

# FOR LEASE

## PROFESSIONAL OFFICE SPACE



### Property Description

Professional medical/administration office property located in Fallon, NV with convenient access from New River Parkway and Harrigan Rd. The property offers a functional layouts, ample on-site parking, and excellent accessibility for medical, wellness, or professional office users. Surrounded by established residential neighborhoods and nearby commercial amenities.

### Suite 200

3,200 SF Medical office suite featuring large open reception area with a built-in check-in desk, five private exam rooms with plumbing, storage room, procedure room, large conference room, two private offices, and two restrooms.

### Suite 305

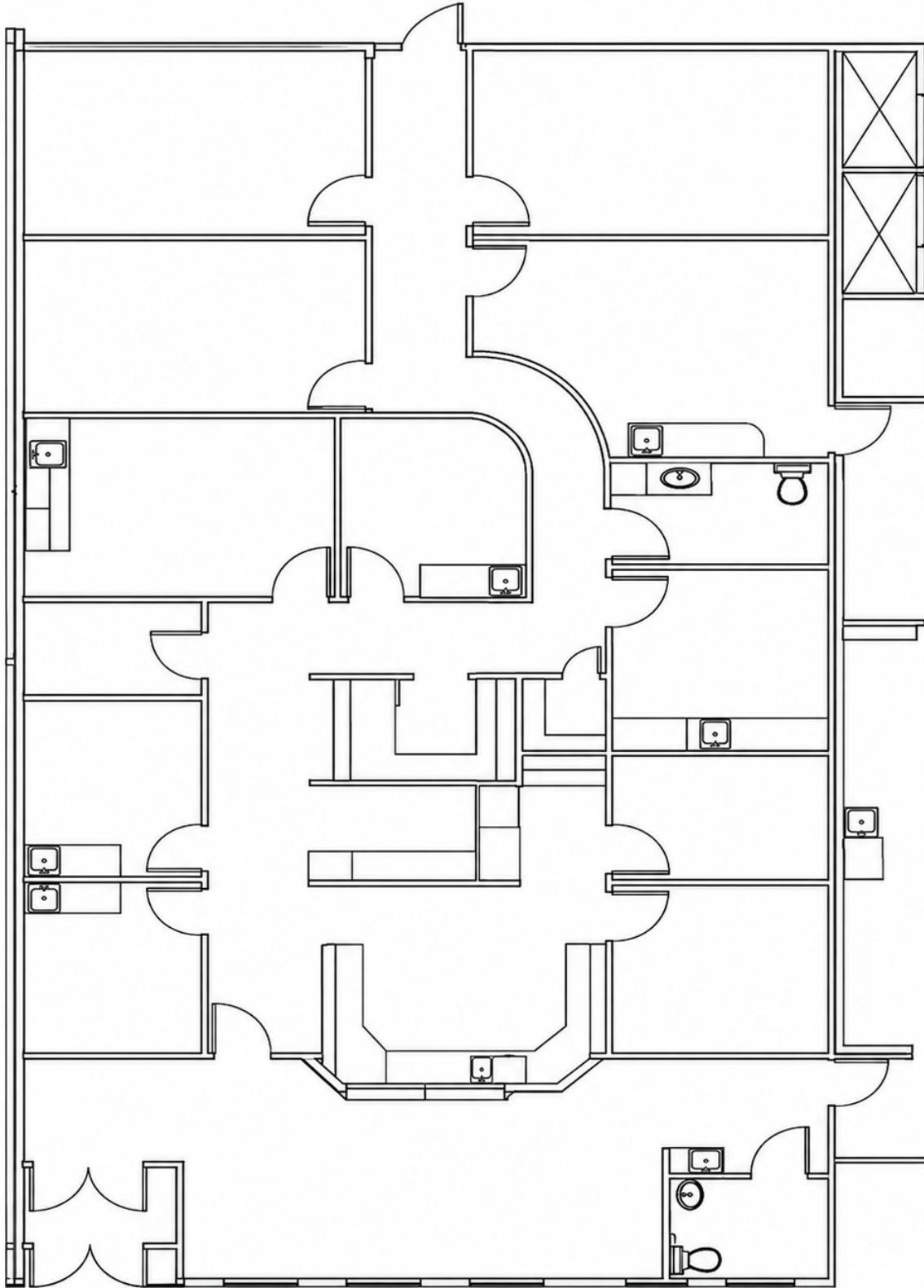
3,197 SF office suite featuring a reception area, bullpen workspace, five private offices, one large conference room, break room, and two ADA - compliant restrooms.

### Offering Summary Suites # 200 & # 305

Lease Rate:	\$2.00/SF/MO
NNN:	\$0.38
Available SF:	3,197 - 3,200 SF
Lot Size:	0.0560
APN:	011-781-28
Zoning:	LI
Year Built:	2007

Demographics	0.25 Miles	0.5 Miles	1 Mile
Total Households	92	365	1,370
Total Population	177	703	2,994
Average HH Income	\$49,597	\$49,632	\$63,746





1020 New River Parkway | Fallon, NV 89406

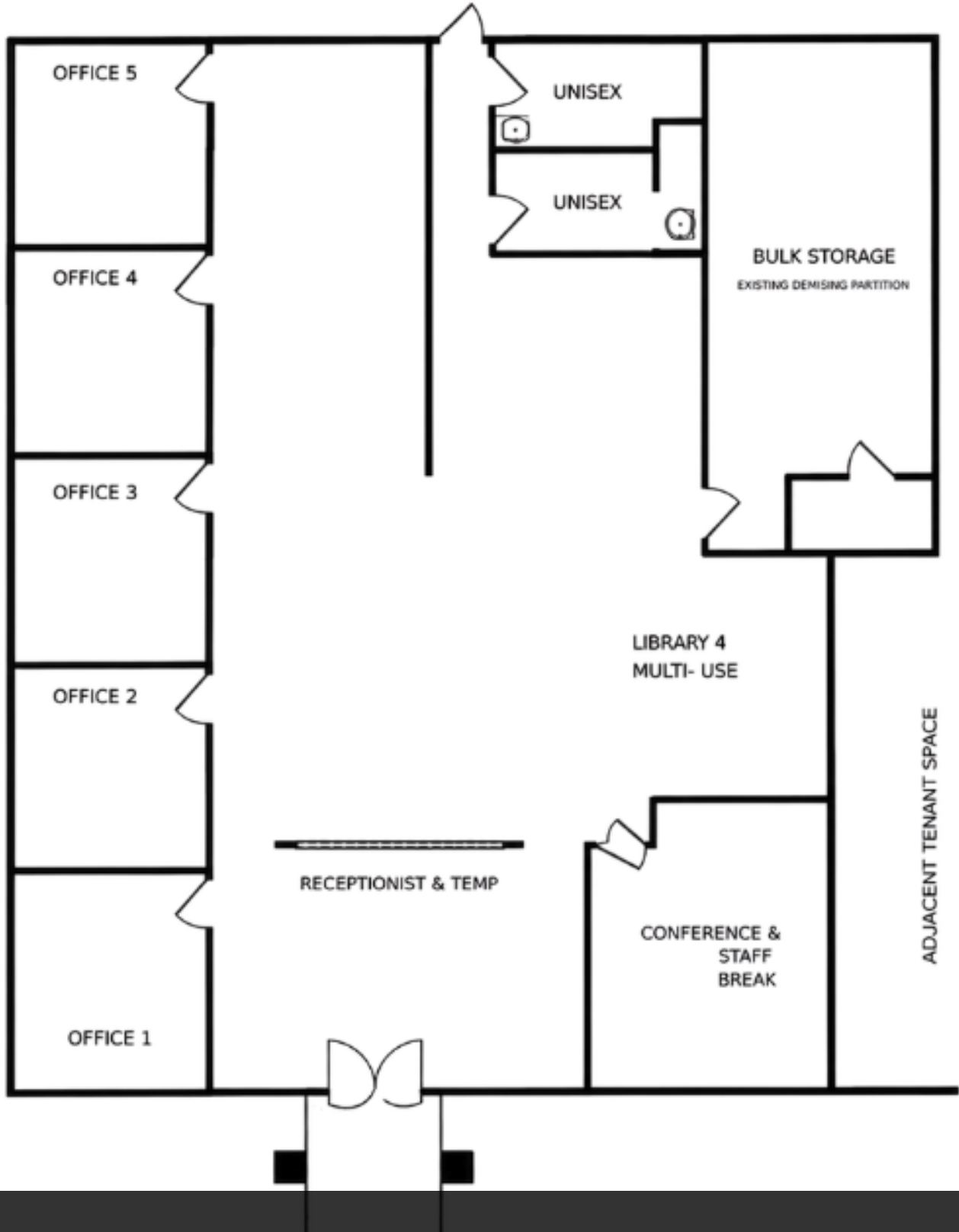
Suite 305



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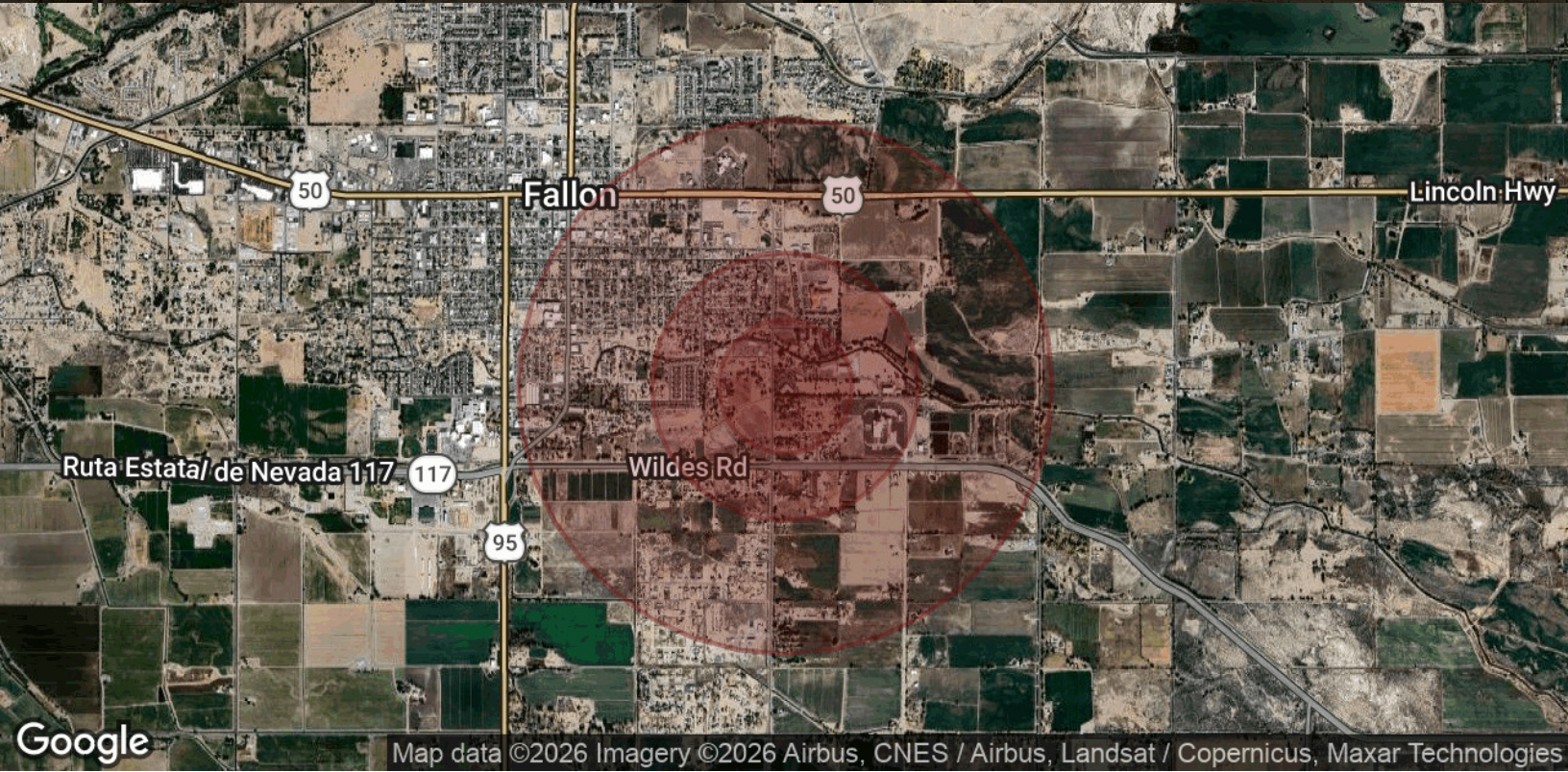


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Location Map



Demographics Map & Report



<b>Population</b>	<b>0.25 Miles</b>	<b>0.5 Miles</b>	<b>1 Mile</b>
Total Population	177	703	2,994
Average Age	40.4	40.4	41.3
Average Age (Male)	28.4	28.4	36.8
Average Age (Female)	53.6	53.5	43.2

<b>Households &amp; Income</b>	<b>0.25 Miles</b>	<b>0.5 Miles</b>	<b>1 Mile</b>
Total Households	92	365	1,370
# of Persons per HH	1.9	1.9	2.2
Average HH Income	\$49,597	\$49,632	\$63,746
Average House Value	\$100,698	\$100,098	\$115,246

2023 American Community Survey (ACS)