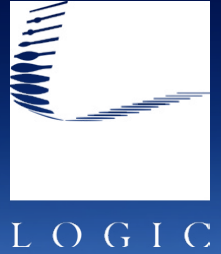


For Lease

Medical Office Suites In West Carson City



Offering \$15 PSF Tenant Improvement Allowance and \$0.99 PSF/Mo. Introductory Rate

1200 Mountain St.
Carson City, NV 89703

Mallory LaBranch, MBA

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Blaise LaBranch

Associate
775.379.9398
blabbranch@logicCRE.com
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Listing Snapshot



\$0.99 PSF/Mo. NNN
Lease Rate (First Six Mo.)



± 1,387 - 20,632 SF
Available Square Footage

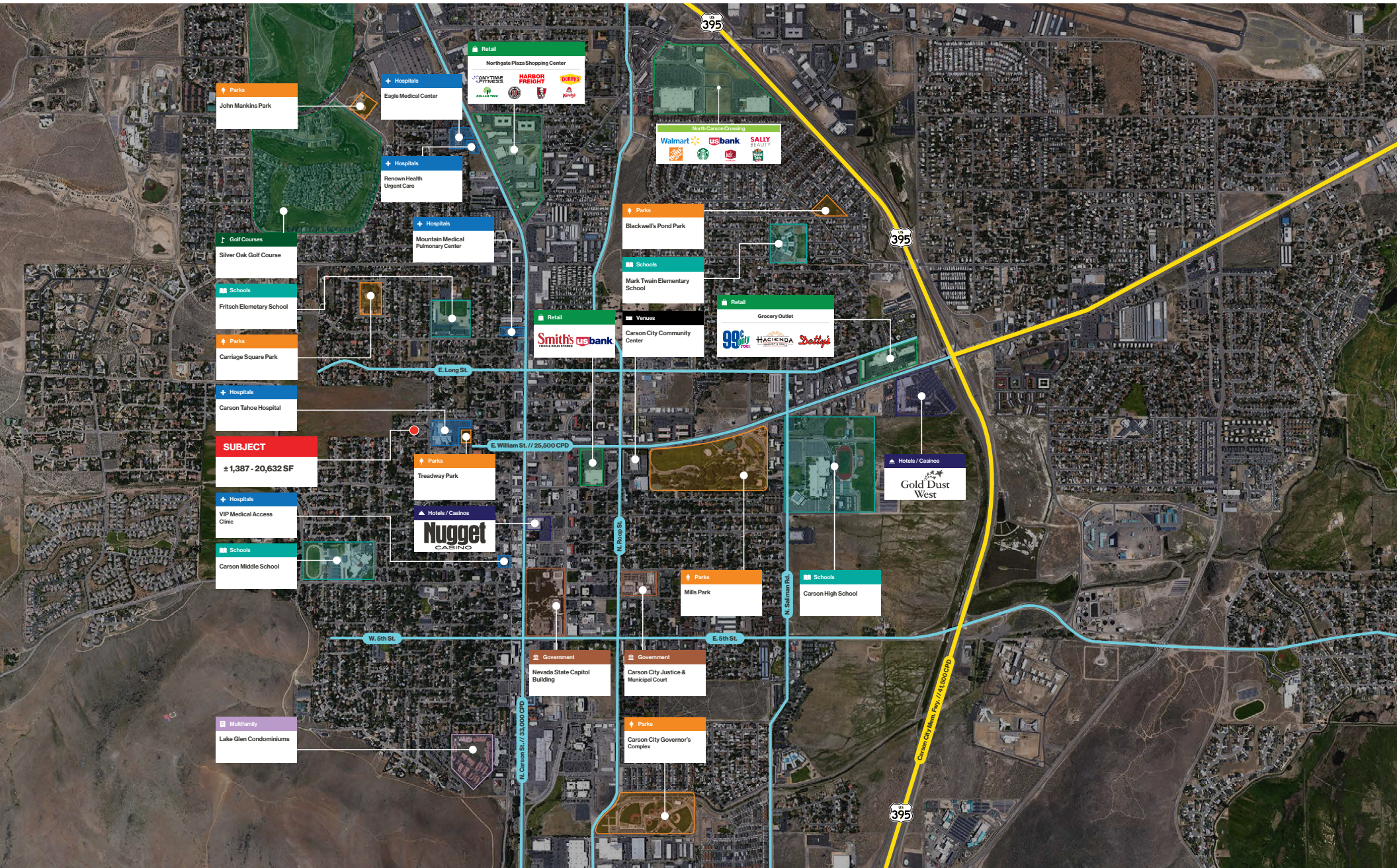
Property Highlights

- **Offering \$15 PSF tenant improvement allowance for five-year lease term**
- ± 20,632 SF medical campus
- Conveniently located across the street from Carson-Tahoe Continuing Care Hospital
- Seven (7) available suites to choose from or create your own configuration
- Space on monument sign


Demographics


	1-mile	3-mile	5-mile
2024 Population	11,046	51,116	59,641
2024 Average Household Income	\$84,634	\$83,759	\$87,348
2024 Total Households	5,112	21,478	24,334










 Schools
Fritsch Elementary School

 Hospitals
Carson City Senior Center

 Retail
L.A. Bakery Cafe

 Hospitals
Carson-Tahoe Continuing
Care Hospital

 Hospitals
Sierra Basin Memory Care

SUBJECT
±1,387 - 20,632 SF

Site Plan

Available NAP



Floor Plan | Ste. A

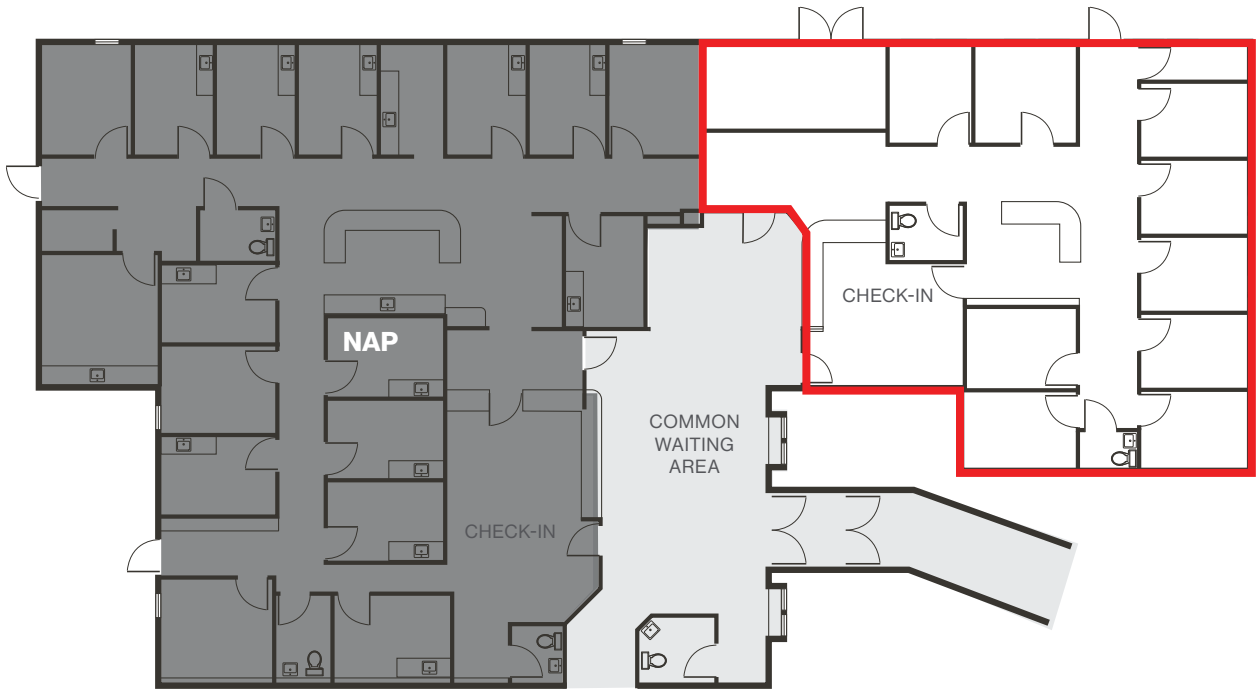
 Suite A  Not A Part  Common Area

Suite A

 **\$0.99 PSF/ Mo. NNN**
Lease Rate (First Six Mo.)

 **± 2,600 SF**
Available Square Footage

 **\$15 PSF**
Tenant Improvement Allowance For
5-Year Lease Term



Suite B

 **\$0.99 PSF/ Mo. NNN**
Lease Rate (First Six Mo.)

 **± 3,293 SF**
Available Square Footage

 **\$15 PSF**
Tenant Improvement Allowance For
5-Year Lease Term



Suite C

 **\$0.99 PSF/ Mo. NNN**
Lease Rate (First Six Mo.)

 **± 3,986 SF**
Available Square Footage

 **\$15 PSF**
Tenant Improvement Allowance For
5-Year Lease Term

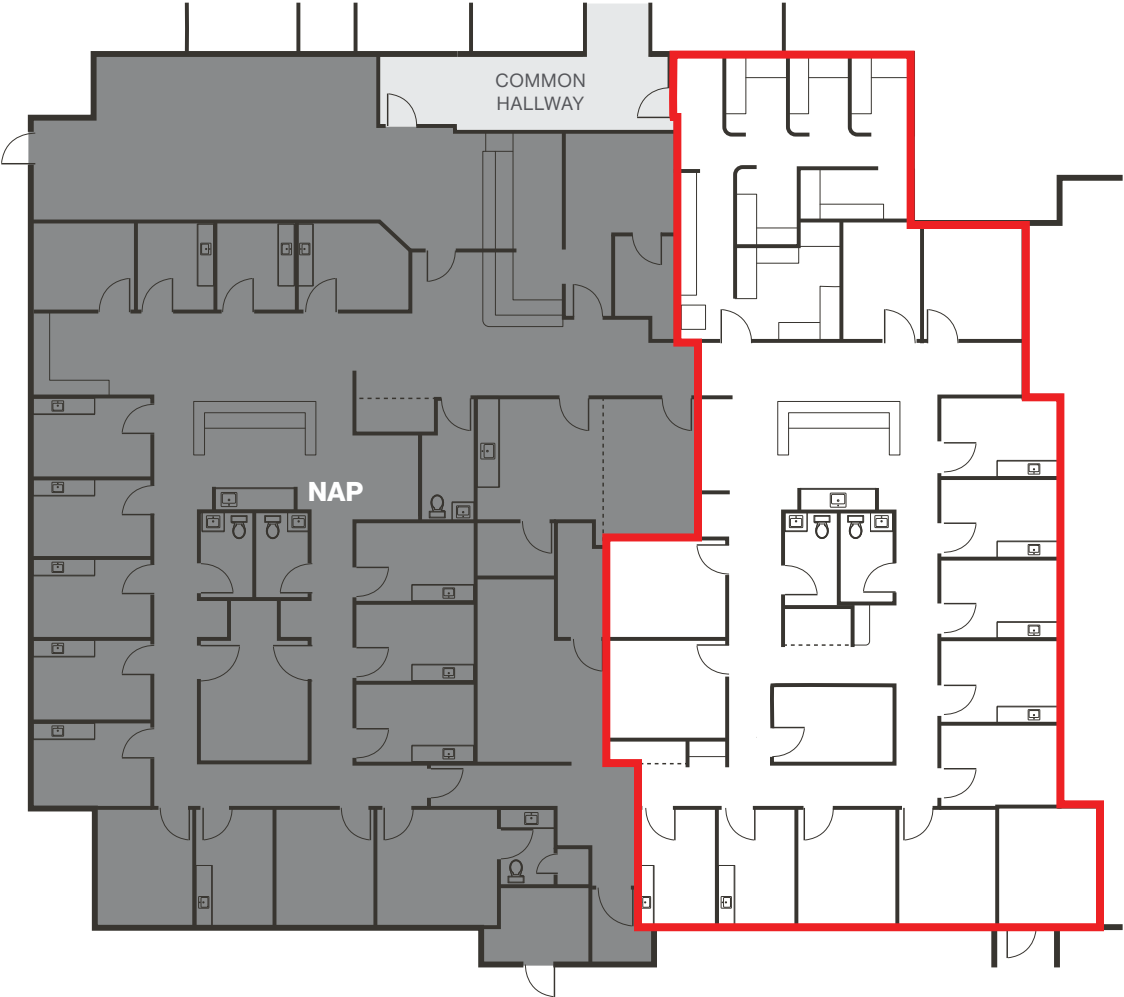


Suite D

 **\$0.99 PSF/ Mo. NNN**
Lease Rate (First Six Mo.)

 **± 3,466 SF**
Available Square Footage

 **\$15 PSF**
Tenant Improvement Allowance For
5-Year Lease Term

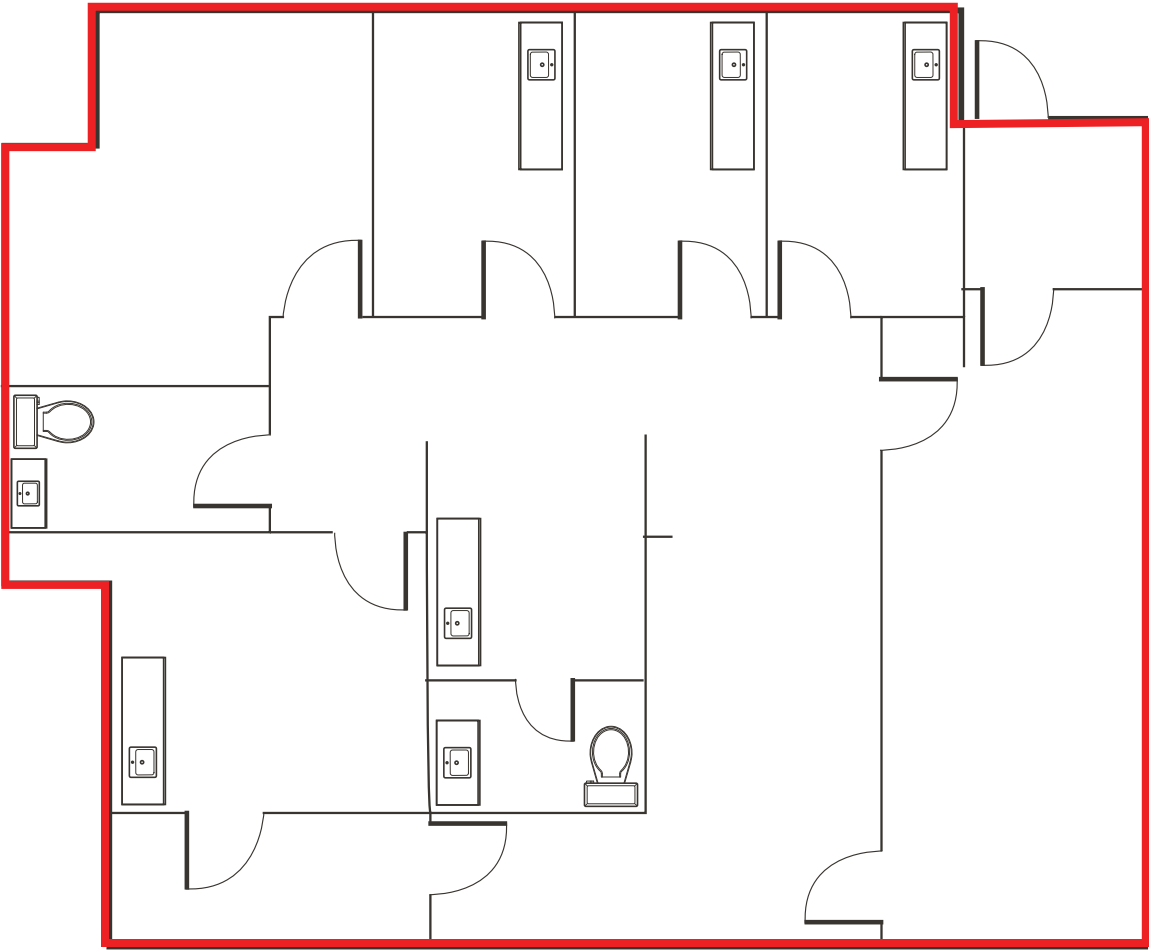


Suite E

 **\$0.99 PSF/ Mo. NNN**
Lease Rate (First Six Mo.)

 **± 1,387 SF**
Available Square Footage

 **\$15 PSF**
Tenant Improvement Allowance For
5-Year Lease Term

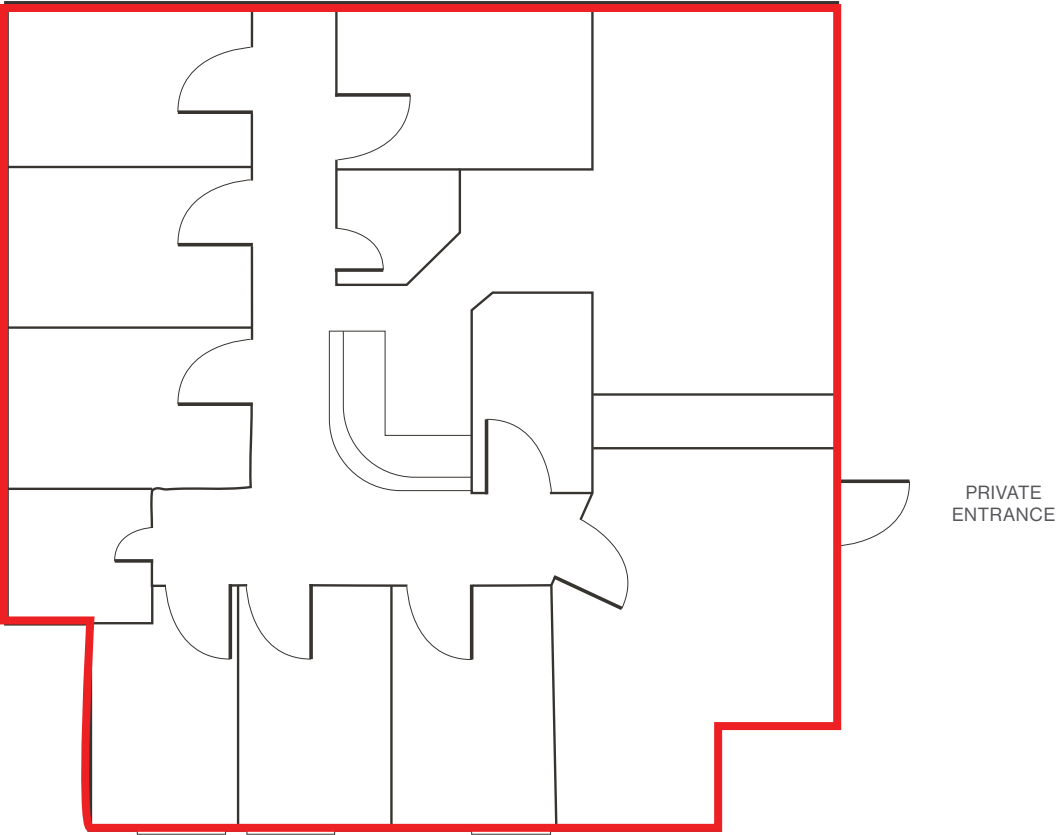


Suite F

 **\$0.99 PSF/ Mo. NNN**
Lease Rate (First Six Mo.)

 **± 1,906 SF**
Available Square Footage

 **\$15 PSF**
Tenant Improvement Allowance For
5-Year Lease Term

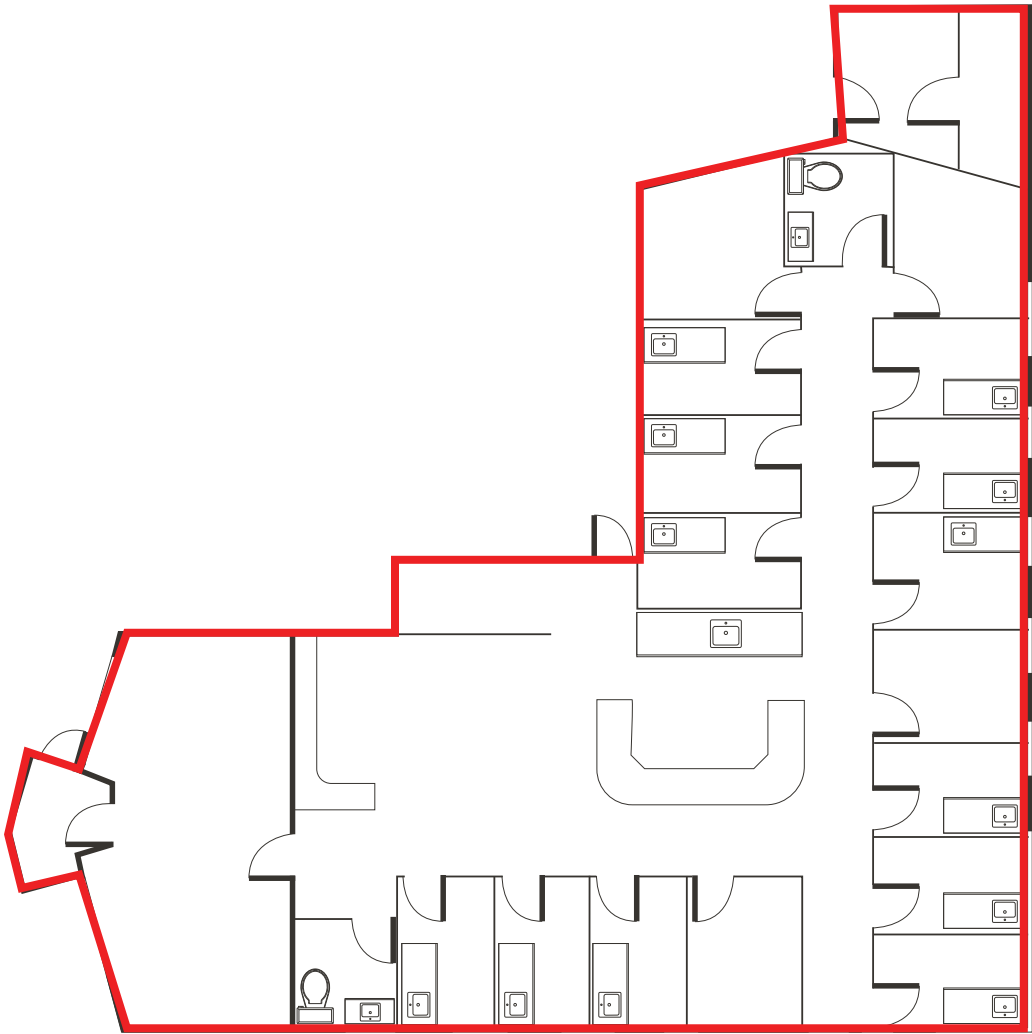


Building B

 **\$0.99 PSF/ Mo. NNN**
Lease Rate (First Six Mo.)

 **± 3,301 SF**
Available Square Footage

 **\$15 PSF**
Tenant Improvement Allowance For
5-Year Lease Term



Property Photos



Property Photos



A Look at Northern Nevada

Washoe County

Washoe County, situated in the northwest corner of Nevada along the California and Oregon borders, is the second most populous county in the state, boasting **over 501,673 residents**. The county's southwest corner meets the northeast corner of Lake Tahoe, while both Washoe Lake and Pyramid Lake are also encompassed within its borders.

City of Reno

Named as the US's #1 small city for 2022, Reno attracts nearly **4,000,000 visitors** annually with events like the Reno Rodeo, Hot August Nights, Reno Air Races, and Street Vibrations. The city has undergone a renaissance, boasting a thriving tech presence and a dynamic arts community, featuring street murals and sculptures. Industrial expansions in northern Nevada, especially in the Tahoe-Reno Industrial Center (TRIC) and eastern Sparks, along with marijuana legalization, have drawn investors and manufacturers from neighboring states.

University of Nevada, Reno

The University of Nevada, Reno, established in 1874 and based in Reno since 1885, comprises 13 colleges and schools, **offering more than 460 Tier-1 degree programs** and averaging over 20,945 students annually. A notable tradition is the Reno-UNLV rivalry, highlighted by the competition for the Fremont cannon. This replica cannon is awarded to the winner of the annual Reno-UNLV football game and is painted in the victorious team's colors, blue or red.

Lake Tahoe

Lake Tahoe, located less than 25 miles from downtown Reno, serves as a year-round destination for outdoor enthusiasts. It offers water sports in the summer and transforms into a winter sports haven with North America's largest concentration of ski resorts, receiving 400 inches of snow annually.



A Look at Northern Nevada

TRIC

The Tahoe-Reno Industrial Center (TRIC), the world's largest industrial park at **over 15,000 acres**, lies just nine miles east of Reno/Sparks. Accessible via I-80 and Hwy. 50, thanks to the USA Parkway expansion into Silver Springs, TRIC offers expedited shipping to seven western states within a day and the remaining four within two days.

SouthEast Connector

Completed in 2018, the SouthEast Connector offers an alternative transportation route between east Sparks and south Reno, comprising a new 5.5-mile arterial road, seven bridges, two signalized intersections, and a multi-use path for recreational users. This new roadway serves as a bypass from the congested US-395/I-580 freeway and the southwest section of McCarran Blvd.

Carson City

Carson City, the capital of Nevada, lies just south of Washoe County and boasts an estimated **population of 56,798 in 2024**. During the day, the population swells to over 63,000, driven by government employees commuting from Washoe and Douglas counties. Recent downtown renovations have spurred business growth and foot traffic, complementing Carson City's rich history and scenic allure, which consistently attract tourists year-round.

Douglas County

Douglas County, positioned along the Nevada/California border just south of Carson City, encompasses the towns of Minden, Gardnerville, and Genoa, hosting a **population exceeding 48,946 residents**. The area's ample land has attracted numerous manufacturing companies, such as Starbucks Roasting Plant, GE, and North Sails, establishing a robust industrial presence in the region.



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For inquiries please reach out to our team.

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