



# For Lease

Medical Office Space

±1,017 – ±4,174 Square feet

Multiple Suite Sizes & Configurations

## Eagle Medical Center

2874 N Carson Street

Carson City, NV 89706



360°

View Virtual Tours



View Availabilities



## Call for Lease Rate

### Broker Incentives

\$50 Gift Card for Qualified Tours and/or \$500 Gift Card for Qualified New Signed Leases

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## Property Features

Eagle Medical Center is a three story medical office building located on North Carson Street, Carson Valley's main thoroughfare, with easy access to US Highway 395. The property is in close proximity to Carson Tahoe Regional Medical Center and is an ideal location for medical and related uses. Available suites are available for immediate occupancy. Landlord willing to perform tenant improvements on qualified deals. Recent exterior improvements of new exterior LED lighting has been completed.

The building is occupied by Carson Tahoe Regional and other medical providers serving the northern Nevada market.

## Current Spaces For Lease 1,017 SF – 4,174 SF

| Suite | Virtual Tour      | Square Feet |
|-------|-------------------|-------------|
| 100   | <a href="#">▶</a> | ±4,174      |
| 110   | <a href="#">▶</a> | ±1,573      |
| 127*  | <a href="#">▶</a> | ±1,477      |
| 130*  | <a href="#">▶</a> | ±2,059      |
| 215   | <a href="#">▶</a> | ±2,843      |
| 225   | <a href="#">▶</a> | ±1,017      |

\*Can be combined for a total of ±3,536 SF





Call for Lease Rate

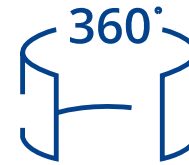


# Common Area Photos

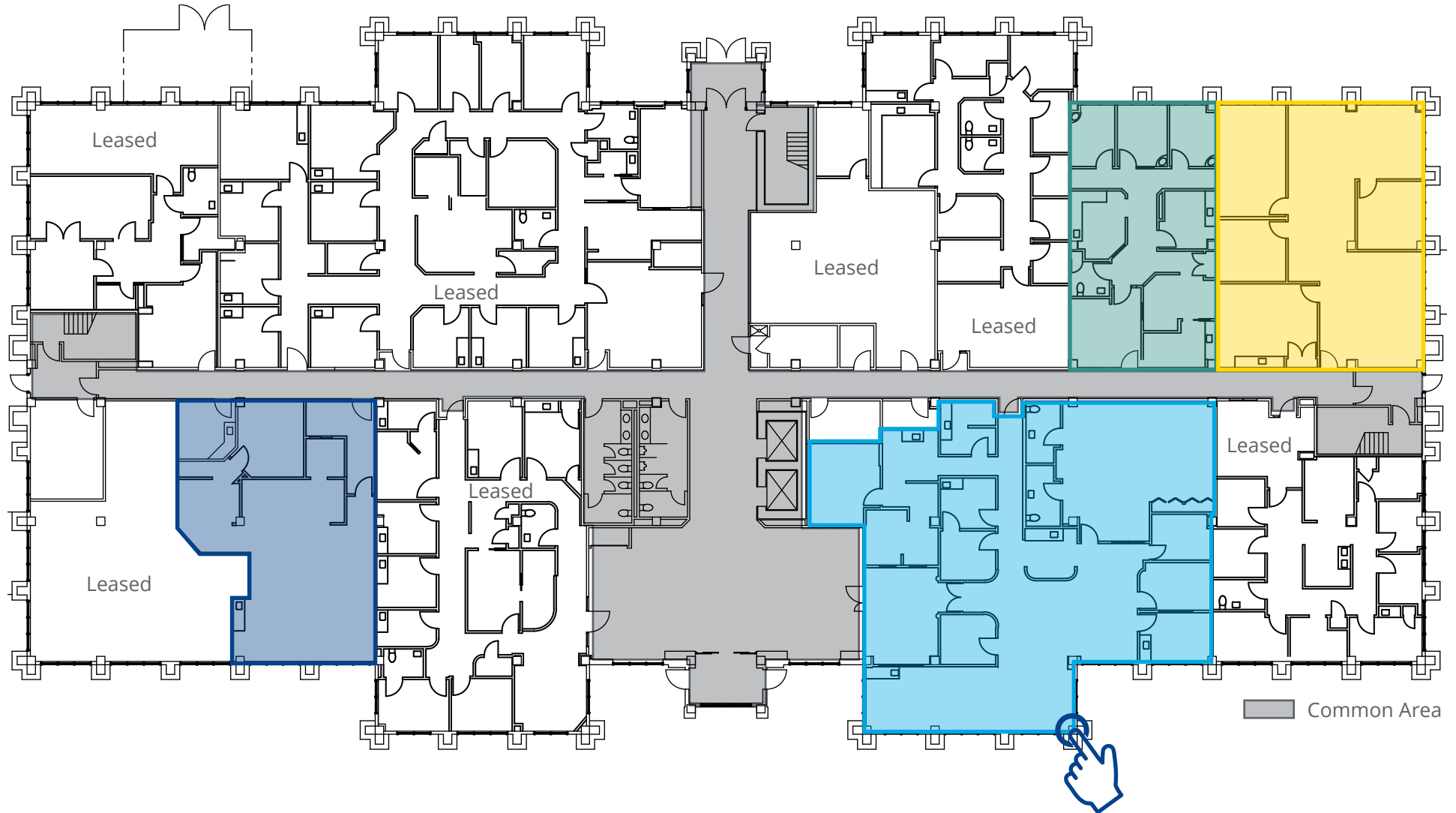


# First Floor Availability

-  Suite 100: ±4,174 SF
-  Suite 110: ±1,573 SF
-  Suite 127: ±1,477 SF
-  Suite 130: ±2,059 SF



Click on each suite to view virtual tour





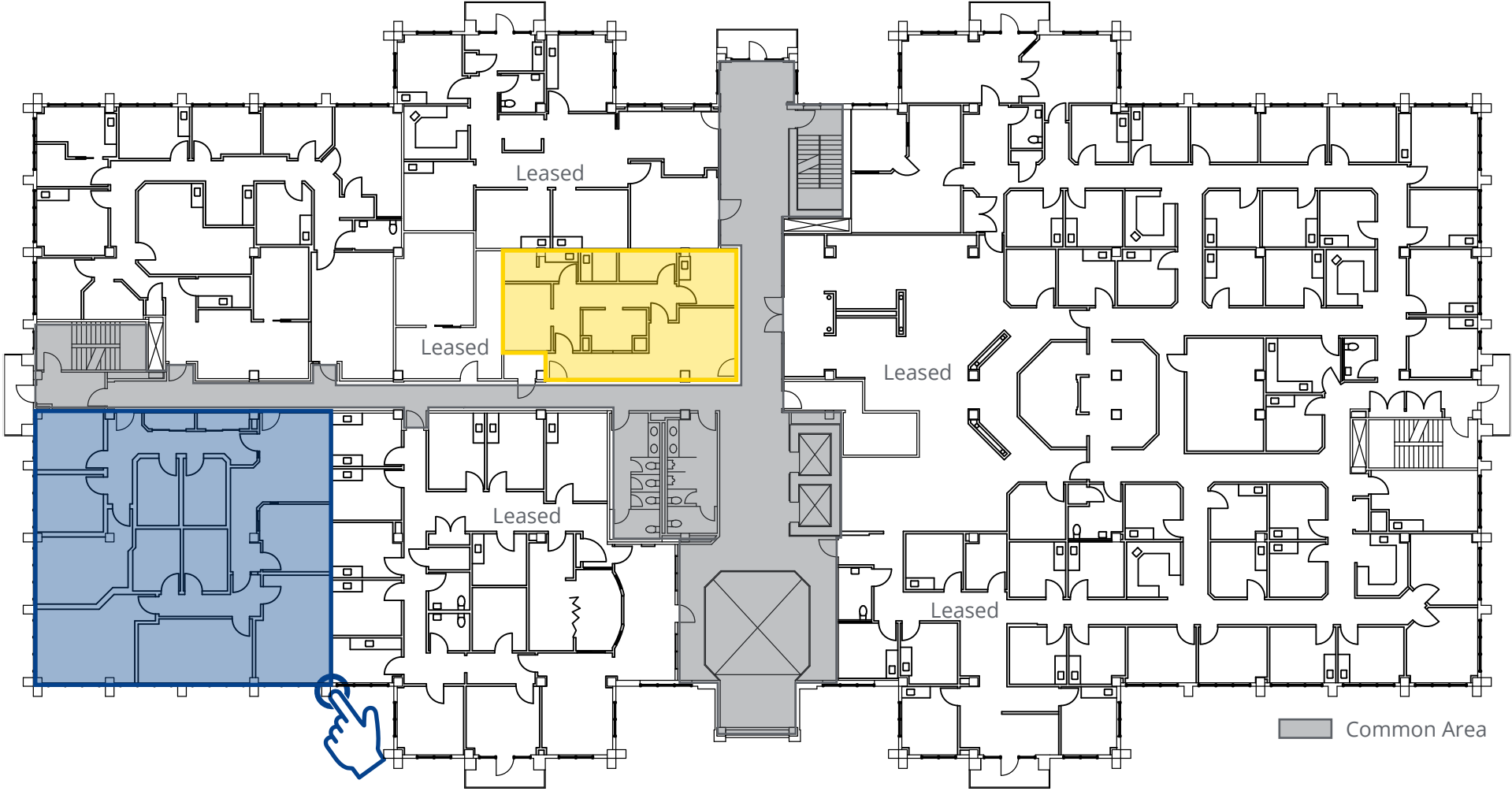
# Second Floor Availability

 Suite 215: ±2,843 SF

 Suite 225: ±1,017 SF

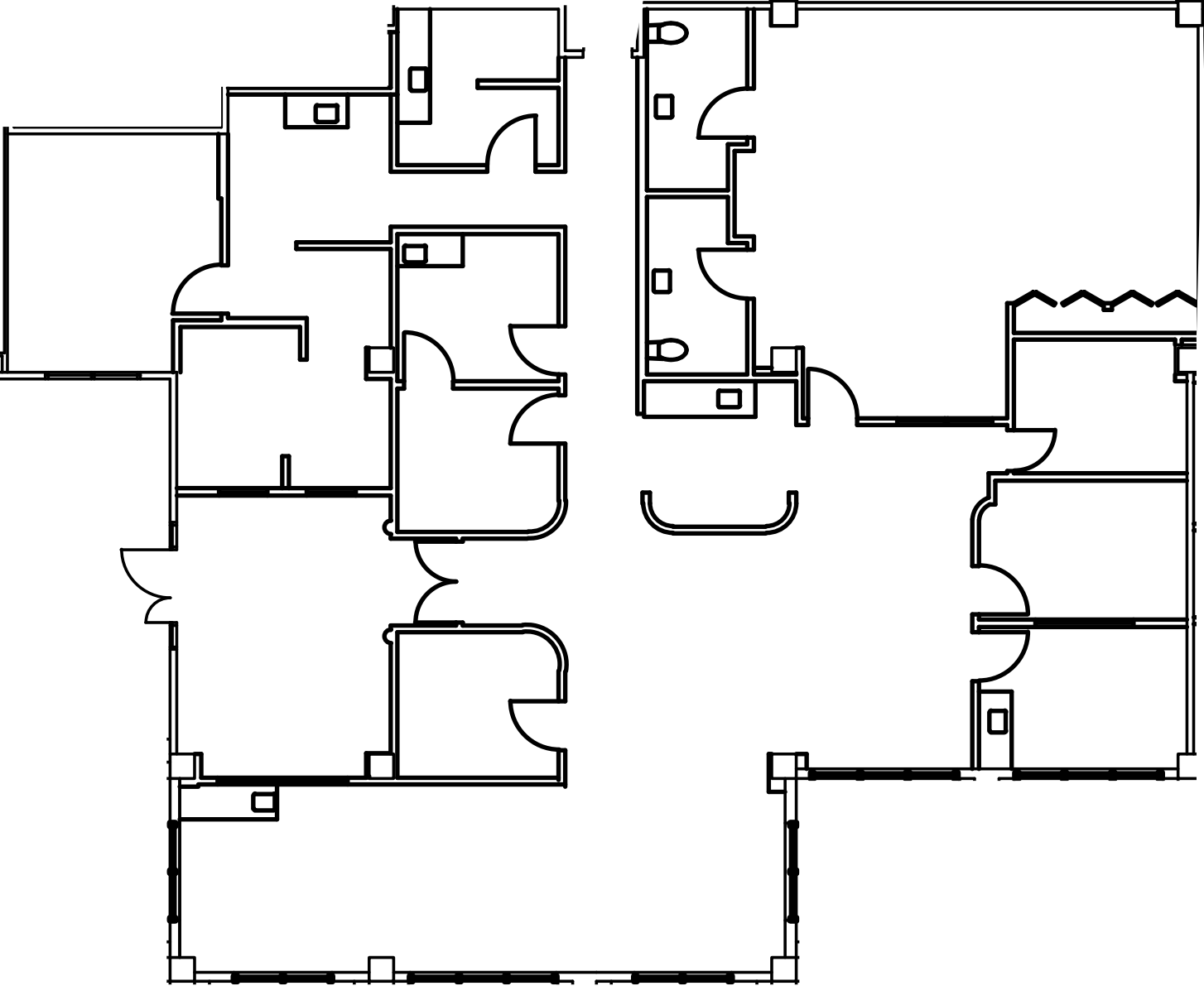


Click on each suite to view virtual tour



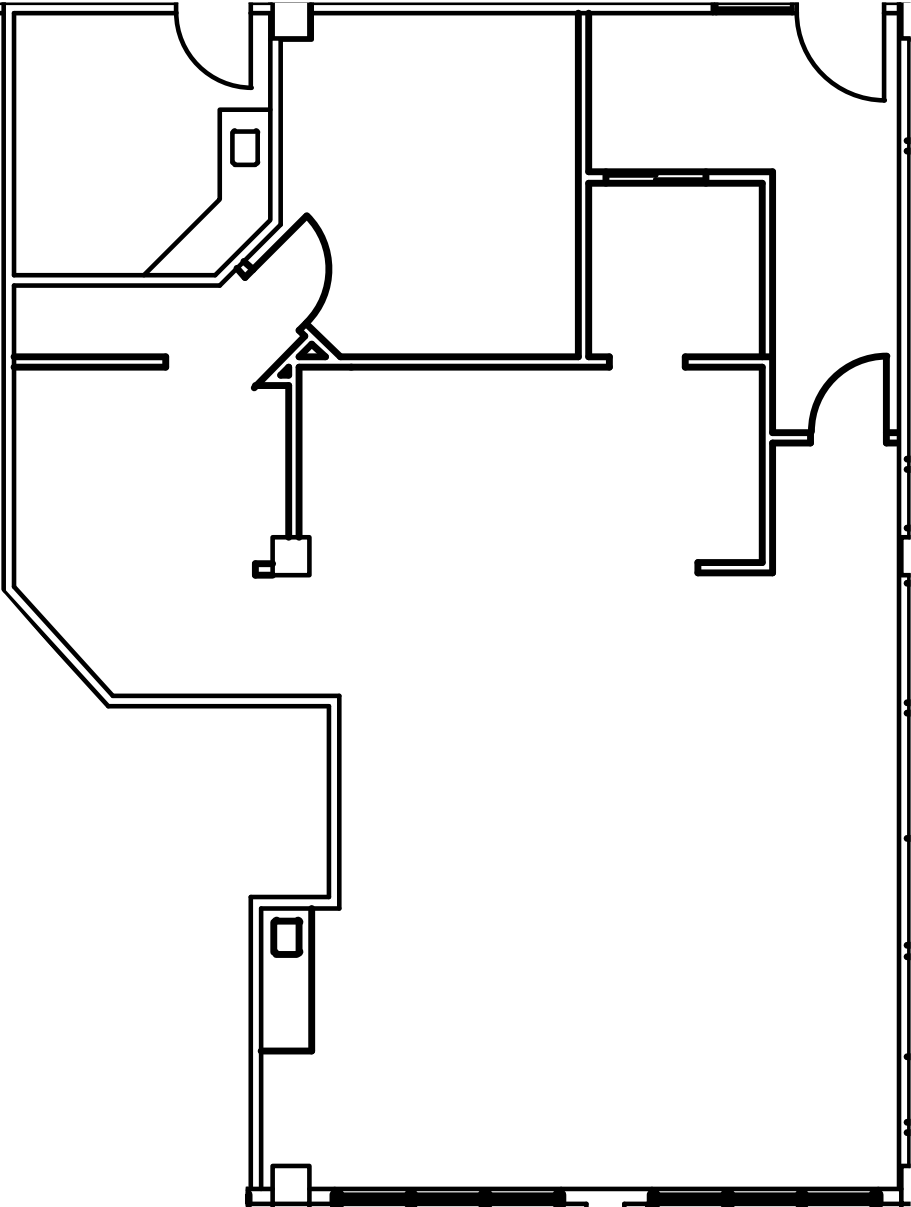
# Suite 100 – 4,174 Square Feet

Great location directly off the main lobby. Space includes reception area, break room, multiple exam offices, two internal restrooms, and a physical therapy pool.



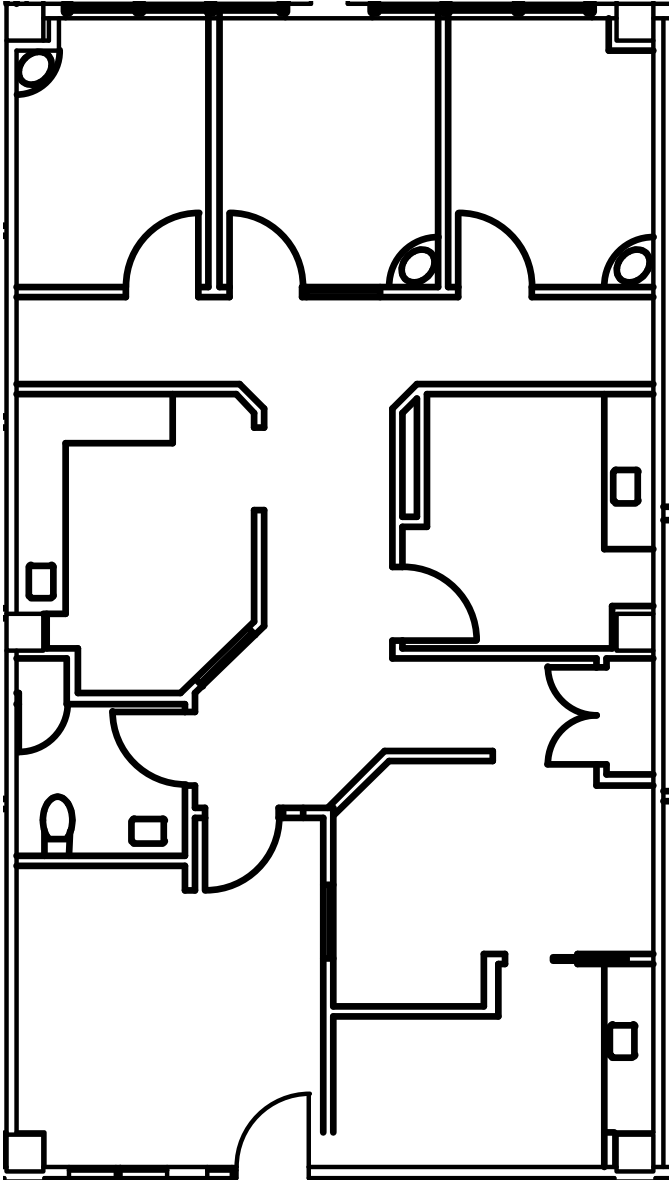
# Suite 110 – 1,573 Square Feet

First floor office space located next to the building's side entry. Open layout with reception/waiting area and two private offices.



# Suite 127 – 1,477 Square Feet

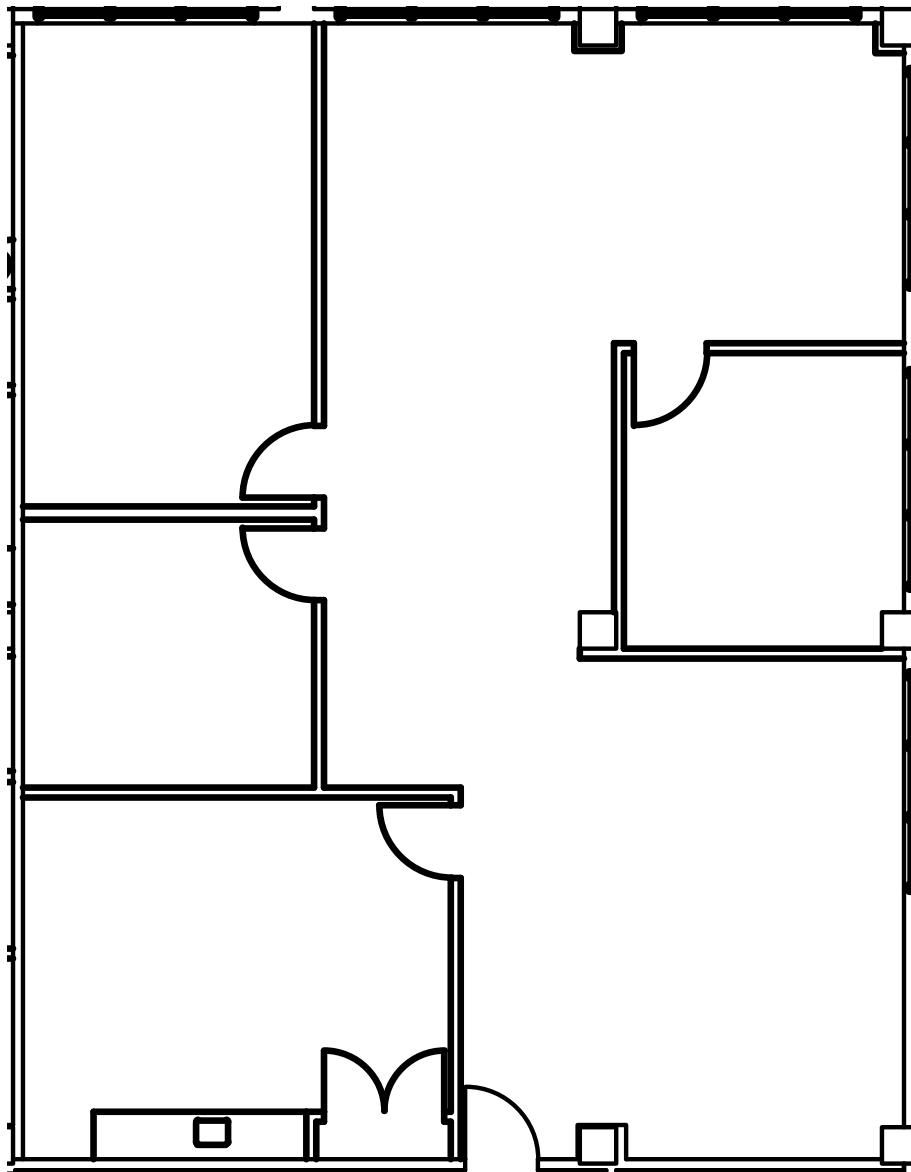
Located on the first floor with an ideal layout including a waiting area, check-in/check-out desk, break room, nurses' stations, four private offices, and internal restroom. May be combined with Suite 130 for a total of 3,022 SF.





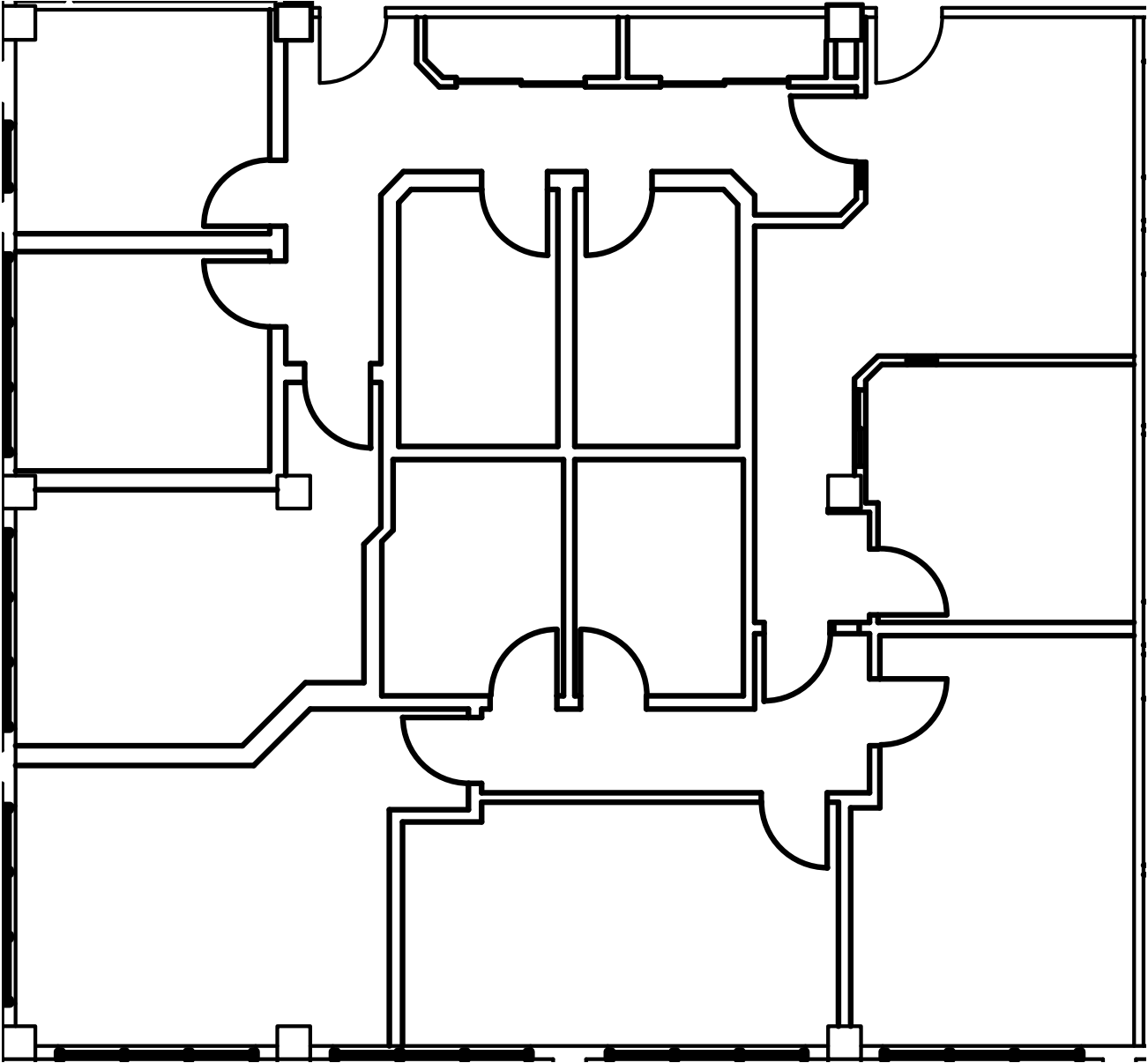
# Suite 130 – 2,059 Square Feet

First floor space located next to the building's side entry. Space includes 2 private offices, break room/conference room, and a storage/IT closet. May be combined with Suite 127 for a total of 3,022 SF.



# Suite 215 – 2,843 Square Feet

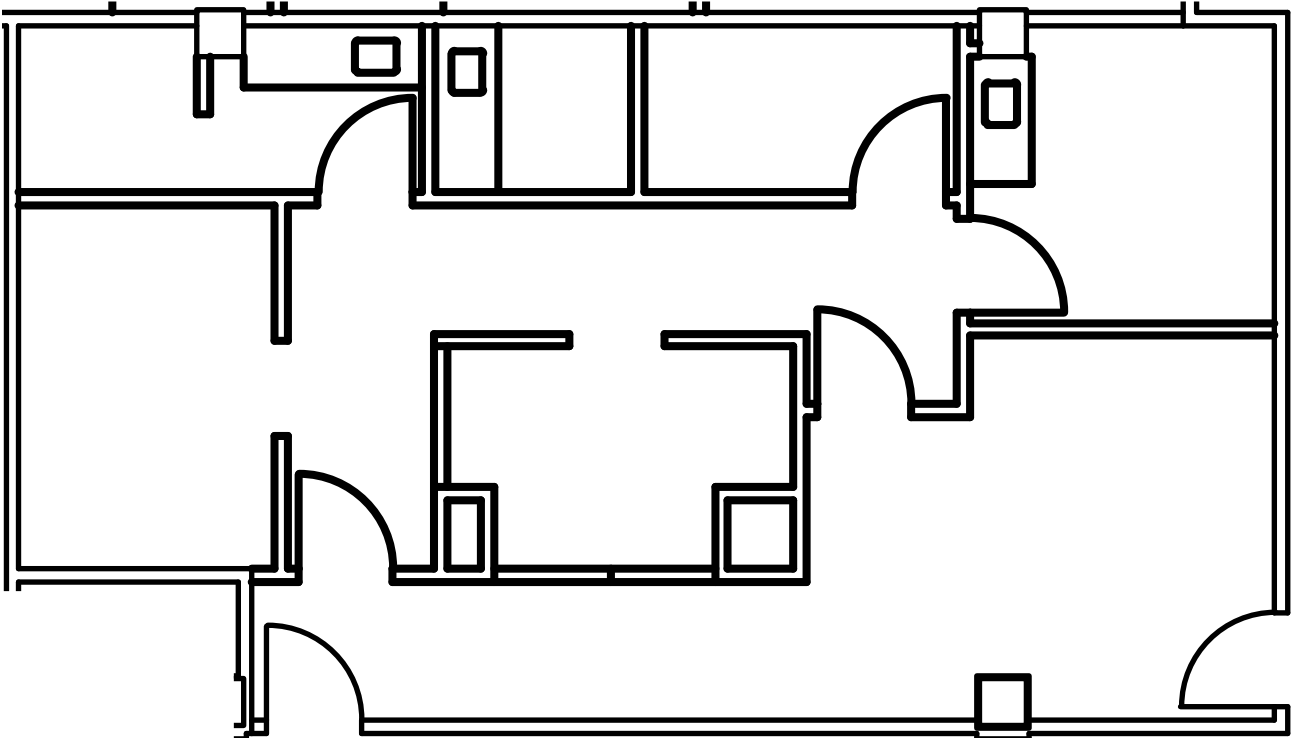
Corner office with great views, 4 private offices, 4 exam rooms, nurse's station, and fireplaces.





# Suite 225 – 1,017 Square Feet

Suite located close to elevator with reception area and open layout.





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**View Availabilities**



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