

510 West 4th Street | Carson City, NV 89703

For Lease



### Charming Westside Property With Large Private Parking

- Leasing Options Include ALL Utilities
- Tenant Pays: Internet & In Suite Janitorial
- Available Internet Options: AT&T & Charter/Spectrum
- Fully Furnished, Includes Bullpen & Restroom
- Lease Entire 2nd Floor of the Kaempfer & Crowell Office for a Total of \$2,399.40/MO OR Lease Individual Executive Office Suites

#### Offering Summary

Available SF:	1,548 SF
Lot Size:	0.336 Acres
Building Size:	3,101 SF
APN:	003-126-03
Zoning:	RO

#### Lease Options

#### Price Per Month

Individual Executive Suites	\$650.00 - \$700.00/MO
Entire Second Floor 1,548 SF	\$2,399.40/MO

Ale Moncada, CCIM Principal | NV #S0174013.LLC | 775.315.8735 | ale@NVCG.US

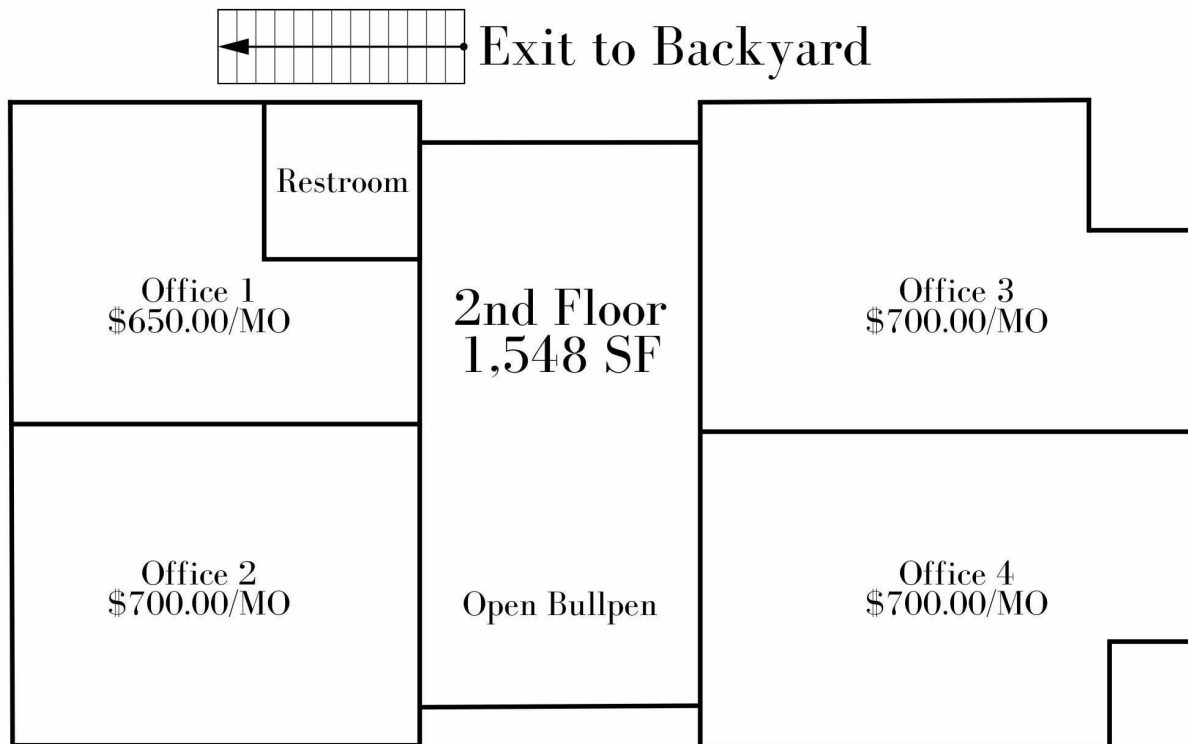
Nevada Commercial Group LLC | www.nvcg.us | 301 West Washington Street, Carson City, NV 89703 | 775.884.1896





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Photos



\*Floor Plan is Approximate



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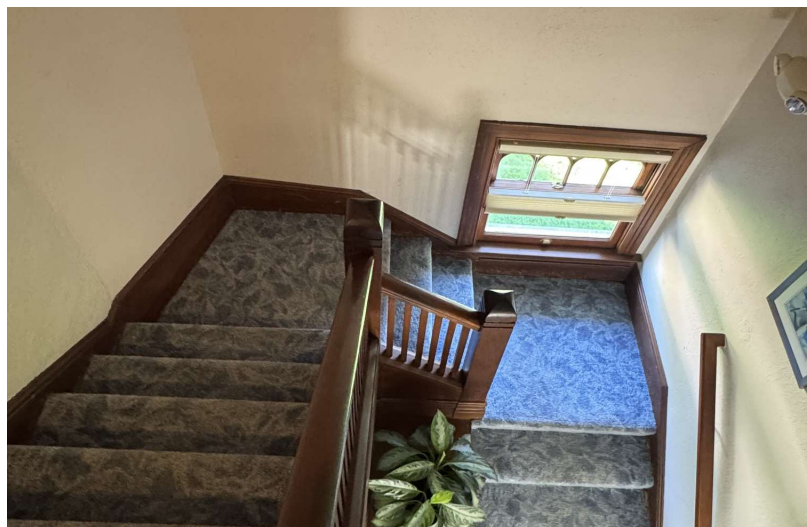
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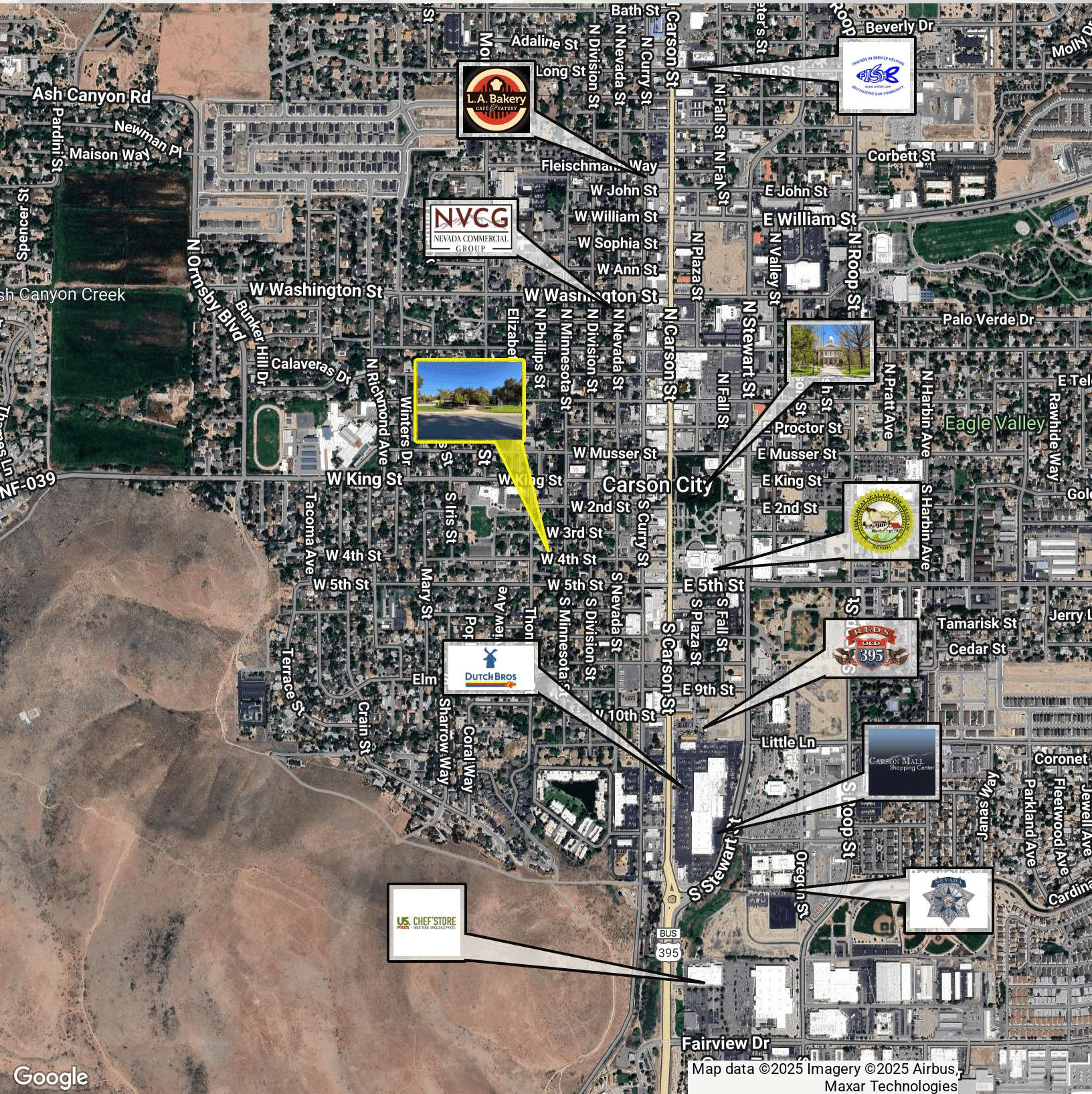
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## Location Map



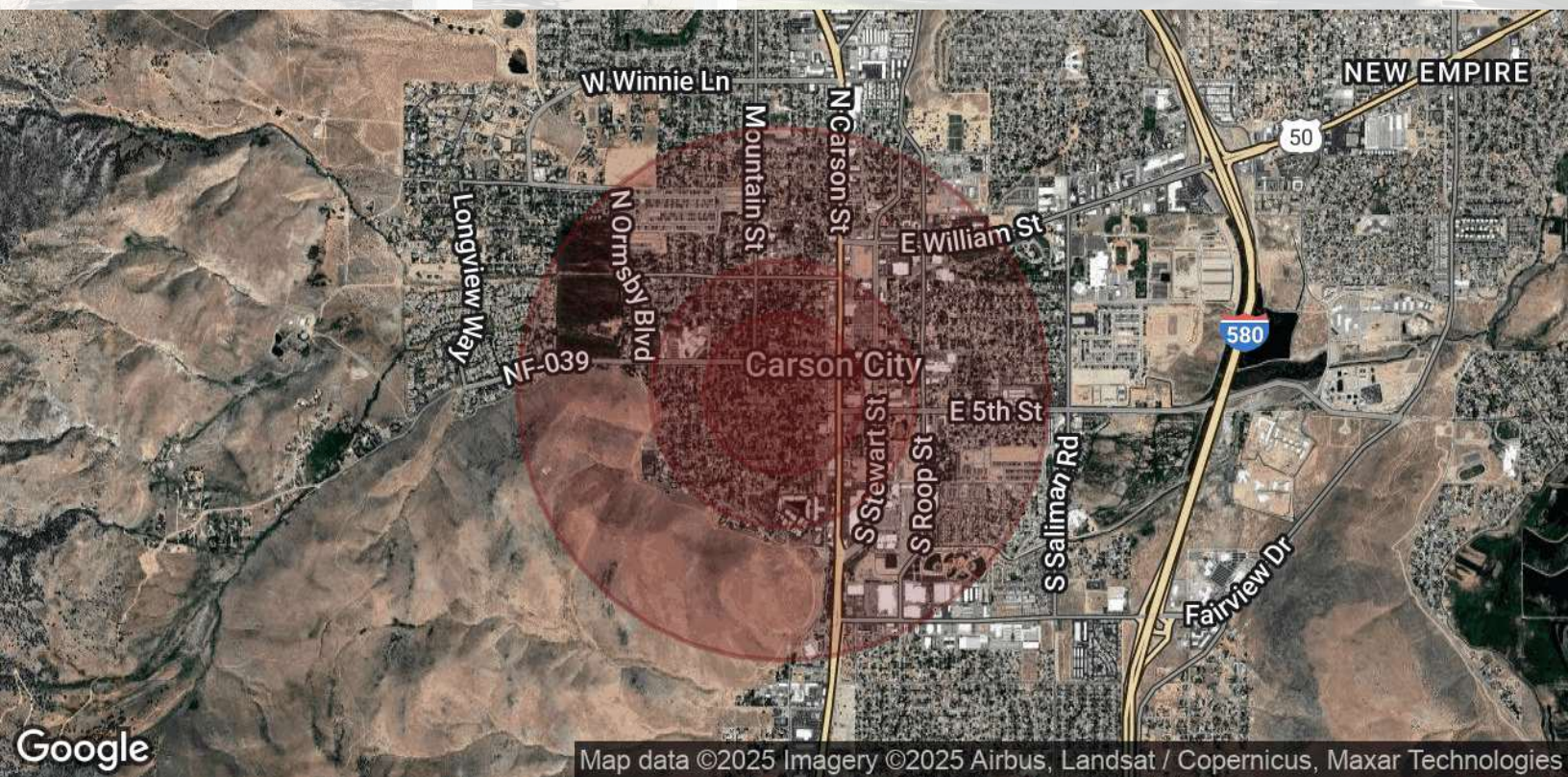
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## Demographics Map & Report



Population	0.3 Miles	0.5 Miles	1 Mile
Total Population	656	2,598	9,281
Average Age	49	48	44
Average Age (Male)	48	47	43
Average Age (Female)	49	48	45
Households & Income	0.3 Miles	0.5 Miles	1 Mile
Total Households	336	1,317	4,304
# of Persons per HH	2	2	2.2
Average HH Income	\$103,171	\$96,950	\$89,731
Average House Value	\$497,908	\$474,452	\$417,008

Demographics data derived from AlphaMap