For Lease

880 SF | $2.25 SF/month
Office Space

124 Mcfaul Way

124 Mcfaul Way
Zephyr Cove, Nevada 89448

Property Highlights

- ±880 SF second-floor office suite
- Direct ADA access from the upper parking lot
- High-quality, recently renovated interior
- In-suite sink with flexible layout for professional or medical uses
- Individually metered gas and electricity
- Modified gross lease; tenant pays gas, electricity, and internet
- Located in the Round Hill Shopping Center near Safeway, Wells Fargo, USPS, restaurants, and other amenities
- Ample on-site parking
- Professional office environment

Offering Summary

Lease Rate:	$2.25 SF/month (MG)
Building Size:	4,062 SF
Available SF:	880 SF
Lot Size:	0.15 Acres

Demographics	8 Miles	80 Miles	180 Miles
Total Households	14,036	763,576	5,314,469
Total Population	31,134	2,016,843	15,064,566
Average HH Income	$117,308	$123,576	$150,208

For More Information

Scott Fair
O: 530 525 2304
sfair@naitahoesierra.com | NV #BS.0144220

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BROCHURE 124 Mcfaul Way, Zephyr Cove, NV 89448

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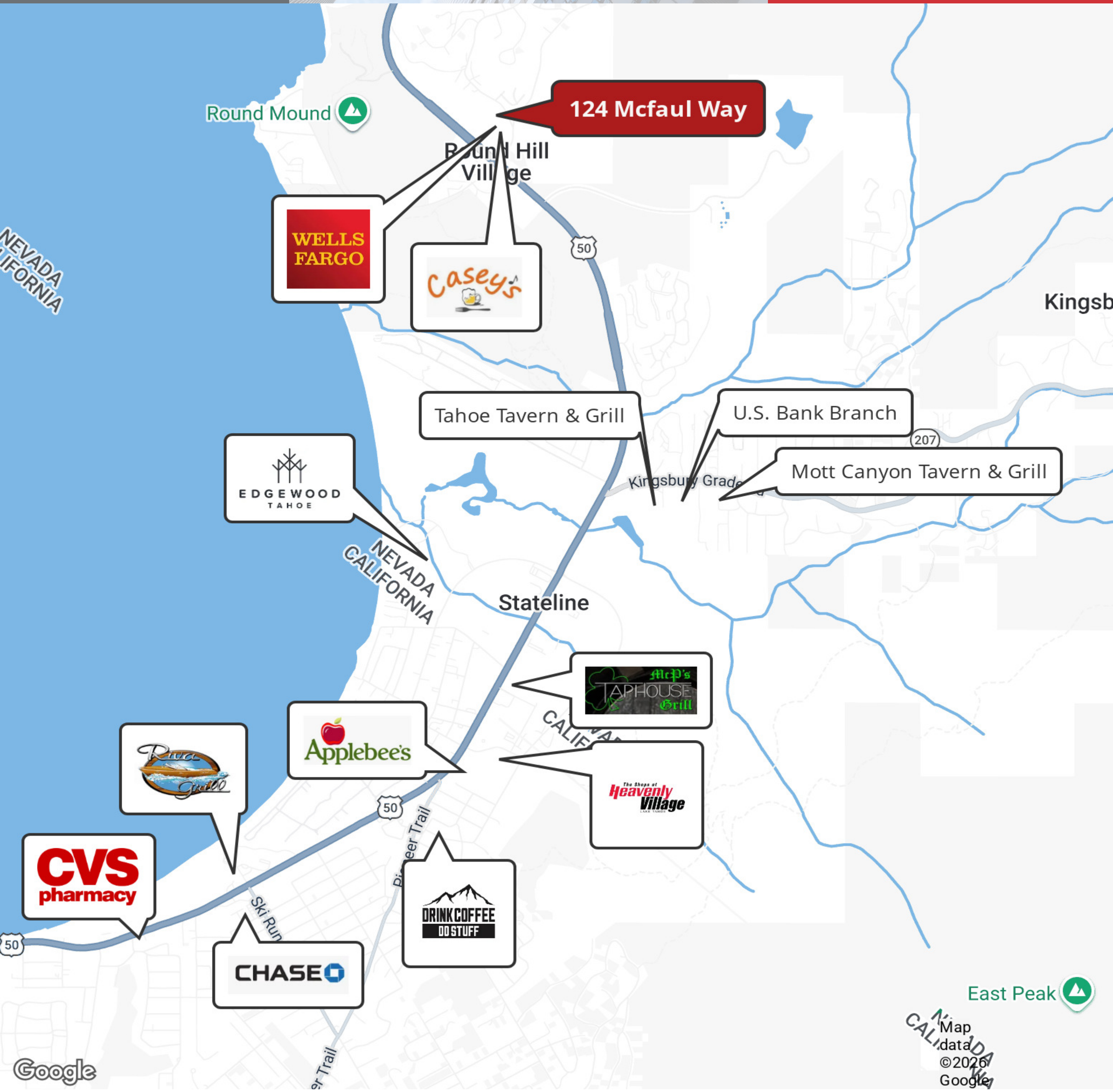

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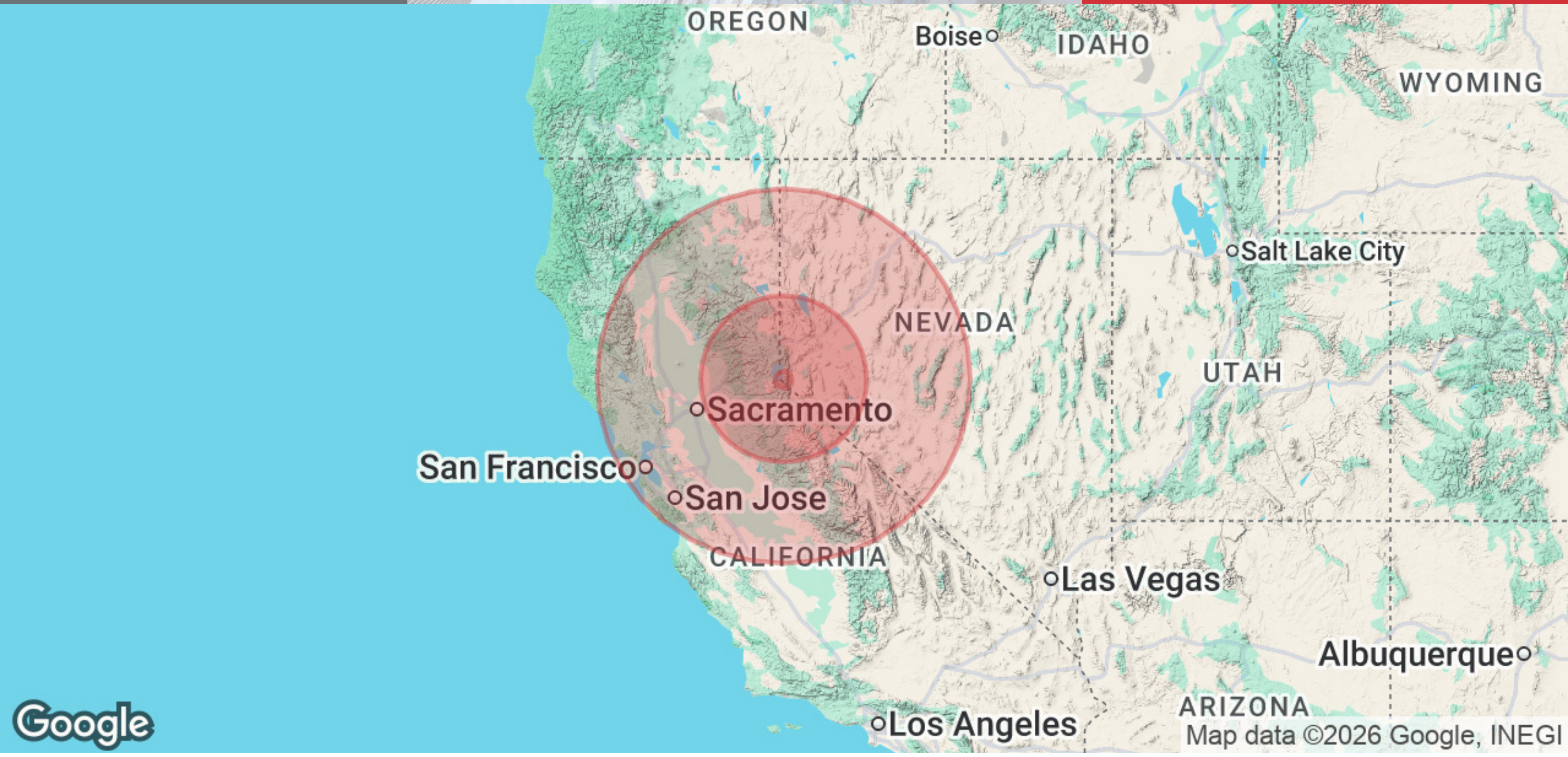

Population	8 Miles	80 Miles	180 Miles
Total Population	31,134	2,016,843	15,064,566
Average Age	44	42	40
Average Age (Male)	44	42	39
Average Age (Female)	44	43	41

Households & Income	8 Miles	80 Miles	180 Miles
Total Households	14,036	763,576	5,314,469
# of Persons per HH	2.2	2.6	2.8
Average HH Income	$117,308	$123,576	$150,208
Average House Value	$874,499	$624,050	$897,375

2020 American Community Survey (ACS)