



Property Description

10,586 SF Office Space for Lease

Property Highlights

- Large, open floor space with three separate smaller office spaces and a larger room that could be used as office space or storage
- Shared main entry
- Men & Women's restrooms
- Lots of windows with amazing views including the break room
- Shared Parking
- Upstairs lobby
- Cubicles available
- Great location in Southeast Carson City
- Near on/off access to I-580

Offering Summary

Lease Rate:	\$1.10 SF/MO (Full Service)
Available SF:	10,586 SF
Lot Size:	2.25 Acres
Building Size:	91,008 SF

Demographics	1 Mile	10 Miles	30 Miles
Total Households	4,676	32,835	270,649
Total Population	9,977	73,055	529,170
Average HH Income	\$64,811	\$79,449	\$76,429

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Nevada State Tax System

- NO Corporate Income Tax
- NO Taxes on Corporate Shares
- NO Franchise Tax
- NO Personal Income Tax
- NO Franchise Tax on Income
- NO Inheritance or Gift Tax
- NO Unitary Tax
- NO Estate Tax
- Competitive Sales and Property Tax Rates!

Geographic Location & Infrastructure

Nevada is a very low regulation and business friendly state. Coupled with a favorable tax environment and robust infrastructure make Nevada the ideal place for business and industry.

Transportation

- Road: Close proximity to I-80, allowing for 1 day shipping to all major west coast cities including Seattle, San Francisco, Los Angeles, Salt Lake City, and Phoenix.
- Rail: Southern Pacific and Union Pacific connect Northern Nevada from the Pacific Coast to America's heartland and beyond.
- Air: Reno-Tahoe International Airport offers efficient and easy access to cargo & travel. The airport serves more than a dozen cities with nonstop flights, and more and 35 cities with a single stop. In addition, more than 114 million pounds of cargo flow through the airport annually.

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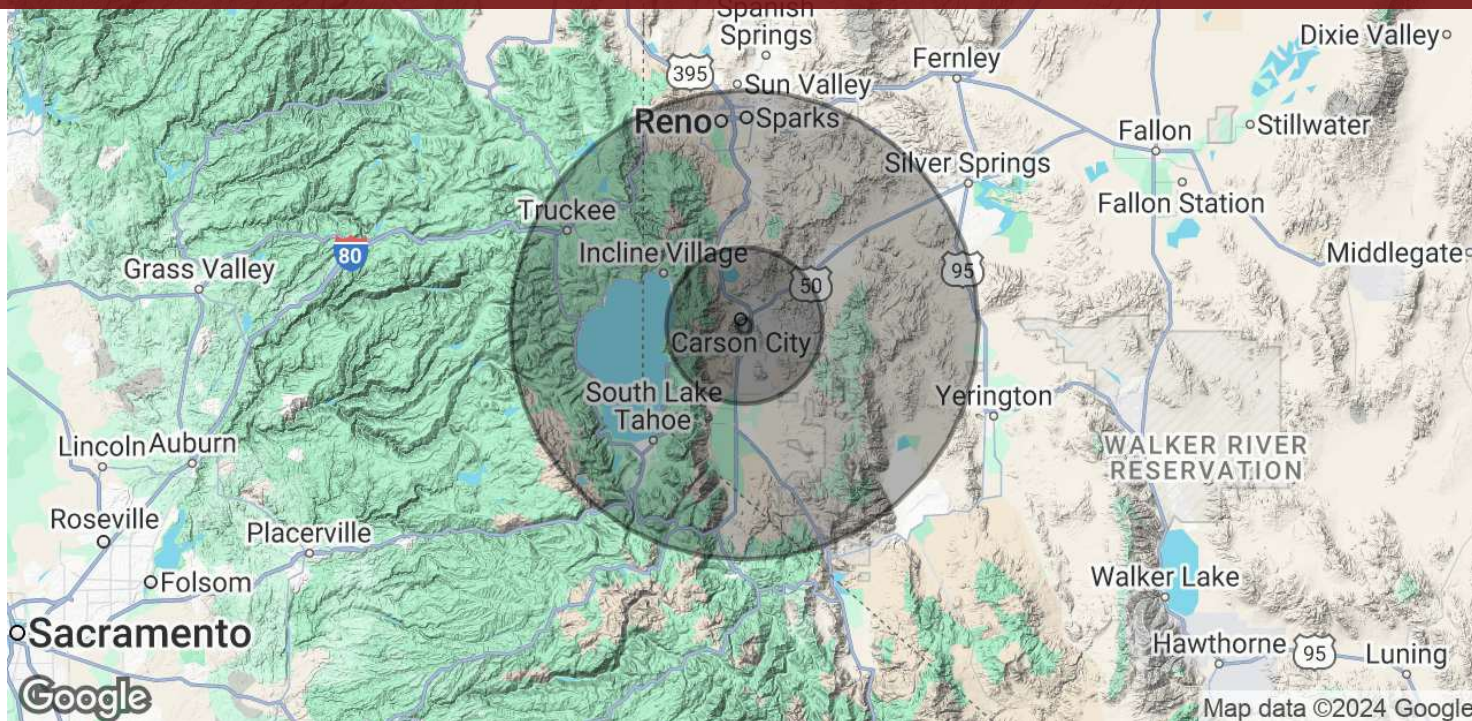
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Population	1 Mile	10 Miles	30 Miles
Total Population	9,977	73,055	529,170
Average Age	42.5	45.2	41.9
Average Age (Male)	40.2	43.9	41.5
Average Age (Female)	44.0	47.2	42.6
Households & Income	1 Mile	10 Miles	30 Miles
Total Households	4,676	32,835	270,649
# of Persons per HH	2.1	2.2	2.0
Average HH Income	\$64,811	\$79,449	\$76,429
Average House Value	\$272,893	\$364,617	\$379,007

2020 American Community Survey (ACS)

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