

Property Summary



Property Description

Professional/Medical office for lease Convenient Westside Carson city professional office space close to 1-580 freeway on/off ramp, shopping and Carson Tahoe Hospital.

Property Highlights

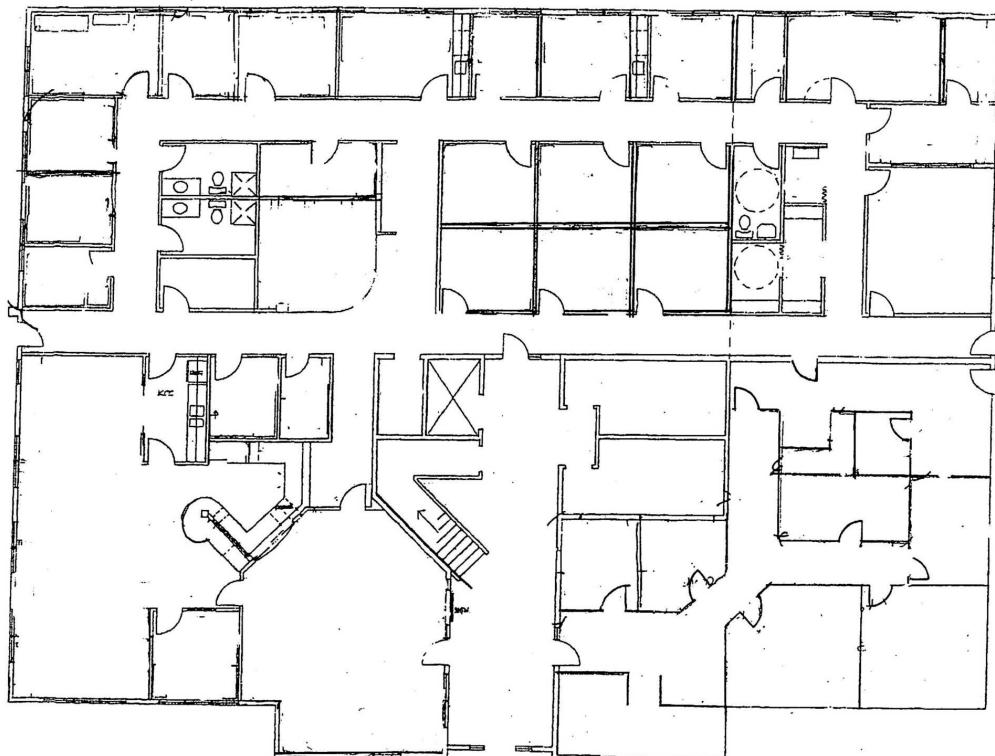
- Currently Built Out As Medical Space
- Located In Desirable West Of Carson City
- Elevator Served
- Ample Parking
- Complex Is Located Off US Highway 395 North, Near Shopping, Schools, And A Golf Course.
- Tenant Pays Their Own Gas & Electric
- Garbage, Sewer And Water Included In CAMs
- Common Area Restrooms
- Reception Area

Offering Summary

Lease Rate:	Negotiable
Lease Type:	\$0.25/SF/MO
Available SF:	1,194 - 8,090 SF
Building Size:	16,037 SF

Demographics	0.25 Miles	0.5 Miles	1 Mile
Total Households	338	1,496	4,829
Total Population	753	3,078	10,113
Average HH Income	\$73,979	\$70,572	\$68,878

Lease Spaces + Floor Plan



Lease Information

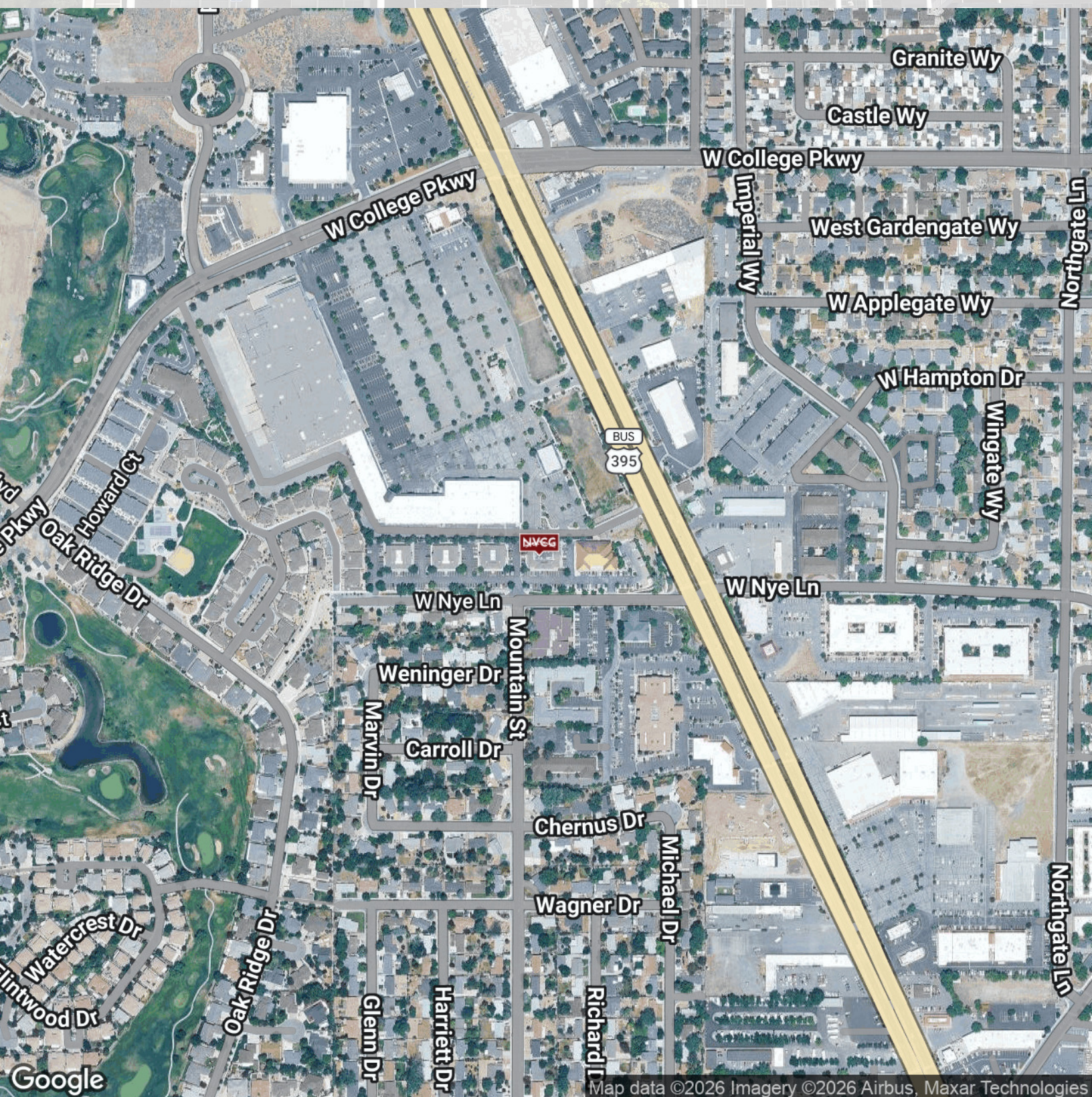
Lease Type:	NNN: \$0.25/SF/MO	Lease Term:	Negotiable
Total Space:	1,194 - 8,090 SF	Lease Rate:	Negotiable

Available Spaces

Suite	Tenant	Size (SF)
Suite 102	Available	5,151 SF
Suite 103	Available	1,194 SF
Suite 101-103	Available	1,194 - 8,090 SF
Suite 101	Available	1,745 SF

704 W Nye Lane | Carson City, NV 89703

Location Map

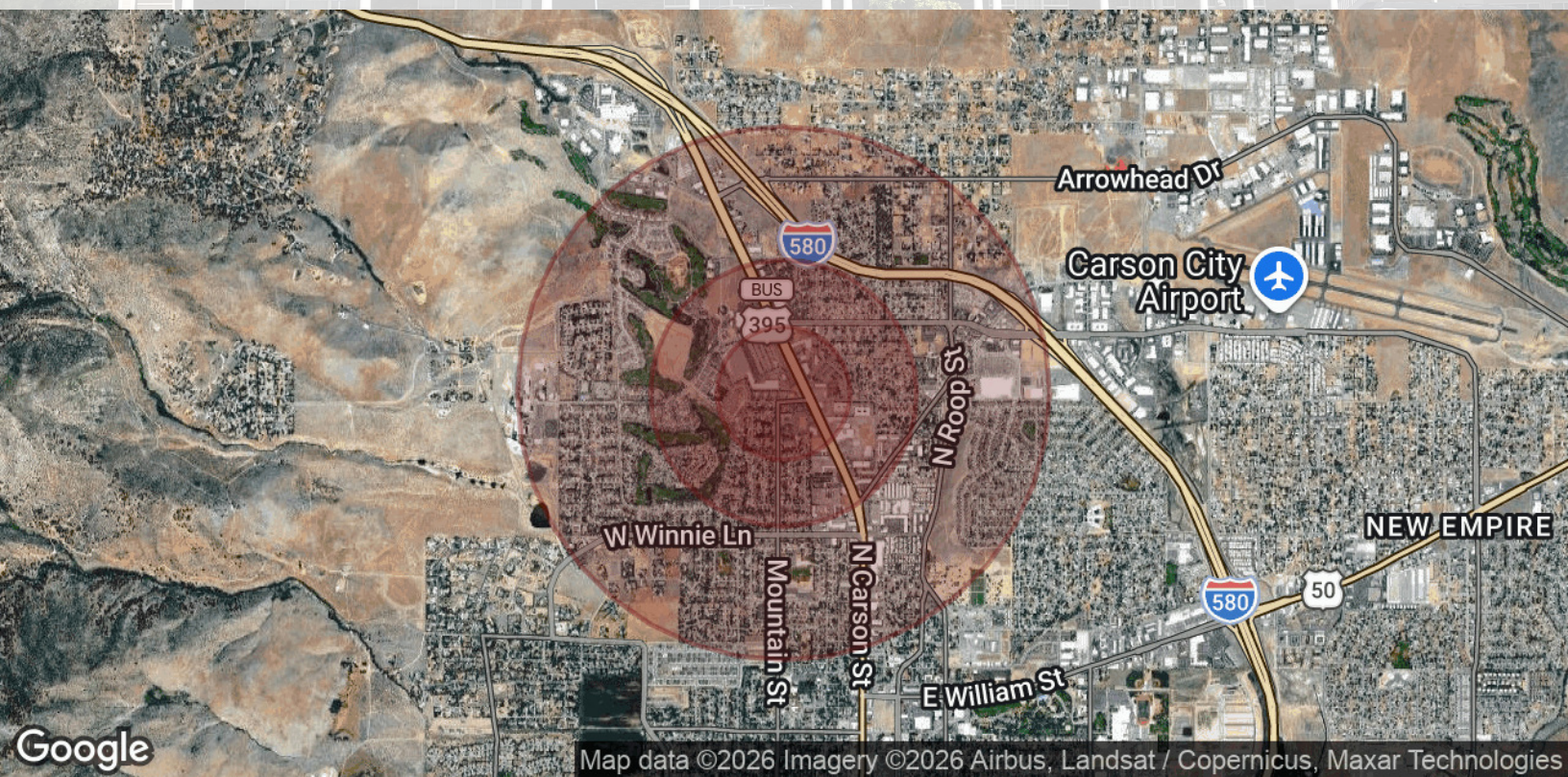


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Demographics Map & Report



Population	0.25 Miles	0.5 Miles	1 Mile
Total Population	753	3,078	10,113
Average Age	46.3	46.6	44.1
Average Age (Male)	40.2	41.0	42.7
Average Age (Female)	50.8	50.9	45.1
Households & Income	0.25 Miles	0.5 Miles	1 Mile
Total Households	338	1,496	4,829
# of Persons per HH	2.2	2.1	2.1
Average HH Income	\$73,979	\$70,572	\$68,878
Average House Value	\$327,203	\$270,580	\$256,698

2020 American Community Survey (ACS)