

For Lease | Carson City, NV 89703

400 W. King St.



Property Description

Pristine 4 Story Office Building
Located on the West side of Carson City

Property Highlights

- Multiple configurations available
- Flexible sizes
- Lots of windows with mountain and city views
- Full service lease
- Landlord pays all utilities
- Elevator served

Offering Summary

Lease Rate:	\$1.65 SF/MO
Lease Type:	FULL SERVICE
Available SF:	284 - 2,800 SF
Lot Size:	0.66 Acres
Building Size:	35,426 SF

Demographics	1 Mile	2 Miles	3 Miles
Total Households	5,087	14,074	21,101
Total Population	10,806	32,645	50,757
Average HH Income	\$88,202	\$92,991	\$96,869

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Lease Spaces



Lease Information

Lease Type:	Full Service	Lease Term:	Negotiable
Total Space:	284 - 2,800 SF	Lease Rate:	\$1.65 SF/month

Available Spaces

Suite	Size (SF)	Description
Suite 101	993 SF	Reception Area 2 Offices Conference Room
Suite 201	1,896 SF	7 Private Offices Bullpen
Suite 400	2,800 SF	3 Private Offices 8 Built in Cubicles
Suite 408	284 SF	-
Suite 410	985 SF	2 Private Offices Large Conference Room

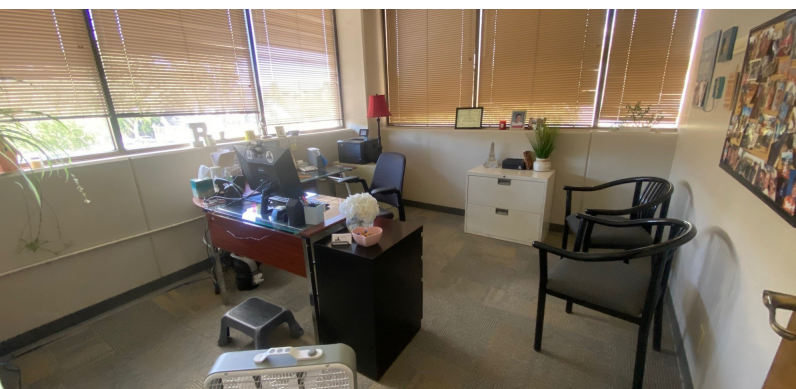
Samuel Douglass, CCIM Principal/Managing Broker | NV #B.143639.LLC | 775.443.7576 | Samuel@NVCGroup.com

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



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Additional Photos

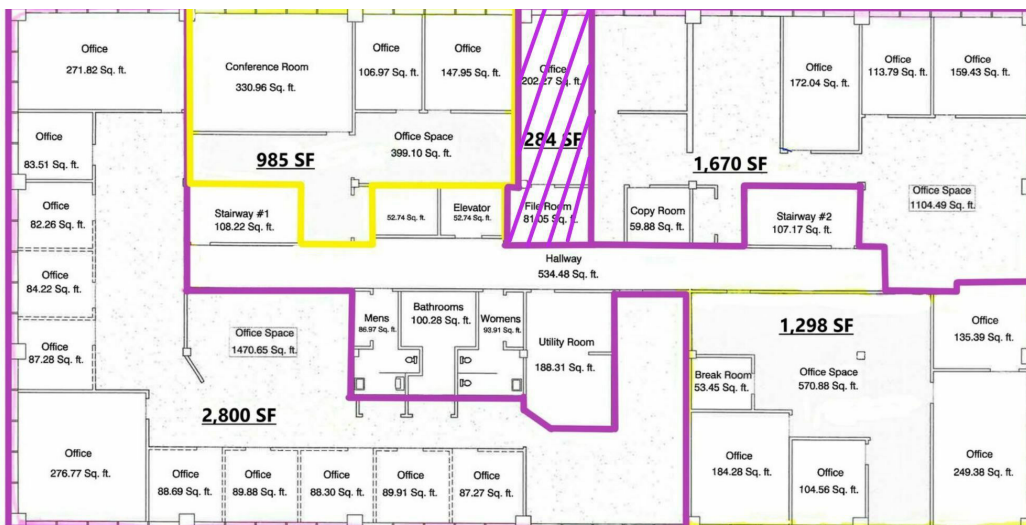
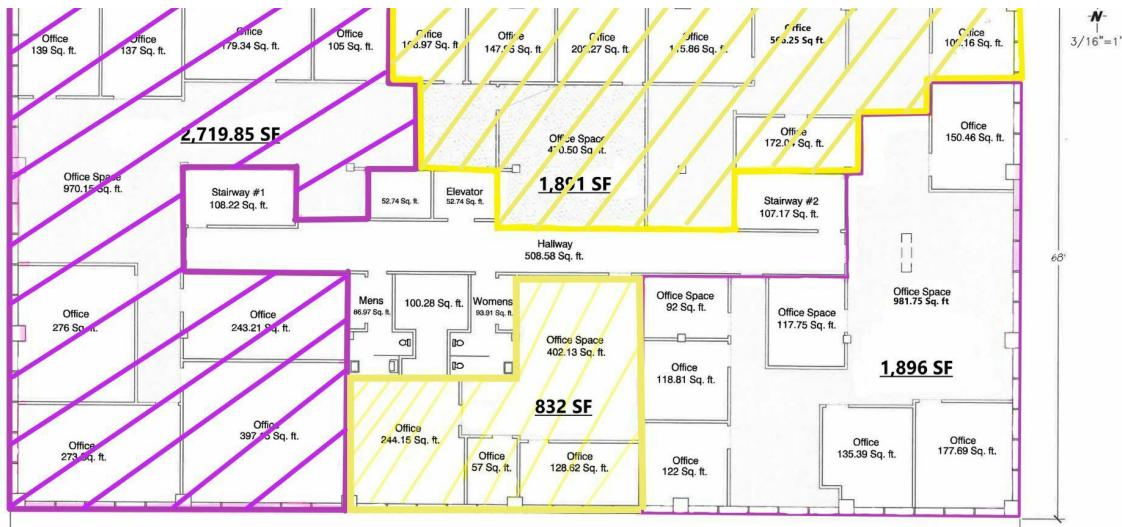


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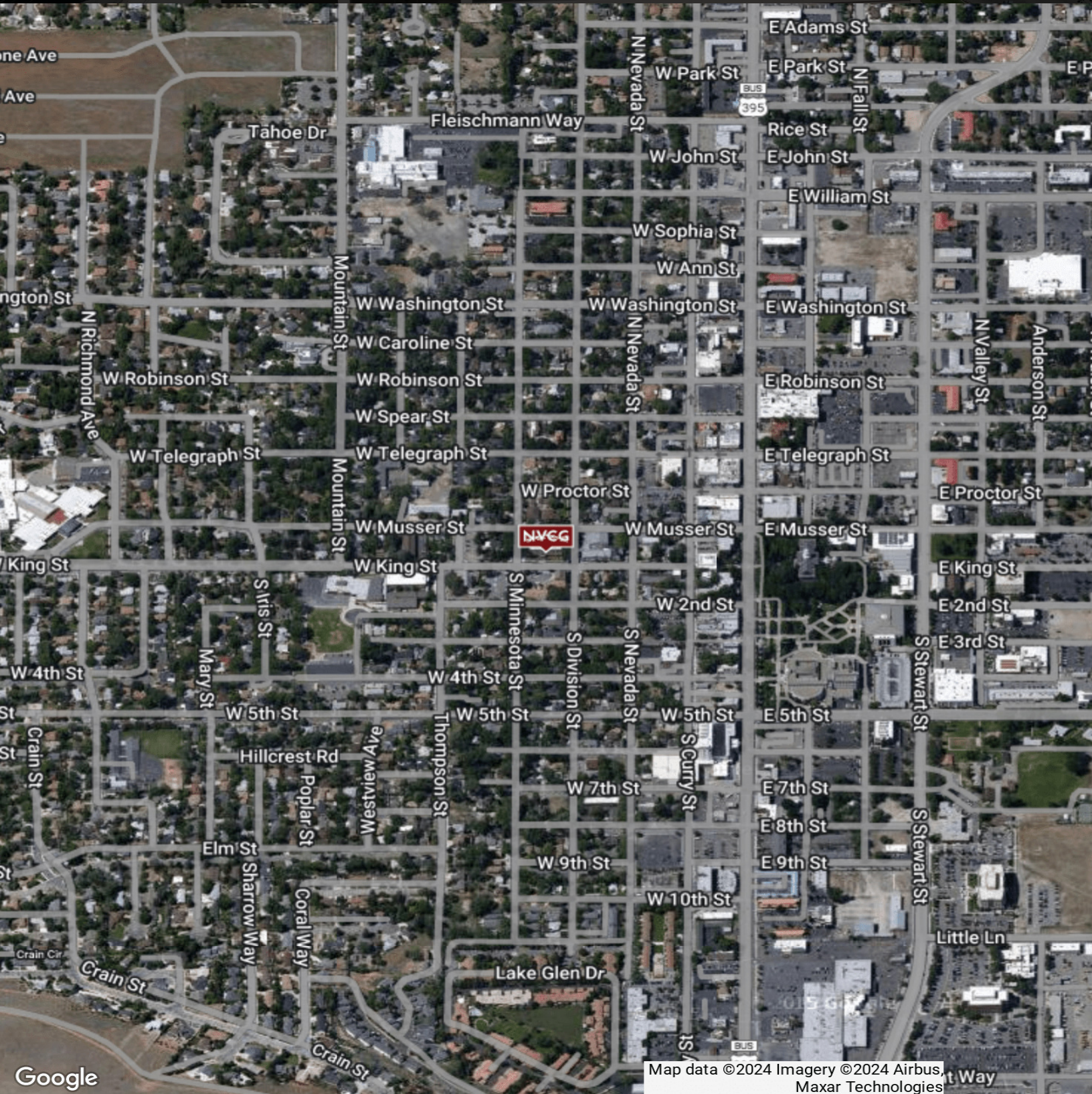


Middle Photo: 2nd Floor | Bottom Photo: 4th Floor

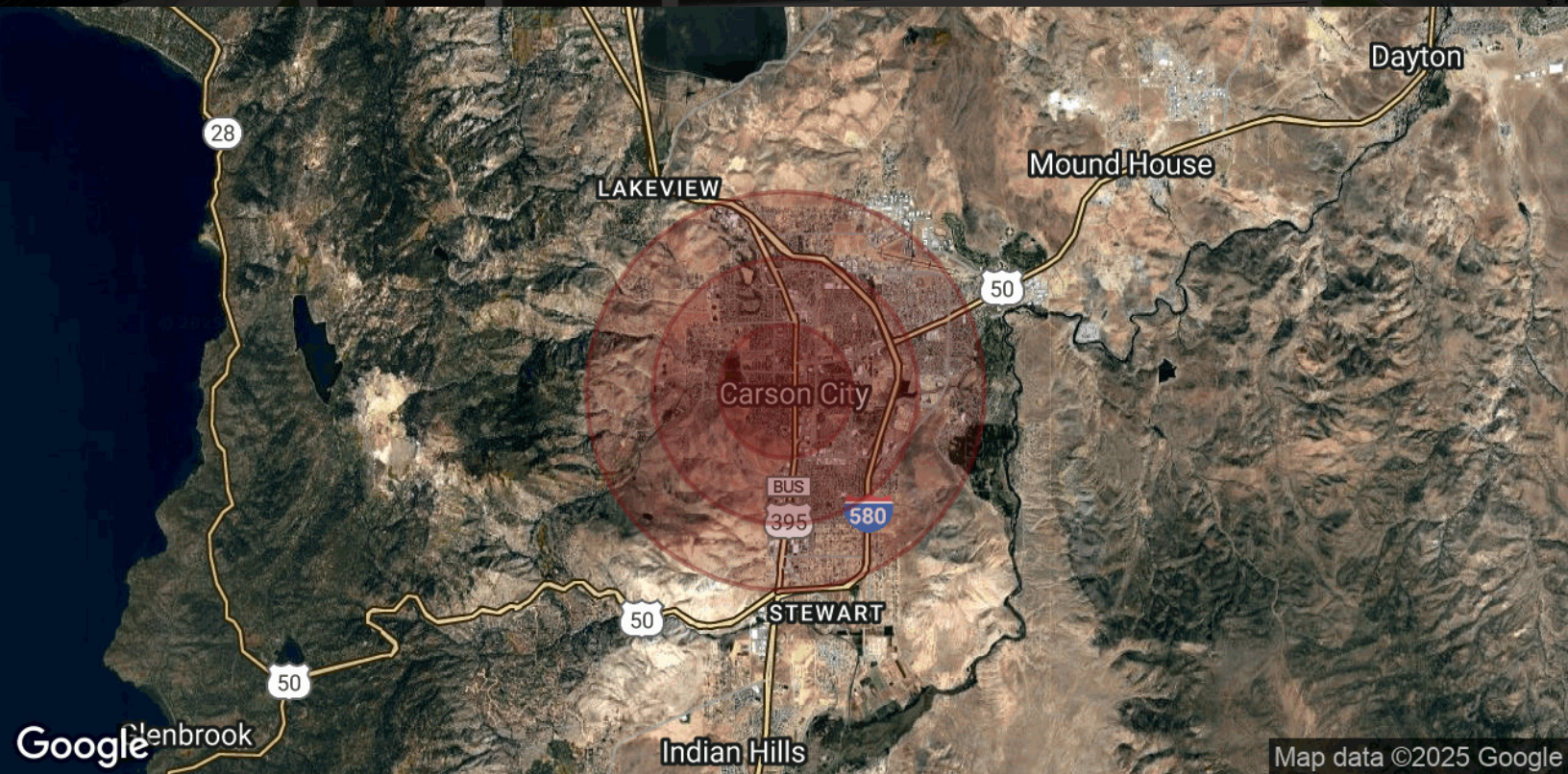


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Location Map



Demographics Map & Report



Population	1 Mile	2 Miles	3 Miles
Total Population	10,806	32,645	50,757
Average Age	44	44	44
Average Age (Male)	43	43	43
Average Age (Female)	45	45	45
Households & Income	1 Mile	2 Miles	3 Miles
Total Households	5,087	14,074	21,101
# of Persons per HH	2.1	2.3	2.4
Average HH Income	\$88,202	\$92,991	\$96,869
Average House Value	\$410,184	\$417,730	\$420,979

* Demographic data derived from 2020 ACS - US Census