



240 Us Highway 95a S, Fernley, NV 89408

\$16.44 - \$19.20/SF/YR

\$1.37 - \$1.60/SF/MO

FERNLEY BUSINESS PARK

Office | 2 spaces available | 1,460 sq. ft. - 3,020 sq. ft.

Building Details

Property Type	Office	Subtype	Medical Office
Tenancy	Multiple	Total Building SQFT	6,040
Minimum Divisible SQFT	1,460	Total Building Suites	3
Vacant SQFT	1,460	Land Acres	2.2
Year Built	2005	Buildings	1
Stories	1	Total Parking Spaces	39
Cross Street	Mc Cart	Zoning	COMM
APN	020-132-03	County	Lyon County

Building Description

Suite A1: Medical/Office Space for Lease – Fernley, NV:

Prime medical/office space available in Fernley, NV! This 1,460 +/- rsf space is perfect for medical professionals or office-based businesses. The building currently houses Chiropractic and Dermatology offices, creating an excellent environment for complementary medical or professional services. AVAILABE NOW.

Building Description

Suite A1: Medical/Office Space for Lease – Fernley, NV:

Prime medical/office space available in Fernley, NV! This 1,460 +/- rsf space is perfect for medical professionals or office-based businesses. The building currently houses Chiropractic and Dermatology offices, creating an excellent environment for complementary medical or professional services. **AVAILABLE NOW.**

- **Lease Type:** Modified Gross Lease
- **Interior:** Warm shell interior, ready for custom build-out to meet your specific needs.
- **Shared Amenities:** Shared waiting room and restrooms and breakroom with the Dermatology office providing additional convenience for tenants and their clients.
- **Tenant Responsibilities:** Pro-rata share of gas/electric utilities; Janitorial services for leased premises; Security and data services within premises

Additional Features:

- Flexible space configuration
- Ideal for medical or professional office use

Current Tenants: Chiropractic and Dermatology practices already in the building.

Don't miss this excellent leasing opportunity in a growing community. Perfect for businesses looking for a professional environment with easy access.

SUITE B: Medical/PT Office Space Available for Lease

Are you looking to establish or expand your chiropractic practice? This fully built out medical/PT office offers a prime opportunity. The office comes with all the essential amenities to run a successful practice, including:

- **Multiple Exam Rooms:** Ideal for serving multiple patients simultaneously.
- **Physical Therapy (PT) Area:** Spacious and well-equipped for a variety of therapeutic exercises.
- **Dedicated Reception Area:** Professional and welcoming space for administrative tasks.
- **Waiting Room:** Comfortable seating for patients.
- **Kitchen/Breakroom:** A convenient space for staff to relax and recharge.
- **Restrooms:** Well-maintained and easily accessible.
- **X-Ray Room with Dedicated Electrical:** Ready for diagnostic imaging services.

Lease Details:

- **Lease Term:** Five (5) years
- **Notice Period:** Current occupant requires three (3) months' advanced notice to relocate.
- **Lease Type:** Modified Gross Lease
- **Rate:** Market rate (to be determined)

This turnkey office space is perfectly suited for chiropractic practitioners seeking a location that supports both patient care and operational efficiency.

For more information or to schedule a tour, please contact Jennifer P. Hilderbrand at (775) 722-9462 or jphilderbrand@outlook.com or Rick Roznos at (775) 453-0187 or rickroznos@gmail.com.

LOCKBOX ONSITE - hung on gas meters behind building - **CALL AGENT(S) for CODE** when confirming tour appointment:

CO-LISTING with RICHARD ROZDOS, LPT REALTY

Building Location (1 Location)



Available Space 1 Details

Medical/Office Space for Lease – Fernley, NV: Prime medical/office space available in Fernley, NV! This 1,460 +/- rsf space is perfect for medical professionals or office-based businesses. The building currently houses Chiropractic and Dermatology offices, creating an excellent environment for complementary medical or professional services. AVAILABE NOW - call Jennifer P. Hilderbrand or Richard Roznos with questions or to set up a tour. • Lease Type: Modified Gross Lease • Interior: Warm shell

Listing Type	Direct	Space Subtype	Medical Office
RSF	1,460 SF	USF	1,150 SF
Min Contiguous SF	1,460 SF	Max Contiguous SF	6,040 SF
Space Available	1/8/25	Parking	39
Rate (Per SF)	\$1.37 / SF / MO	Lease Type	Modified Gross
Lease term	Negotiable	Total CAM (Per SF/MO)	\$0
Days on Market	0 days		

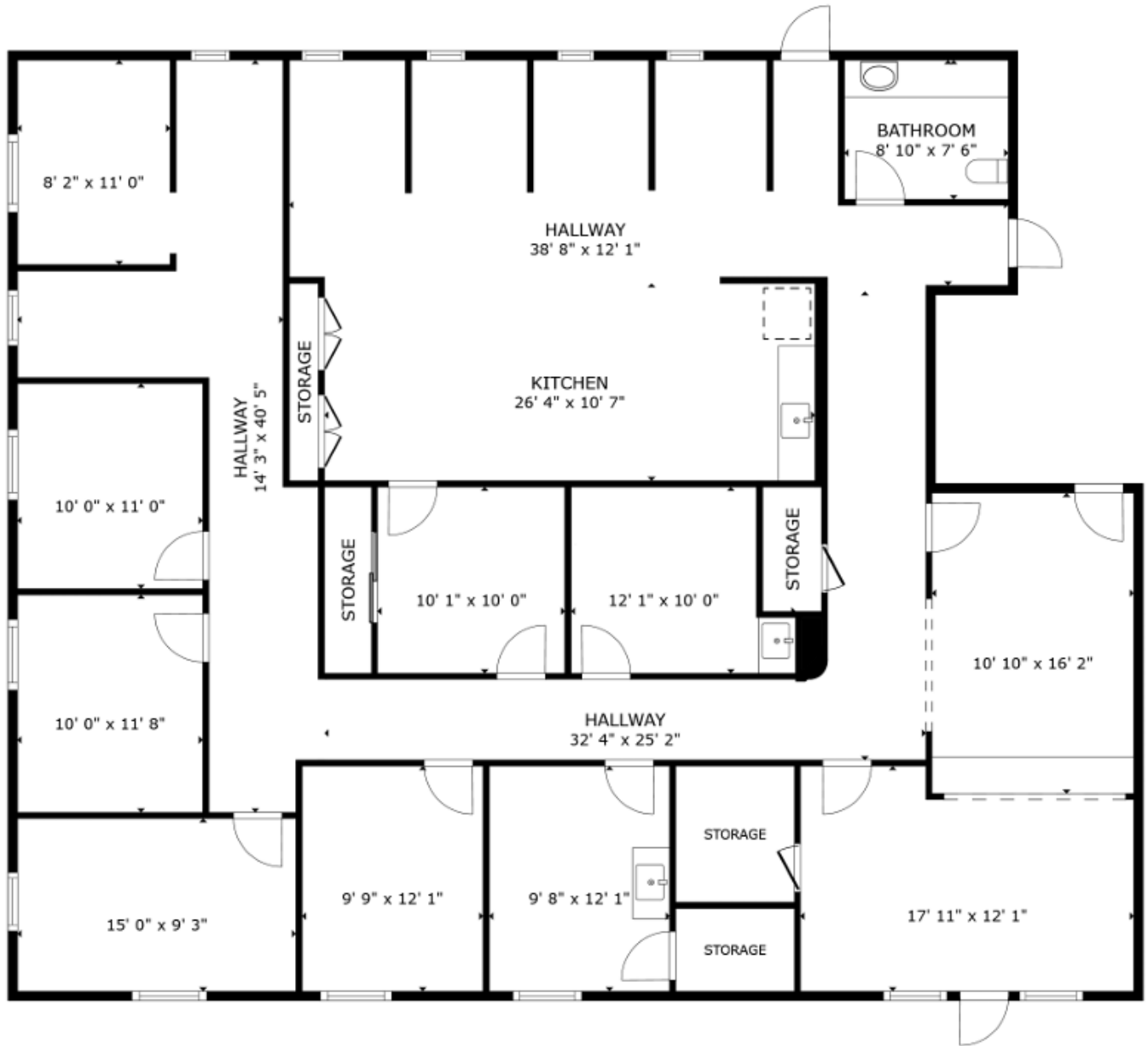
Available Space 2 Details

Medical/PT Office Space Available for Lease: This fully built-out medical/PT office offers a prime opportunity; includes essential facilities, ready for your equipment and customization: Multiple Exam Rooms; Physical Therapy (PT) Area; Dedicated Reception Area; Waiting Room; Kitchen/Breakroom; Restrooms; X-Ray room w/dedicated electrical: Lease Term: Asking five (5) years; current occupant requires 90 days' notice; Modified Gross Lease; Market Rate (TBD) (equipment not included)

Listing Type	Direct	Space Subtype	Medical Office
RSF	3,020 SF	USF	3,020 SF
Min Contiguous SF	3,020 SF	Max Contiguous SF	6,040 SF
Space Available	1/8/25	Parking	39
Lease Type	Modified Gross	Lease term	5+ years
Rate	\$1.45 - \$1.6 / SF / MO	Days on Market	0 days

Property Photos (2 photos)





FLOOR PLAN

GROSS INTERNAL AREA
 FLOOR PLAN 2,791 sq.ft.
 TOTAL : 2,791 sq.ft.

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



FOR LEASE



240 Hwy 95A

- 1150 +/- rsf
- Medical Office
- Modified Gross Lease



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