

Office For Lease

Sierra Center

1662 US Highway 395N,
Minden, NV 89423



Property Description

Two story professional office building
Located in the heart of Minden, NV
Great exposure to US HWY 395N

Property Highlights

- Tenants pay their own utilities in addition to base rent
- In pristine clean condition
- Common area restrooms
- Access to common area conference room
- Elevator served
- Ample parking

Offering Summary

Lease Rate:	\$1.05 SF/MO + NNN
NNN:	\$0.36/SF/MO
Available SF:	384 - 891 SF
Lot Size:	0.98 Acres
Building Size:	16,540 SF

Demographics	1 Mile	2 Miles	3 Miles
Total Households	1,259	3,010	4,310
Total Population	2,773	6,486	9,217
Average HH Income	\$74,755	\$74,121	\$77,239

Samuel Douglass, CCIM

Principal/Managing Broker
NV #B.143639.LLC
775.443.7576
Samuel@NVCG.US



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Lease Information

Lease Type:	NNN: \$0.36/SF/MO	Lease Term:	Negotiable
Total Space:	384 - 891 SF	Lease Rate:	\$1.05 SF/month

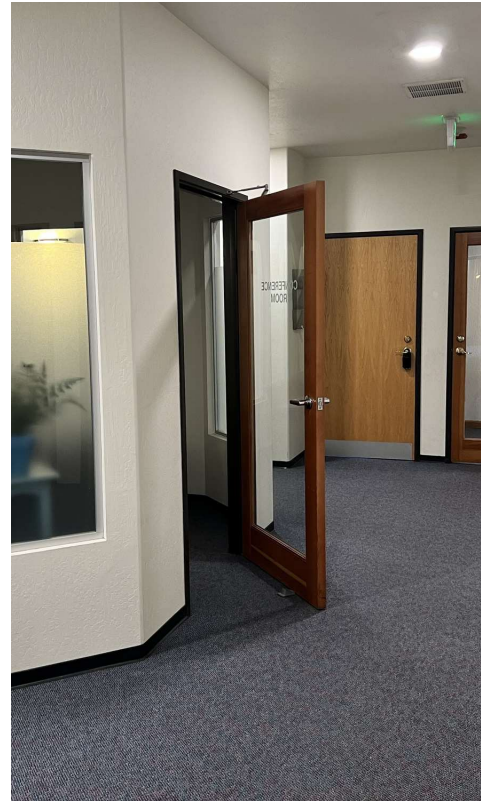
Available Spaces

Suite	Size (SF)
Suite 205	434 SF
Suite 206	408 SF
Suite 208	483 SF
Suite 206 & 208	891 SF
Suite 209	384 SF
Suite 104	552 SF

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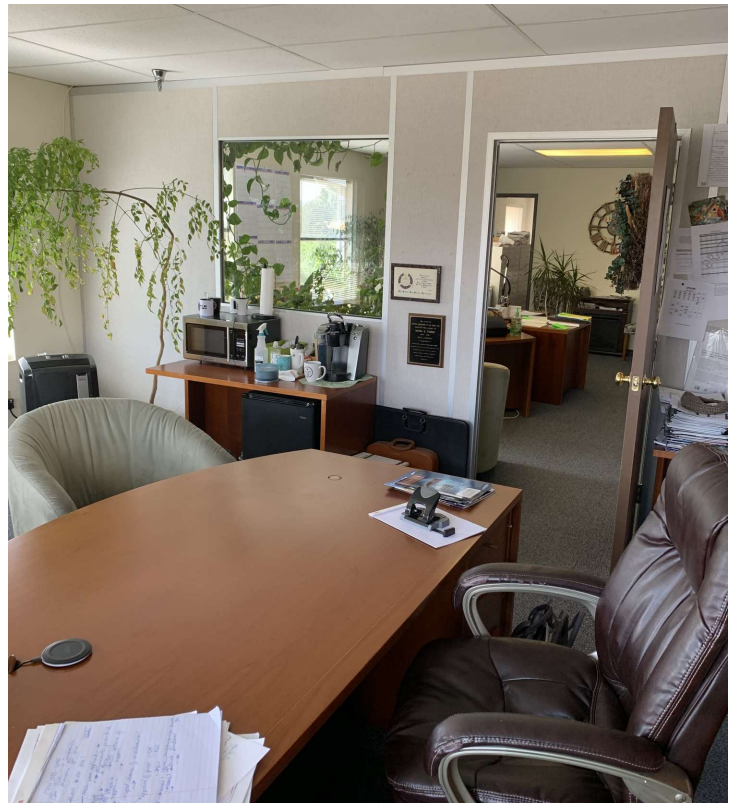




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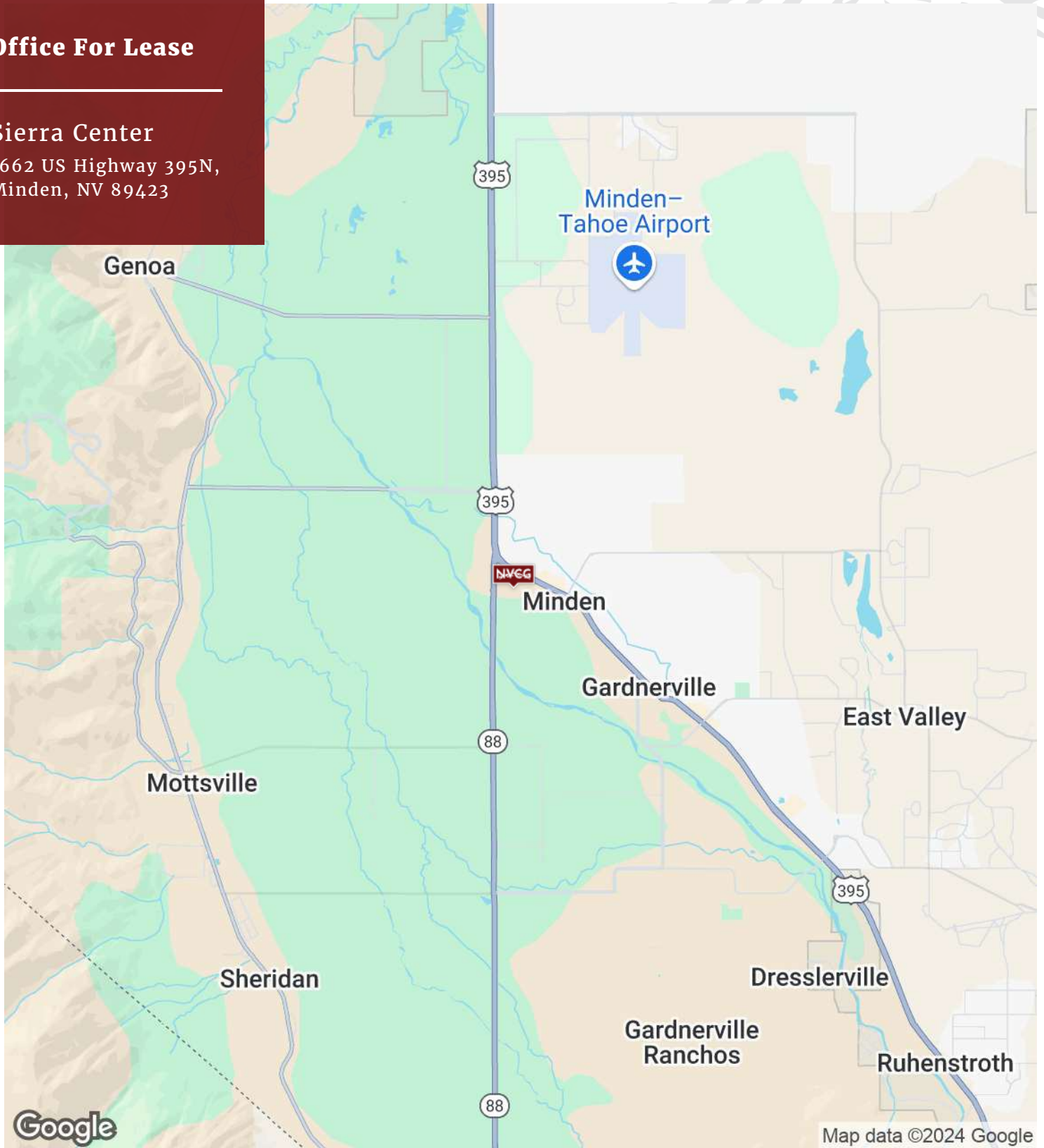
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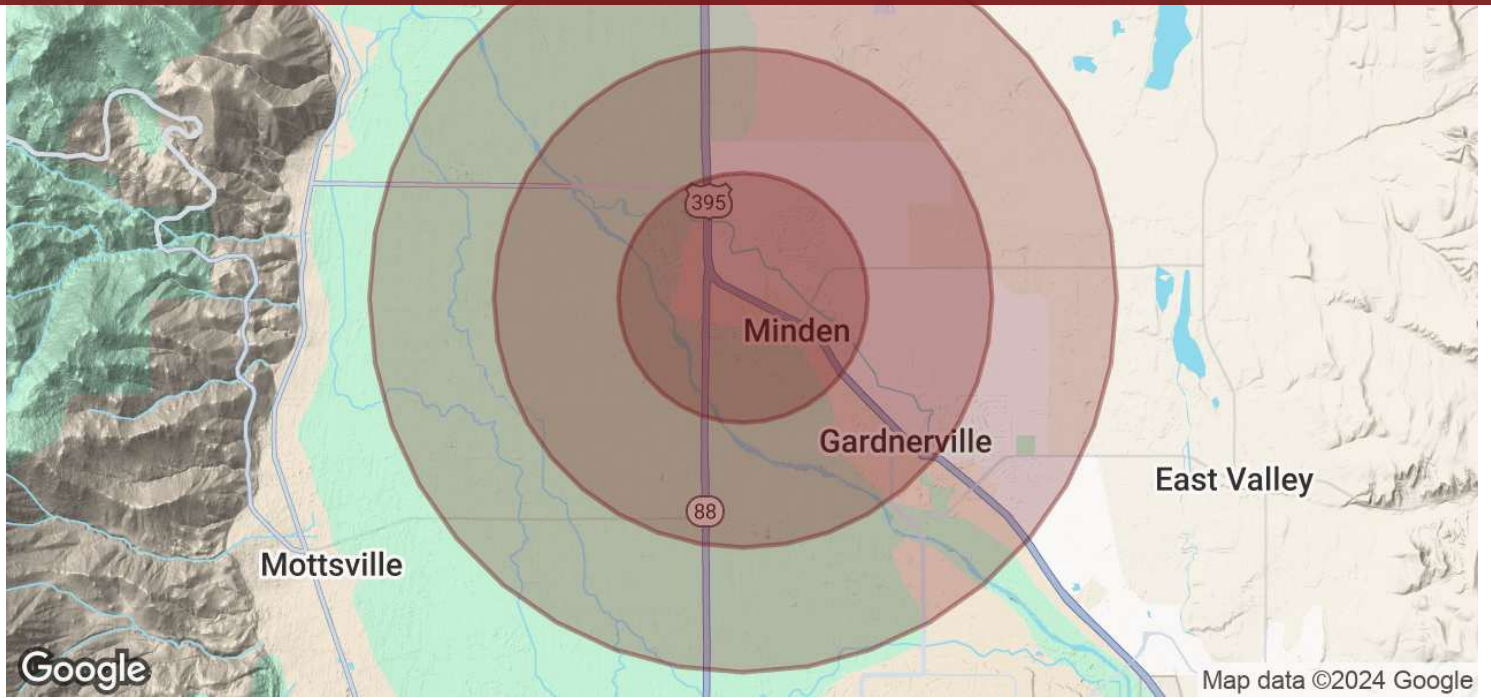
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Population	1 Mile	2 Miles	3 Miles
Total Population	2,773	6,486	9,217
Average Age	51.3	52.2	51.5
Average Age (Male)	50.9	51.8	51.2
Average Age (Female)	51.7	52.3	51.5
Households & Income	1 Mile	2 Miles	3 Miles
Total Households	1,259	3,010	4,310
# of Persons per HH	2.2	2.2	2.1
Average HH Income	\$74,755	\$74,121	\$77,239
Average House Value	\$388,824	\$364,775	\$390,172

2020 American Community Survey (ACS)

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