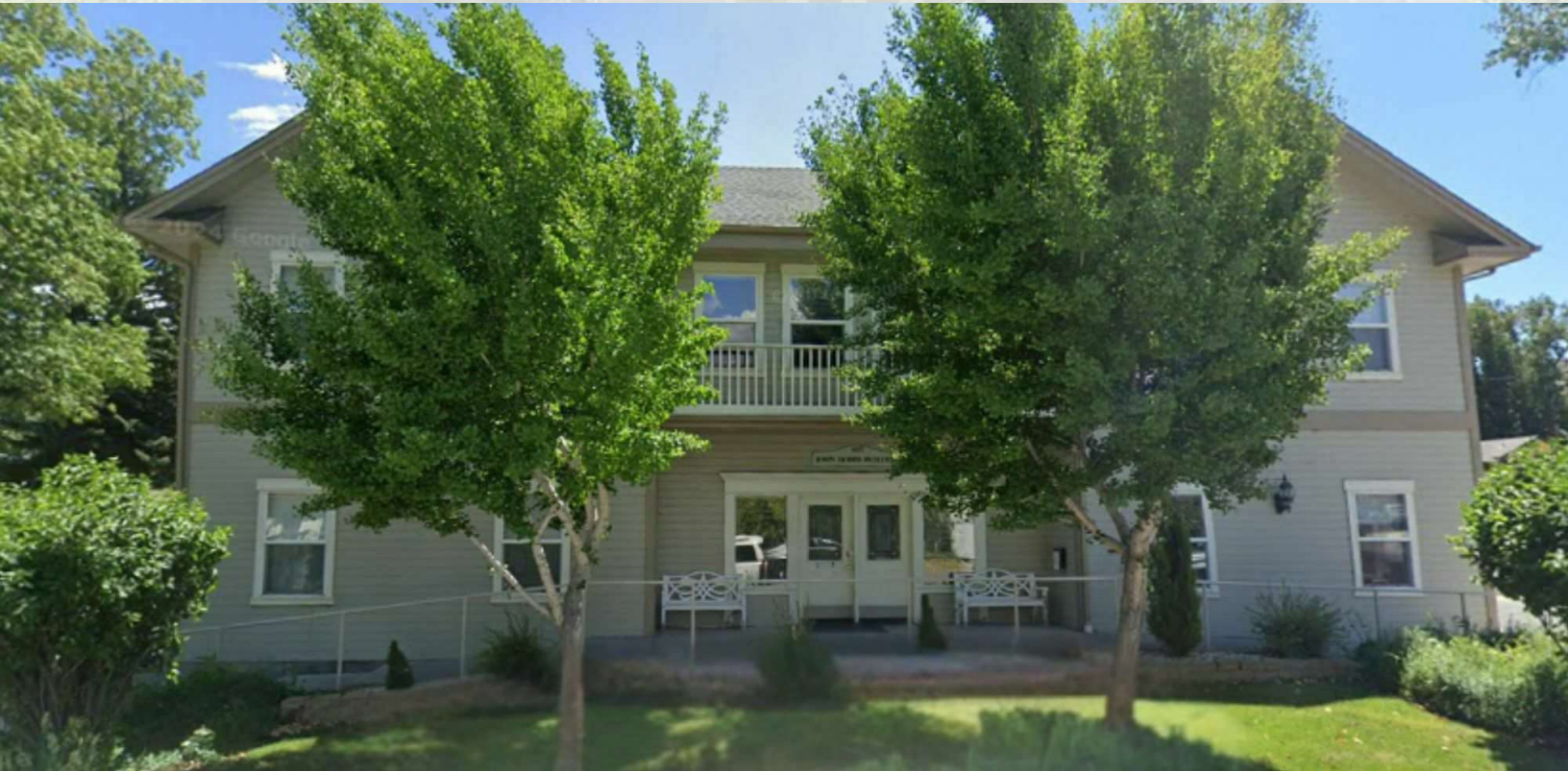


1177 N. Division St #2 | Carson City, NV 89703

FOR LEASE



Property Description

Great Westside Location On The Corner Of Division St & John St

Property Highlights

- 1,043 SF Of Office Space
- Suite #2 On The Ground Floor
- Reception/Waiting Area
- 3 Private Offices
- Private Restroom
- Tenants Are Responsible For Their Own Utilities

Offering Summary

Lease Rate:	\$1.50/SF/MO
Lease Type:	Modified Gross
Available SF:	1,043 SF
Building Size:	5,485 SF

Demographics	0.25 Miles	0.5 Miles	1 Mile
Total Households	330	1,379	5,496
Total Population	590	2,477	11,617
Average HH Income	\$64,337	\$61,786	\$65,073

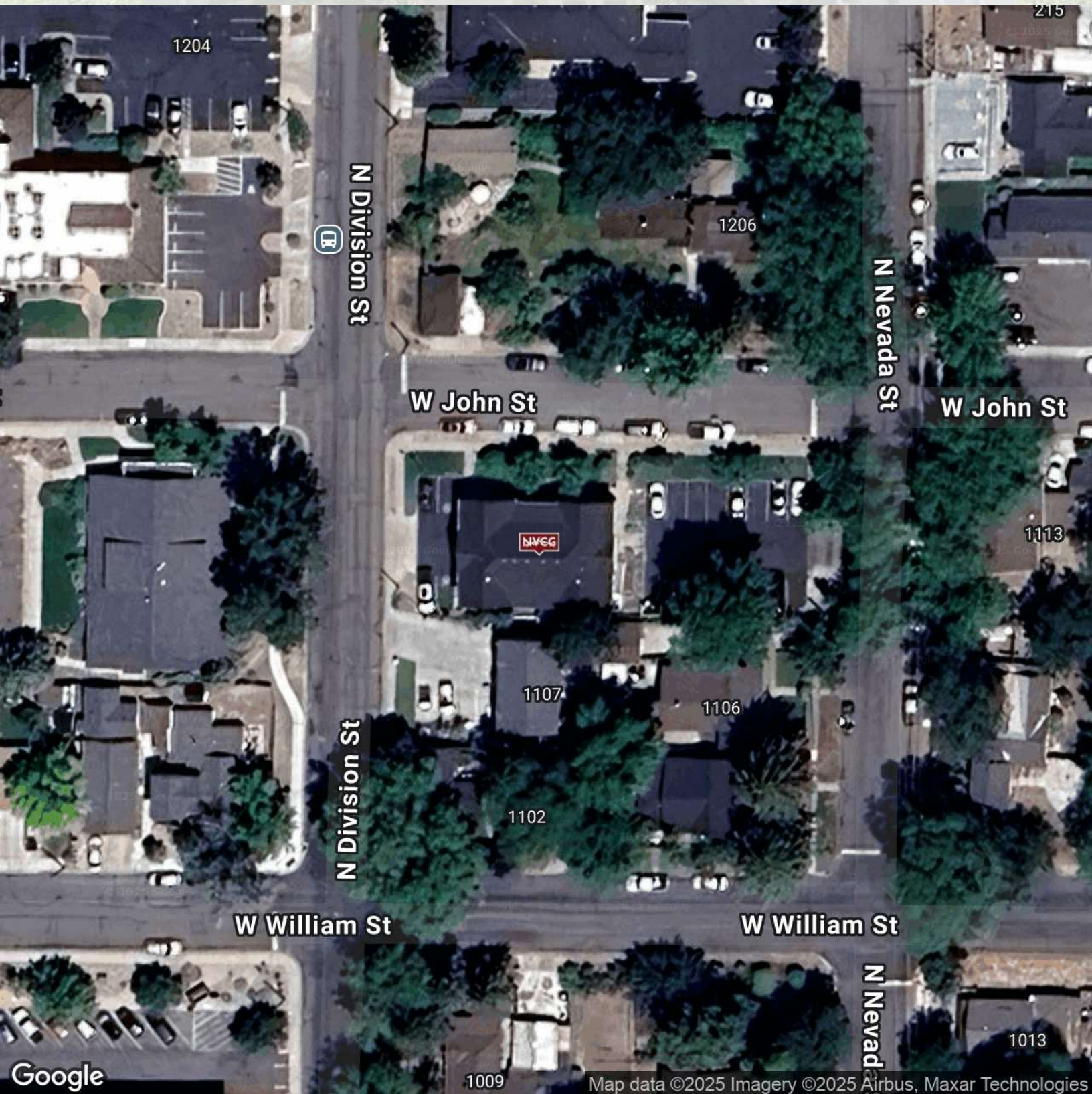
Samuel Douglass, CCIM Principal/Managing Broker | NV #B.143639.LLC | 775.443.7576 | Samuel@NVCG.US

Nevada Commercial Group LLC | www.nvcg.us | 301 West Washington Street, Carson City, NV 89703 | 775.884.1896



1177 N. Division St #2 | Carson City, NV 89703

Location Map

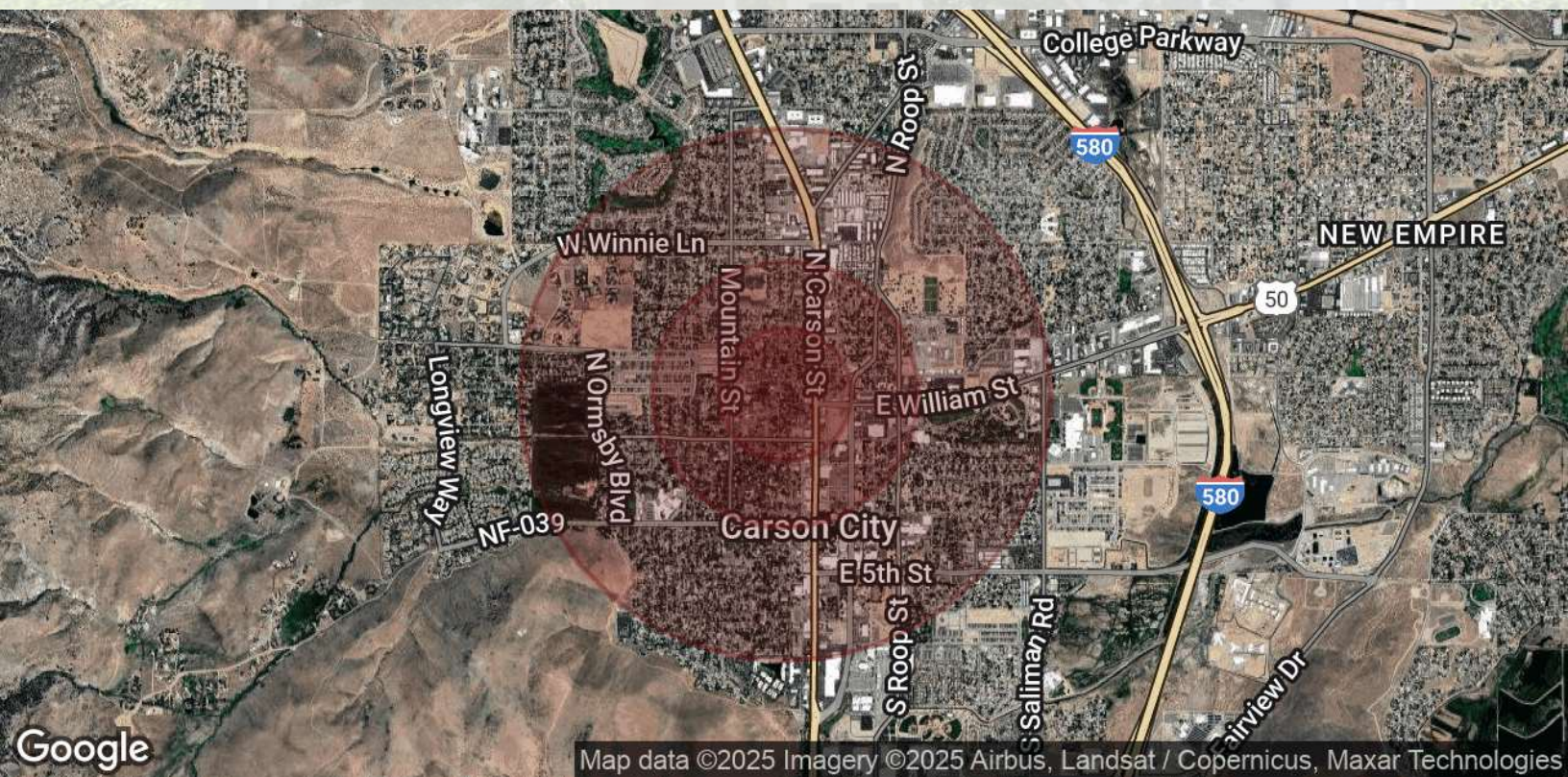


Samuel Douglass, CCIM Principal/Managing Broker | NV #B.143639.LLC | 775.443.7576 | Samuel@NVCG.US

Nevada Commercial Group LLC | www.nvcg.us | 301 West Washington Street, Carson City, NV 89703 | 775.884.1896



Demographics Map & Report



Population	0.25 Miles	0.5 Miles	1 Mile
Total Population	590	2,477	11,617
Average Age	46.5	46.2	42.4
Average Age (Male)	46.3	45.5	43.9
Average Age (Female)	45.4	46.1	41.3
Households & Income	0.25 Miles	0.5 Miles	1 Mile
Total Households	330	1,379	5,496
# of Persons per HH	1.8	1.8	2.1
Average HH Income	\$64,337	\$61,786	\$65,073
Average House Value	\$257,225	\$243,778	\$254,626

2020 American Community Survey (ACS)