

For Lease | Carson City, NV 89703

400 W. King St.



Property Description

Pristine 4 Story Office Building
Located on the West side of Carson City

Property Highlights

- Multiple configurations available
- Flexible sizes
- Lots of windows with mountain and city views
- Full service lease
- Landlord pays all utilities
- Elevator served

Offering Summary

Lease Rate:	\$1.65 SF/MO
Lease Type:	FULL SERVICE
Available SF:	284 - 2,800 SF
Lot Size:	0.66 Acres
Building Size:	35,426 SF

Demographics	1 Mile	2 Miles	3 Miles
Total Households	5,087	14,074	21,101
Total Population	10,806	32,645	50,757
Average HH Income	\$88,202	\$92,991	\$96,869

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Lease Spaces



Lease Information

Lease Type:	Full Service	Lease Term:	Negotiable
Total Space:	284 - 2,800 SF	Lease Rate:	\$1.65 SF/month

Available Spaces

Suite	Size (SF)	Description
Suite 201	1,896 SF	Large Windows with Great Views 7 Private Offices with One Corner Office Bullpen, Reception, or Conference Space May Be Demised into 2 Suites Suite 201: 1,250 SF Suite 240: 646 SF
Suite 400	2,800 SF	2 Corner Offices with Pristine Views 8 Built-in Cubicles May Be Demised into 3 Suites Suite 400: 980 SF Suite 402: 809 SF Suite 412: 1,011 SF
Suite 408	284 SF	-
Suite 410	985 SF	2 Private Offices Large Conference Room

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

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



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Suite 201



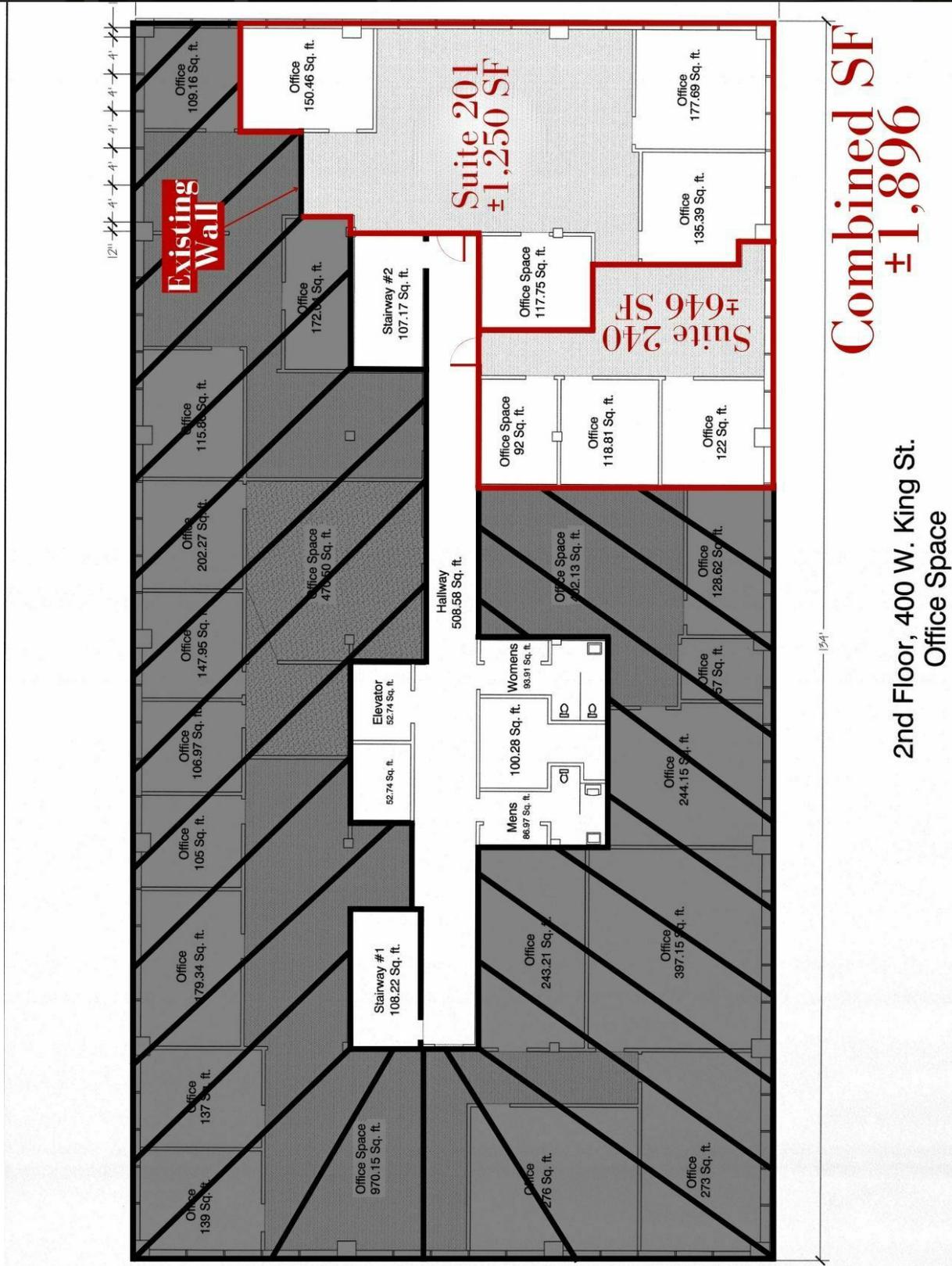
Suite 201

- Bullpen - Reception - Or Conference Space
- Large Windows with Great Views
- 1 Corner Office

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Suite 400



Suite 400

- 2 Corner Offices with Pristine Views
- 8 Built in Cubicles

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Suite 408



Suite 408

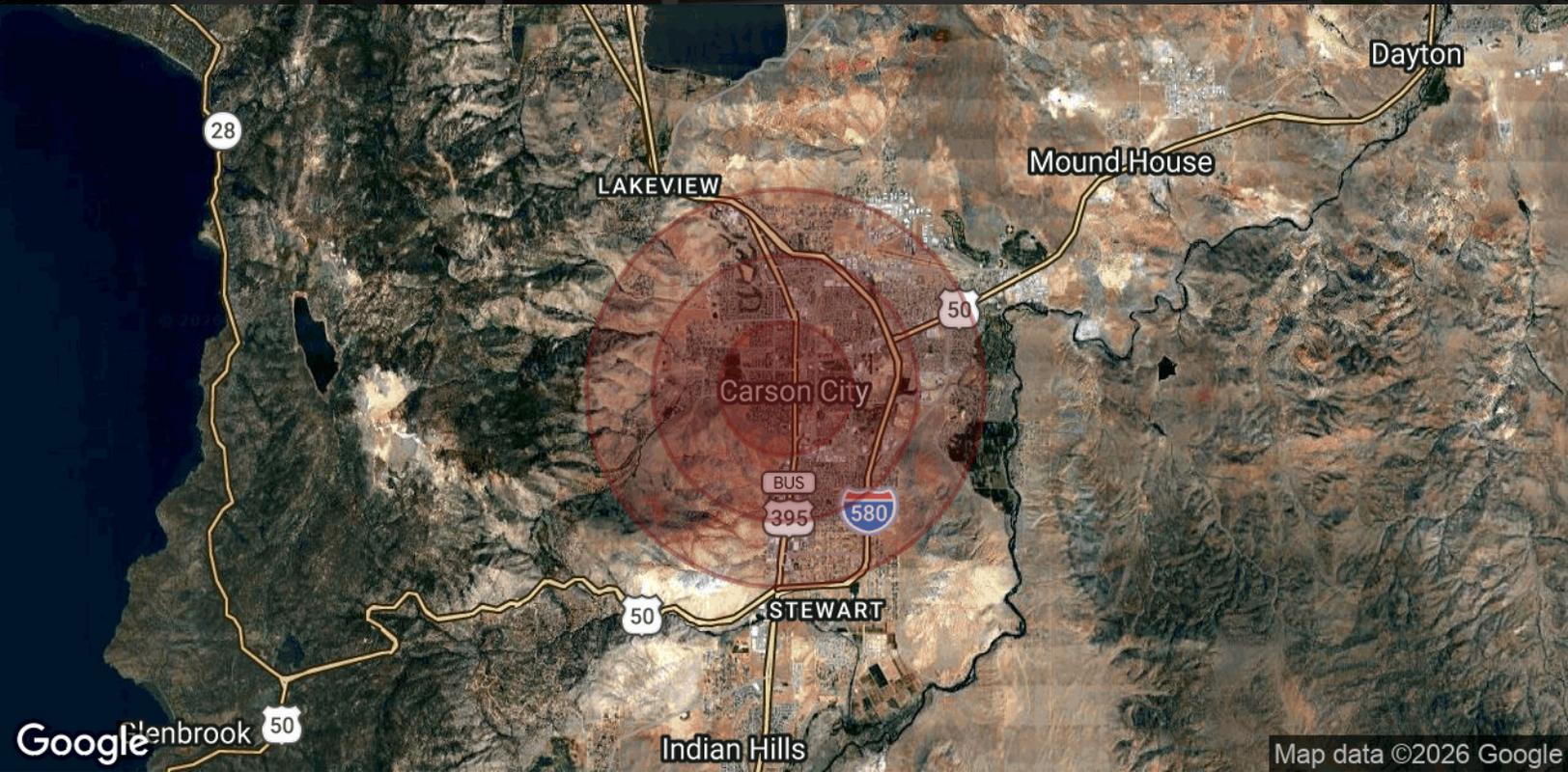
• 284 SF

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Demographics Map & Report



Population	1 Mile	2 Miles	3 Miles
Total Population	10,806	32,645	50,757
Average Age	44	44	44
Average Age (Male)	43	43	43
Average Age (Female)	45	45	45
Households & Income	1 Mile	2 Miles	3 Miles
Total Households	5,087	14,074	21,101
# of Persons per HH	2.1	2.3	2.4
Average HH Income	\$88,202	\$92,991	\$96,869
Average House Value	\$410,184	\$417,730	\$420,979

* Demographic data derived from 2020 ACS - US Census