

For Lease

435 SF | \$1,100/month (MG)
Office Building



For Lease

435 SF | \$1,100/month (MG)
Office Building



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

For Lease

435 SF | \$1,100/month (MG)

Property Description

Round Hill Professional Building currently has one (1) office suite available. The building is located at the north end of the Round Hill Shopping Center just behind Safeway. Also located in the center is the Zephyr Cove Post Office, Wells Fargo Bank, various restaurants, Anytime Fitness and other professional services.

The available suite is as follows:

+/-435 square feet of rentable area. There is plenty of natural light from large windows overlooking the forest to the west and on-site landscaping to the south. The suite has direct exterior access as well as interior access to the common area bathrooms and conference room. The suite has its own natural gas fired furnace and package AC unit. Installed LED lights (with ballast bypass) throughout the suite last month.

There is a common area conference room available to all building tenants. Individually metered gas and electric service. Each suite has a new individual furnace and new individual AC unit. Very low utilization levels of the common areas. ***Desks and filing cabinets may be available with lease.***

Demographics	8 Miles	80 Miles	180 Miles
Total Households	14,036	763,576	5,314,469
Total Population	31,134	2,016,843	15,064,566
Average HH Income	\$117,308	\$123,576	\$150,208

5345 Kietzke Lane, Suite 100
Reno, NV 89511
530.525.2304
naitahoesierra.com

Suite 101

435 SF | \$1,100/month (MG)
Office Building



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

5345 Kietzke Lane, Suite 100
Reno, NV 89511
530.525.2304
naitahoesierra.com

For Lease

435 SF | \$1,100/month (MG)
Office Building

Lease Rate

\$1,100.00 Per Month

Location Information

Building Name

124 Mcfaul Way

Street Address

124 Mcfaul Way

City, State, Zip

Zephyr Cove, NV 89448

County

Douglas County

Building Information

Building Size

4,062 SF

Building Class

C

Year Built

1972

Property Information

Property Type

Office

Property Subtype

Office Building

Lot Size

0.15 Acres

Parking & Transportation

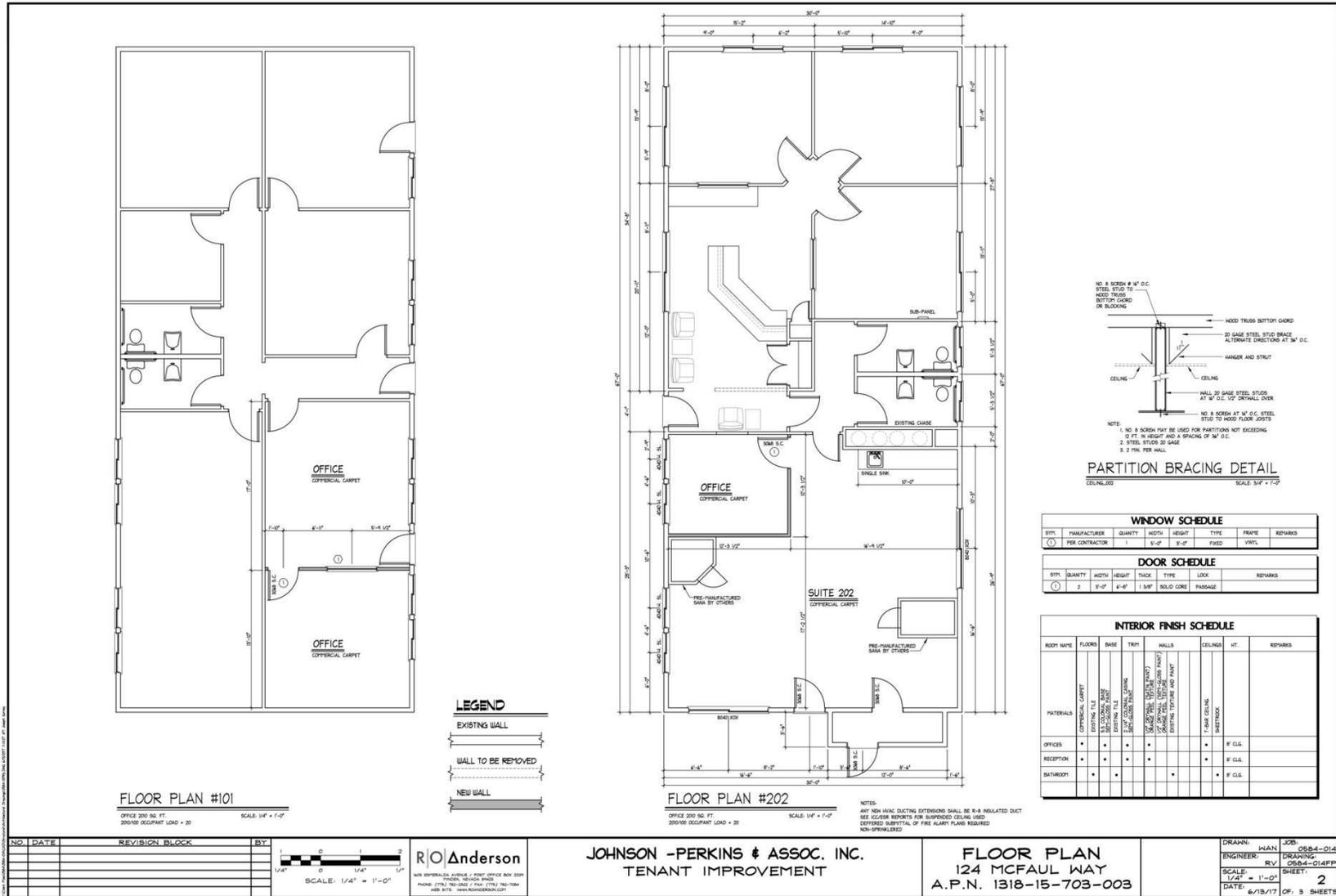
Utilities & Amenities

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

5345 Kietzke Lane, Suite 100
Reno, NV 89511
530.525.2304
naitahoesierra.com

Suite 101

435 SF | \$1,100/month (MG)
Office Building



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

5345 Kietzke Lane, Suite 100
Reno, NV 89511
530.525.2304
naitahoesierra.com

For Lease

435 SF | \$1,100/month (MG)
Office Building



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

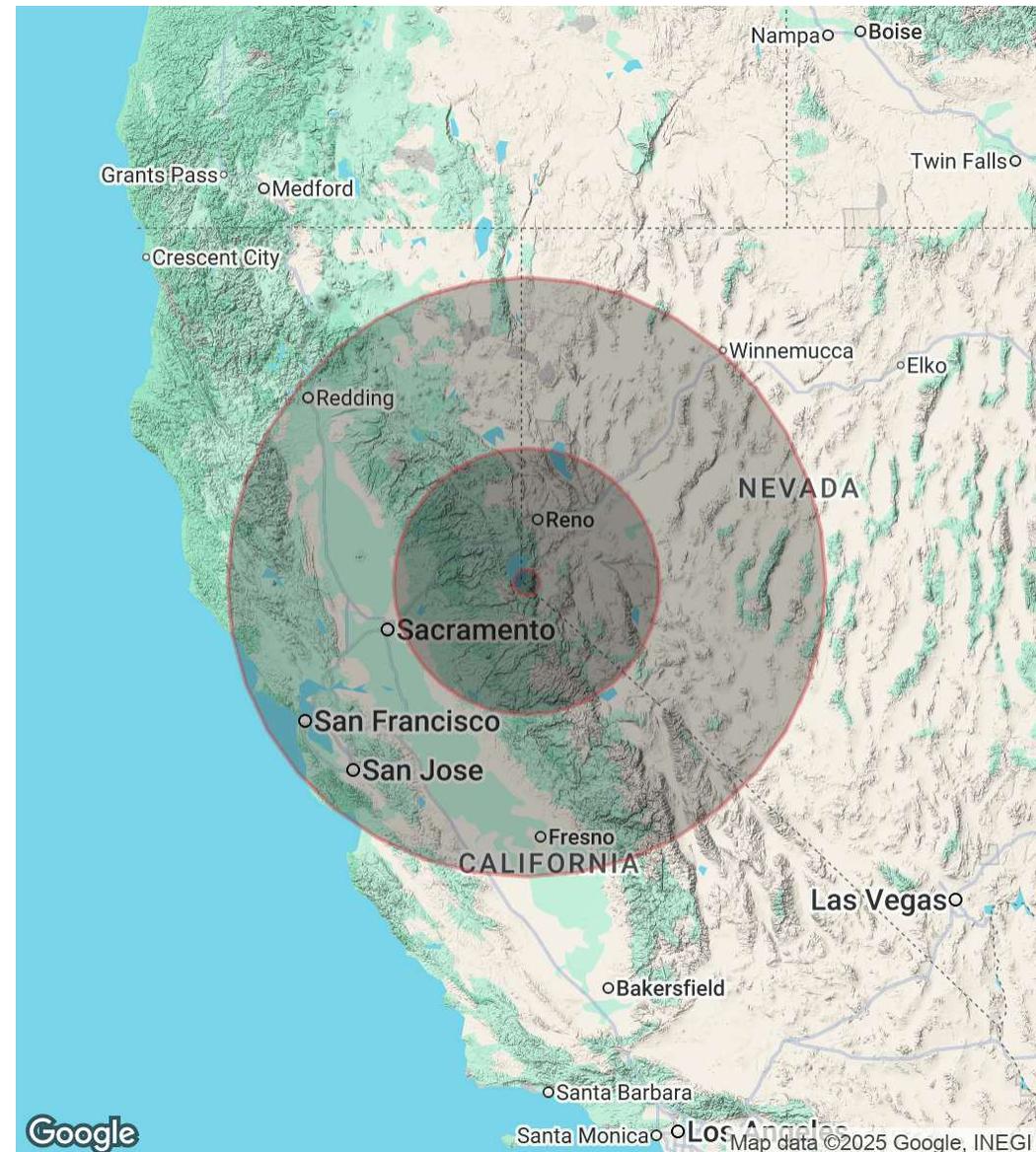
5345 Kietzke Lane, Suite 100
Reno, NV 89511
530.525.2304
naitahoesierra.com

For Lease

435 SF | \$1,100/month (MG)
Office Building

	8 Miles	80 Miles	180 Miles
Population			
Total Population	31,134	2,016,843	15,064,566
Average Age	44	42	40
Average Age (Male)	44	42	39
Average Age (Female)	44	43	41
Households & Income			
Total Households	14,036	763,576	5,314,469
# of Persons per HH	2.2	2.6	2.8
Average HH Income	\$117,308	\$123,576	\$150,208
Average House Value	\$874,499	\$624,050	\$897,375

Demographics data derived from AlphaMap



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

5345 Kietzke Lane, Suite 100
Reno, NV 89511
530.525.2304
naitahoesierra.com