



Property Description

Nestled in the heart of Carson City's bustling commercial landscape, this coveted location puts you within walking distance of the Capitol, providing unparalleled visibility & accessibility. Seamlessly integrated into the vibrant fabric of the community, our property boasts proximity to local amenities, ensuring convenience for both clients & employees alike.

Property Highlights

- 24 Hour Access
- Controlled Access
- Signage
- Central Heating
- Open-Plan
- Shower Facilities
- Air Conditioning

Offering Summary

Lease Rate:	Negotiable
Lease Type:	TBD
Available SF:	2,000 - 5,000 SF
Lot Size:	0.31 Acres
Building Size:	15,120 SF
Zoning:	GO

Additional Amenities

- Parking: Direct onsite parking, in addition to ample street parking
- Location: Located just one block from the State Capitol Building
- Security: Building is alarmed and has 24/7 controlled access

504 East Musser St | Carson City, NV 89701

SUITE 200



SUITE 200 HIGHLIGHTS

Conveniently situated on the ground floor with an inviting glass entrance, this stunning office or retail space exudes prestige and functionality, previously serving as the local office for a well known law firm. This immaculate 2,000 square feet of prime commercial space offers an array of features designed to elevate your business. This office suite contains a stunning glass enclosed conference room, 2 enclosed offices, reception/waiting area with built in desk, break area, and private bathroom with shower.



FEATURES

- 2000 SF
- Glass Enclosed Conference Room
- 2 Offices
- Break Room
- Private Bathroom With Shower
- Ground Floor Location

Samuel Douglass, CCIM Principal/Managing Broker | NV #B.143639.LLC | 775.443.7576 | Samuel@NVCG.US

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



504 East Musser St | Carson City, NV 89701

SUITE 200



Samuel Douglass, CCIM Principal/Managing Broker | NV #B.143639.LLC | 775.443.7576 | Samuel@NVCG.US

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





SUITE 302 HIGHLIGHTS

This suite is currently renting space out on an office by office basis. At this time there are 2 individual offices available. Located on the second floor, this professional suite of offices can be accessed via elevator or stairs. This versatile space contains 5 offices (2, one of them being large enough to also act as an open work area for a large number of individual work spaces. Suite 302 also includes a reception/waiting area. This space would be perfect for either an individual business or to operate a co-working location (similar to WeWork).



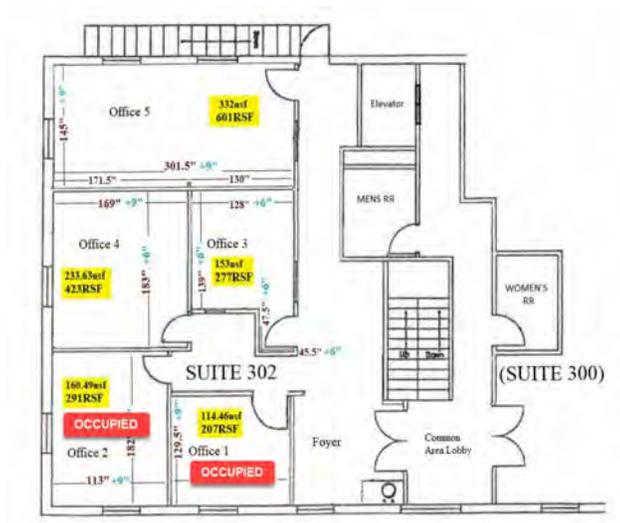
FEATURES

- 2350 SF
- 5 Offices
- 2 Of Which Are Currently Available For Lease (See Floor Plan Next Page)
- Currently There Are Two Offices Available
- Reception/Waiting Area
- Accessible Via Elevator Or Stairs



504 East Musser St | Carson City, NV 89701

SUITE 302



Samuel Douglass, CCIM Principal/Managing Broker | NV #B.143639.LLC | 775.443.7576 | Samuel@NVCG.US

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



BASEMENT



BASEMENT HIGHLIGHTS

The basement at 504 Musser Street may be the most versatile space in the entire building. Comprising of 5000 SF, made up of an assortment of offices (8) and open space, with the potential to add or remove walls to further customize the floor plan. Access to the basement is via an exterior staircase on the East side of the building, a ramp on the West side, and the interior elevator (which is currently operating under keyed access to the basement). Amenities include two restrooms with showers, along with a full kitchen.

FEATURES

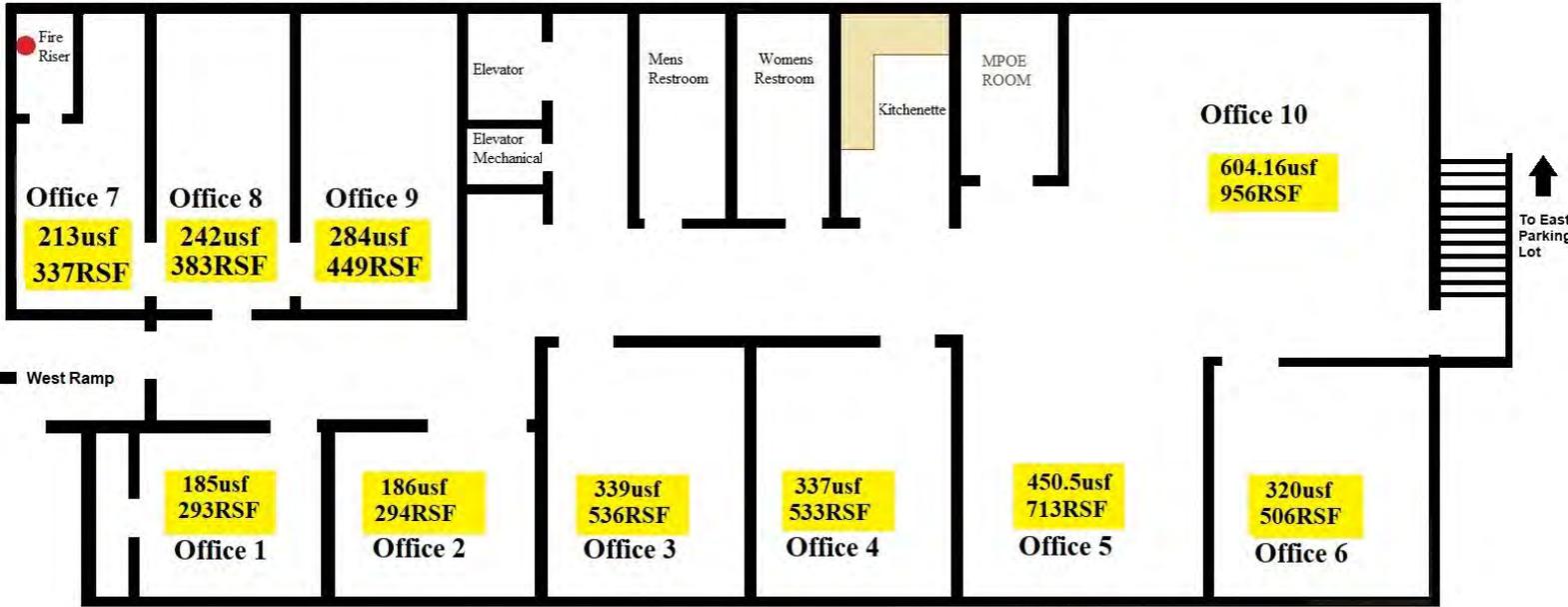
- 5000 SF
- Elevator (Keyed), Stair, And Ramp Access
- 8 Enclosed Offices
- Open Space
- Full Kitchen
- 2 Bathroom, With Showers
- Potential Uses: Headquarters For A Start-Up, Physical Therapy Or Medical Practice, Product Showroom, Secure Temperature Controlled Storage



BASEMENT



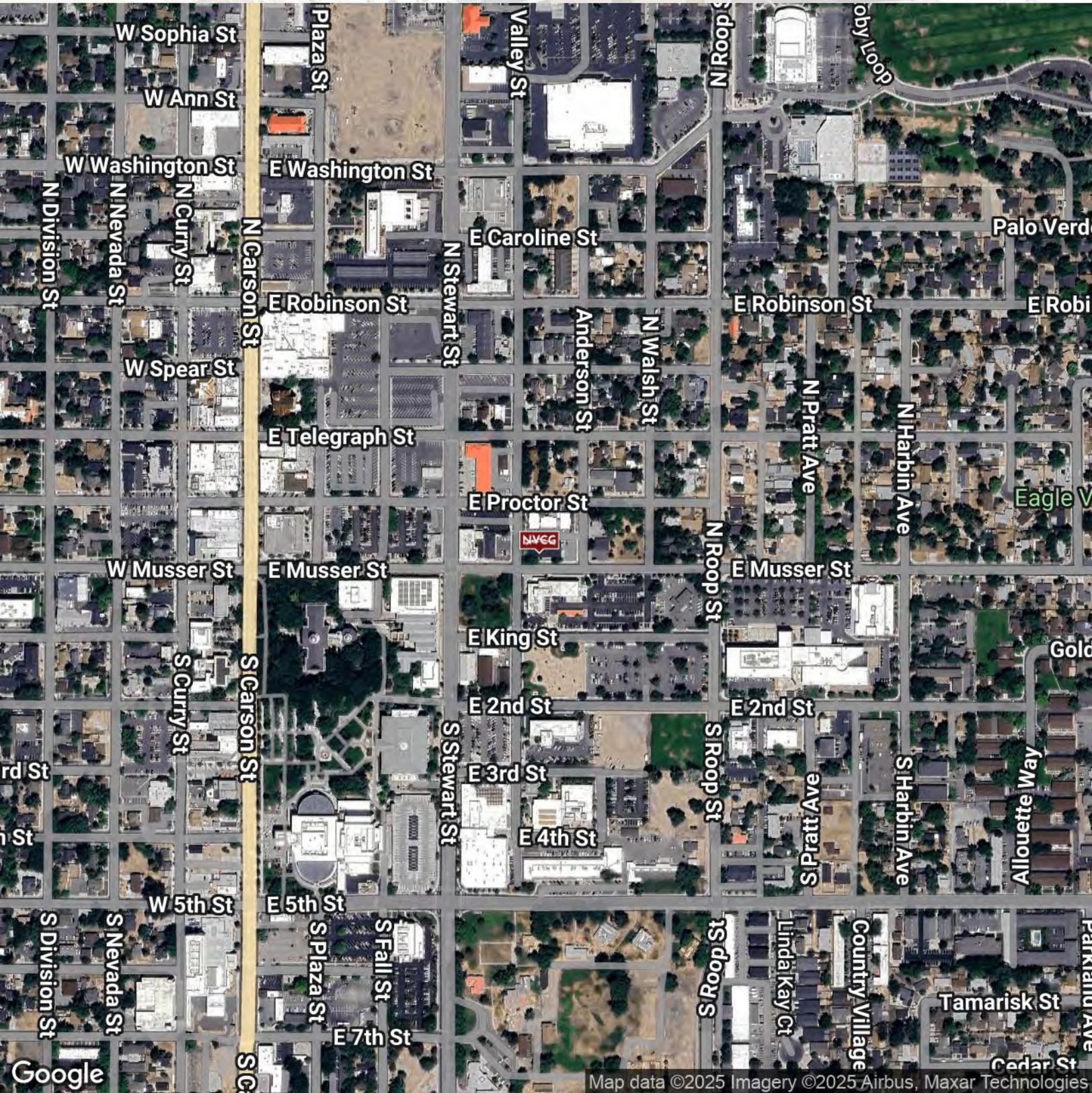
504 E. MUSSER STREET - Basement Floorplan



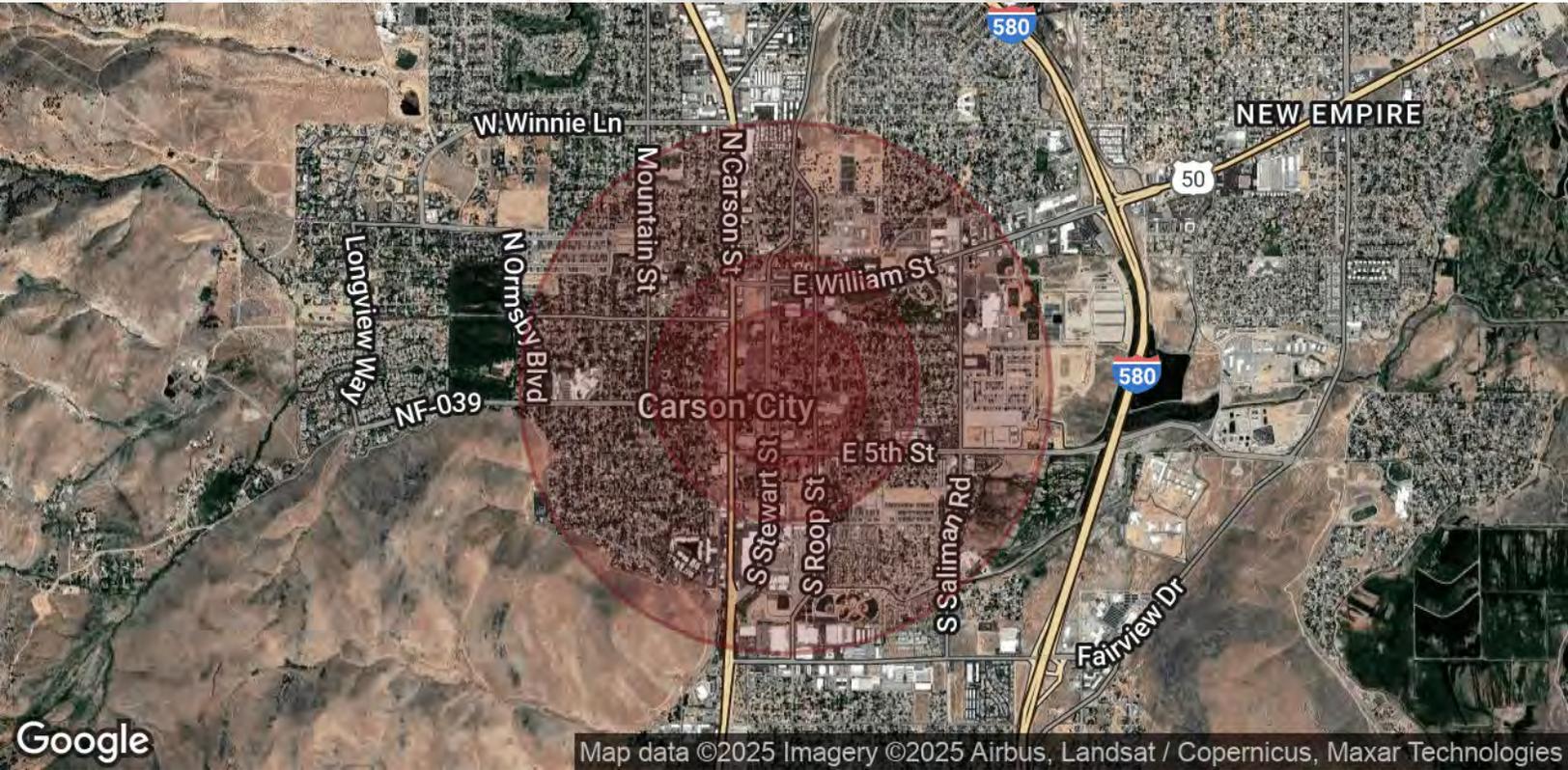
(Not to Scale)



Location Map



Demographics Map & Report



Population

	0.3 Miles	0.5 Miles	1 Mile
Total Population	611	3,290	12,177
Average Age	45	41	43
Average Age (Male)	44	40	42
Average Age (Female)	45	42	44

Households & Income

	0.3 Miles	0.5 Miles	1 Mile
Total Households	304	1,460	5,628
# of Persons per HH	2	2.3	2.2
Average HH Income	\$106,822	\$90,594	\$85,330
Average House Value	\$444,565	\$385,755	\$397,744

Demographics data derived from AlphaMap