

Property Summary



Property Description

Professional/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

Offering Summary

Lease Rate:	Negotiable
Lease Type:	NNN
NNN:	\$0.25/SF/MO
Available SF:	1,198 - 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

Lease Spaces

Lease Information

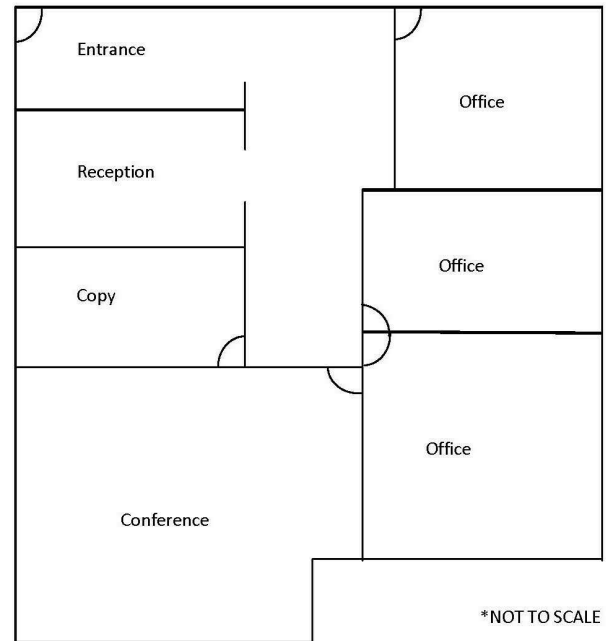
Lease Type: NNN Lease Term: Negotiable
Total Space: 1,198 - 1,392 SF Lease Rate: Negotiable

Available Spaces

Suite	Size (SF)	Description
844 W Nye Lane, Suite 101	1,392 SF	NNN: \$0.25/SF/MO
844 W Nye Lane, Suite 203	1,198 SF	NNN: \$0.25/SF/MO

Floorplan: 844 W. Nye Lane, Suite 101
Carson City, NV 89703
1,392 ± square feet

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Demographics Map & Report



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

Demographics data derived from AlphaMap