

For Lease | 2578 S Curry St Carson City, NV 89703

Property Summary



Property Description

2578 S. Curry Street offers a well-appointed professional office space in a convenient Carson City location. The space features eight private offices, a conference room, kitchen/breakroom, and six designated parking spaces. The functional layout provides a comfortable and efficient setting for a variety of professional or service-oriented users. Conveniently located near Downtown Carson City with easy access to major roadways, dining, retail, and other business services

Property Highlights

- 8 private offices
- Conference room
- Kitchen / breakroom
- 6 designated parking spaces

Bryan Upton, CCIM Sr. Advisor | NV #S0196468.LLC | 775.741.4100 | Bupton@NVCG.us

Rocky Joy Sr. Advisor | NV #BS0144649 | 530.310.0048 | Rjoy@NVCG.us

Bruce Robertson, CCIM Sr. Advisor | NV #S0038721.LLC | 775.721.7904 | Robertsonb@NVCG.us

Offering Summary

Lease Rate:	\$1.25 SF/month (MG)
Available SF:	2,500 SF
Lot Size:	52,094 SF
Building Size:	11,250 SF
APN:	009-031-22
Zoning:	GC
Year Built:	1997

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Additional Photos

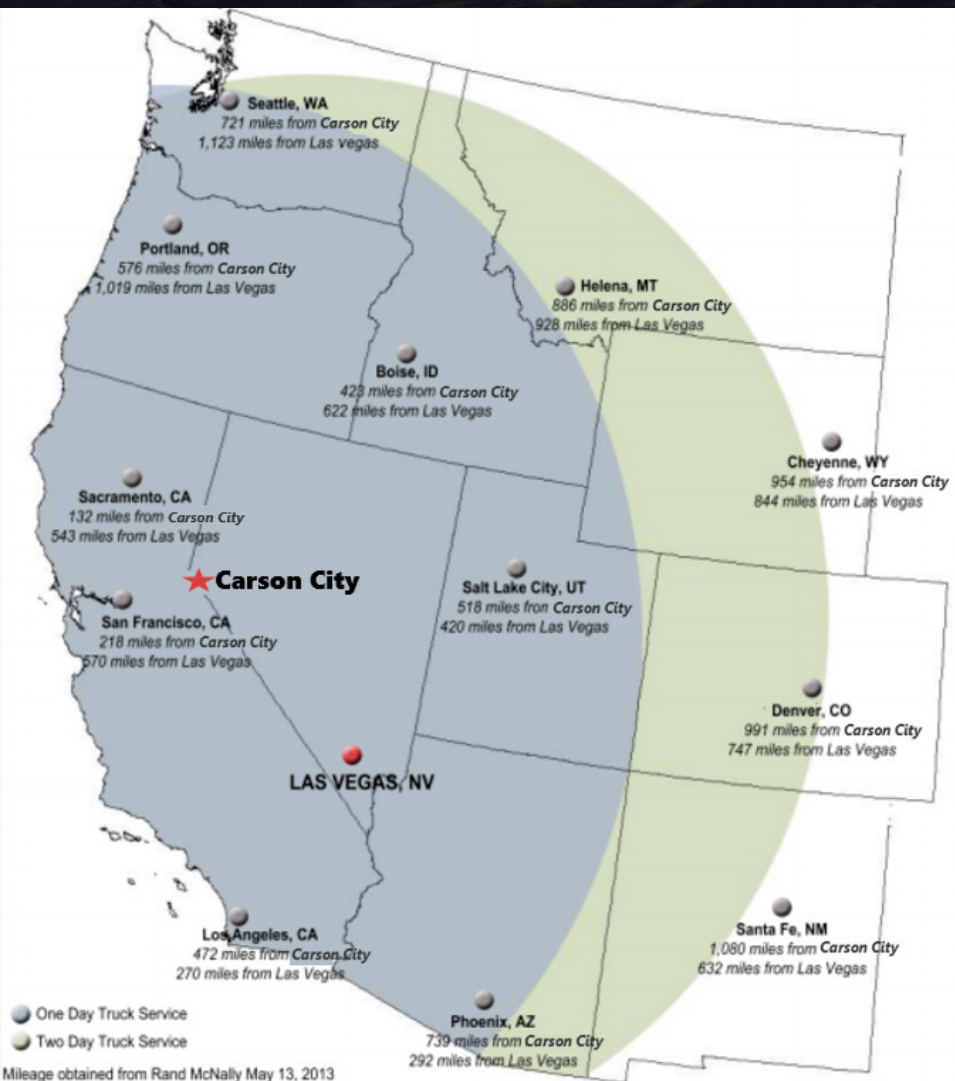


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Nevada Commercial Group LLC | www.nvcg.us | 301 West Washington Street, Carson City, NV 89703 | 775.884.1896



THE NEVADA ADVANTAGE



NEVADA STATE TAX SYSTE

- NO Corporate Income Tax | NO Taxes on Corporate Shares
- NO Franchise Tax on Income
- NO Franchise Tax | NO Personal Income Tax
- NO Inheritance or Gift Tax | NO Unitary Tax | NO Estate Tax
- Competitive Sales and Property Tax Rates!

GEOGRAPHIC LOCATION & INFRASTRUCTURE

Nevada is a very low regulation and business friendly state. Coupled with a favorable tax environment and robust infrastructure make Nevada the ideal place for business and industry.

TRANSPORTATION

- Road: Close proximity to I-80, allowing for 1 day shipping to all major west coast cities including Seattle, San Francisco, Los Angeles, Salt Lake City, and Phoenix.
- Rail: Southern Pacific and Union Pacific connect Northern Nevada from the Pacific Coast to America's heartland and beyond.
- Air: Reno-Tahoe International Airport offers efficient and easy access to cargo & travel. The airport serves more than a dozen cities with nonstop flights, and more and 35 cities with a single stop. In addition, more than 114 million pounds of cargo flow through the airport annually.

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Location Map



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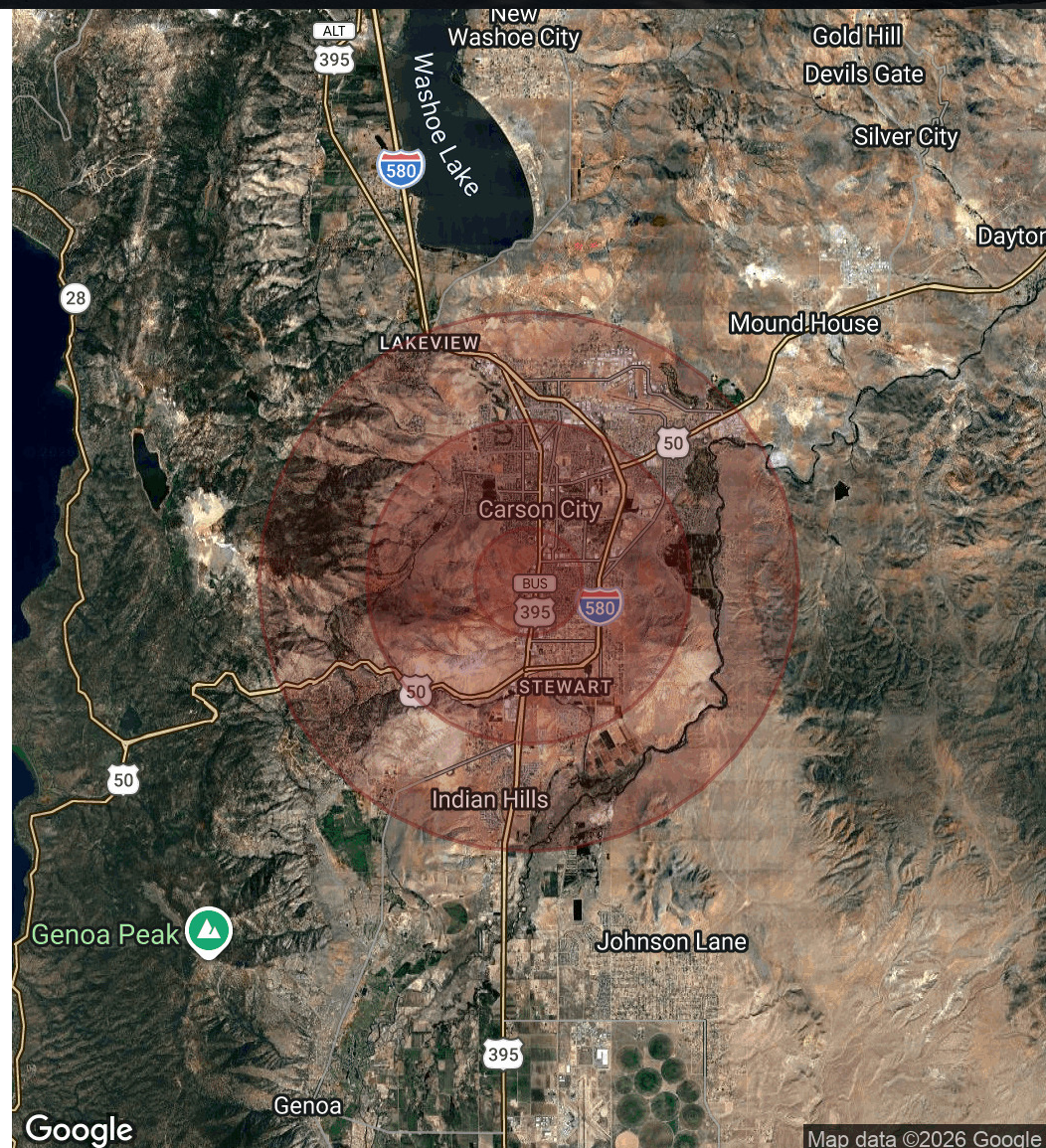


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Demographics Map & Report

Population	1 Mile	3 Miles	5 Miles
Total Population	6,679	37,752	61,440
Average Age	46.9	43.7	43.6
Average Age (Male)	42.4	42.0	42.0
Average Age (Female)	46.2	44.9	45.3
Households & Income	1 Mile	3 Miles	5 Miles
Total Households	2,986	15,580	24,961
# of Persons per HH	2.2	2.4	2.5
Average HH Income	\$82,726	\$87,481	\$92,375
Average House Value	\$465,901	\$459,391	\$456,889

2023 American Community Survey (ACS)



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