessibility, convenience, and focused productivity.

Ideal Uses. Tailored For Success.

* **Professional Services:** Accounting, Law, or Insurance. * **Creative Studios:** Architecture, Design, or Photography. * **Boutique Fitness:** Yoga, Pilates, or Private Instruction. * **Corporate Hub:** Private administrative space for local businesses.



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CONTACT

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