

Property Description

Professional or 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

- Tenant pays their own Gas & Electric
- Garbage, Sewer and Water included in CAMs
- Three (3) offices
- Common Area Restrooms
- Reception area
- Elevator served
- Ample parking
- CAM is currently \$0.25/SF/MO

Offering Summary

Lease Rate:	\$1.45 SF/MO (NNN)
Available SF:	1,392 SF
Building Size:	10,728 SF

Demographics	0.5 Miles	1 Mile	1.5 Miles
Total Households	1,603	4,937	8,156
Total Population	3,593	11,261	18,354
Average HH Income	\$92,007	\$93,121	\$93,822

John Uhart, CCIM

Sr. Advisor
 NV #B.0003534.LLC
 775.741.3015
 jfuhart@ccim.net

Samuel Douglass, CCIM

Principal/Managing Broker
 NV #B.143639.LLC
 775.443.7576
 Samuel@NVCG.US



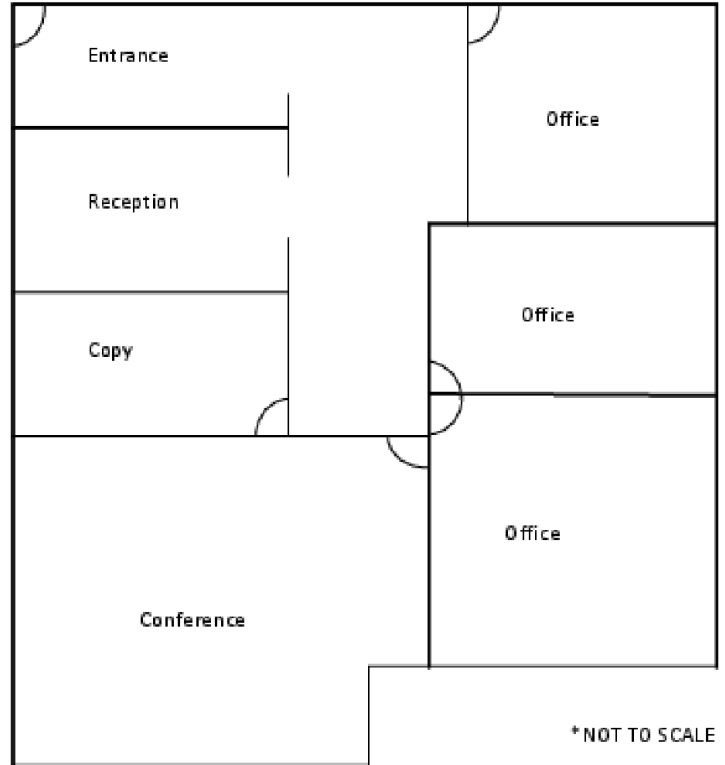
For Lease | 844 W Nye lane #101 | Carson City, NV 89701

Available Spaces

Suite	Size (SF)	Lease Type	Lease Rate	Description
101	1,392 SF	NNN	\$1.45 SF/month	NNN: \$0.25/SF/MO

- W. Nye Lane, Suite 101
Carson City, NV 89703
92 ± square feet

N
W E
S



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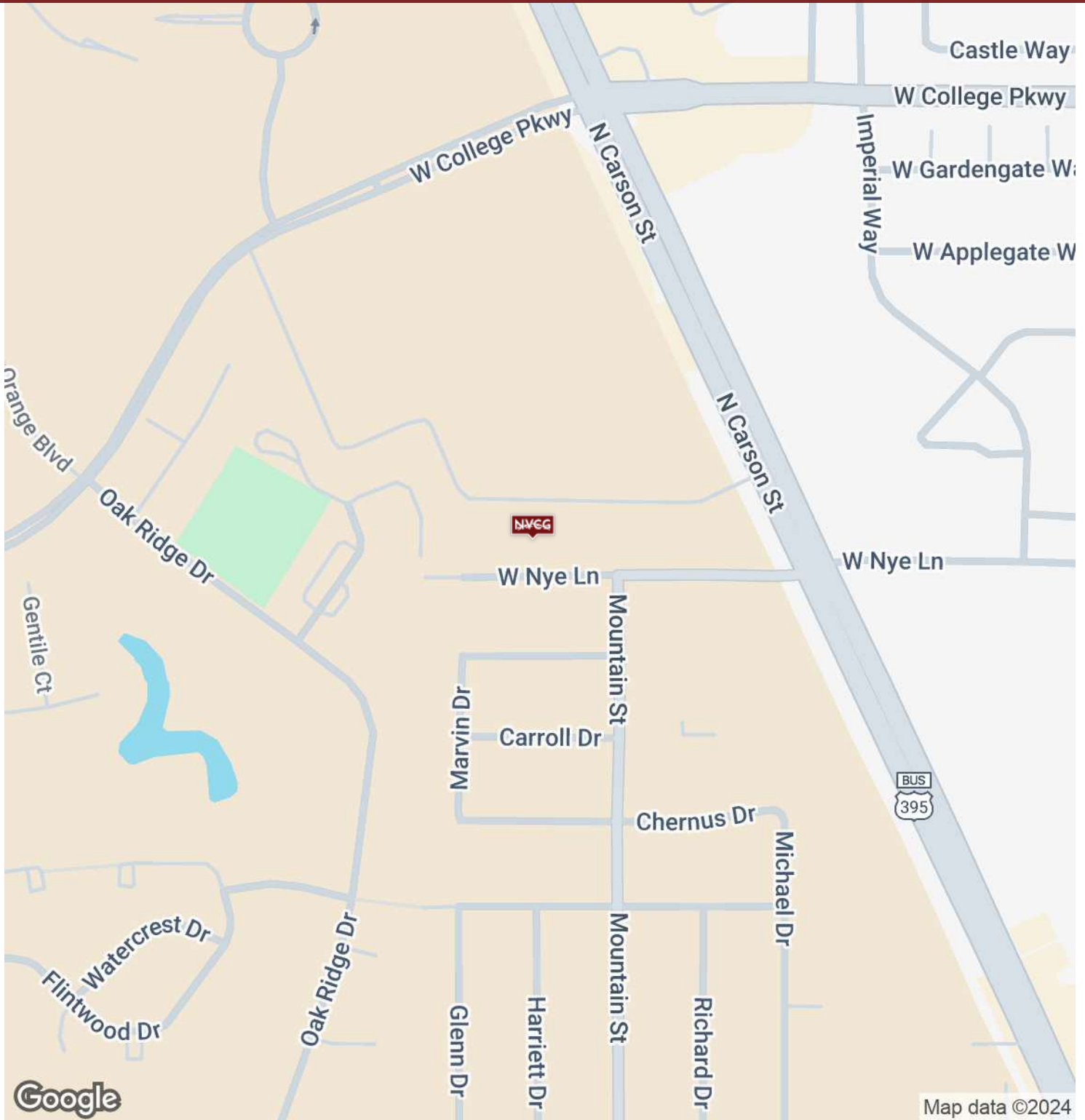
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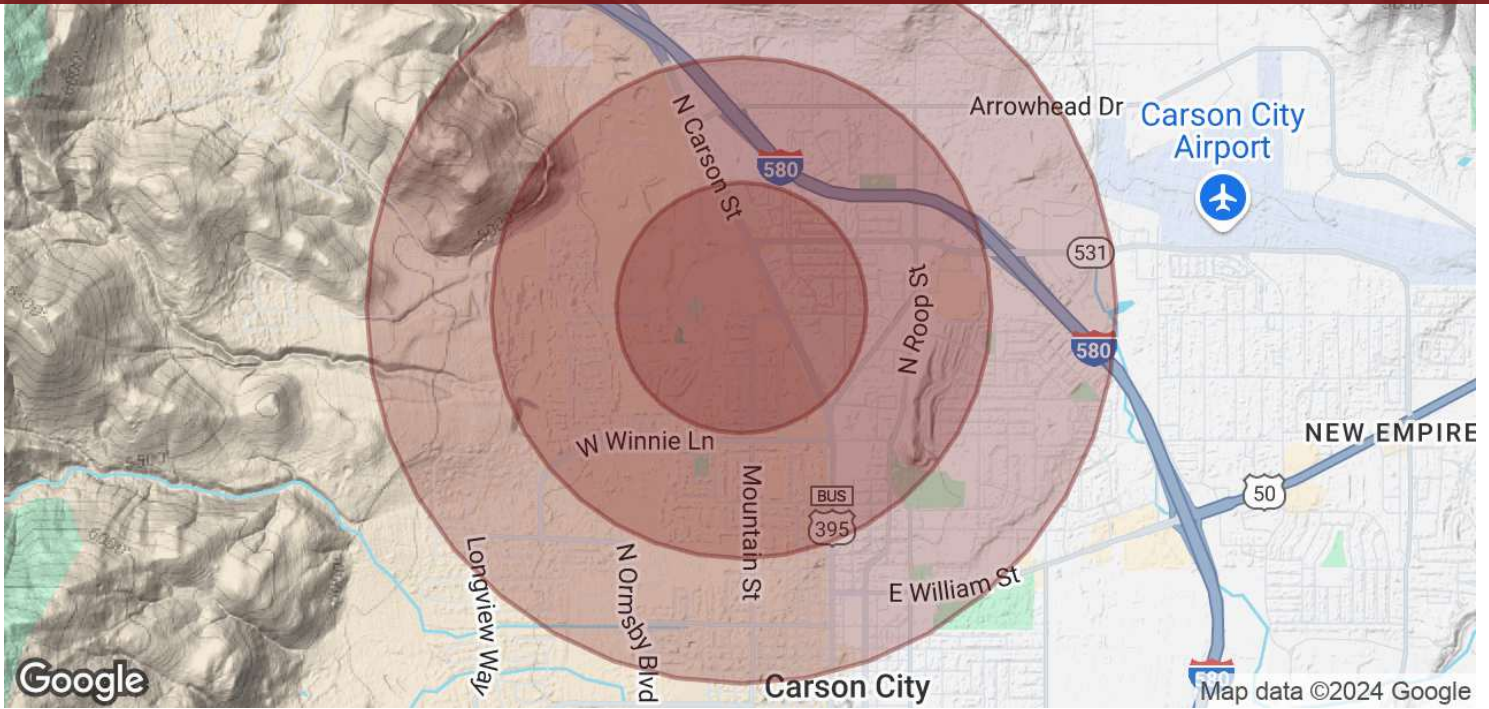
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Population	0.5 Miles	1 Mile	1.5 Miles
Total Population	3,593	11,261	18,354
Average Age	45	44	44
Average Age (Male)	43	43	43
Average Age (Female)	46	45	45
Households & Income	0.5 Miles	1 Mile	1.5 Miles
Total Households	1,603	4,937	8,156
# of Persons per HH	2.2	2.3	2.3
Average HH Income	\$92,007	\$93,121	\$93,822
Average House Value	\$464,730	\$436,234	\$440,129

* Demographic data derived from 2020 ACS - US Census

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