

For Lease | 2310 South Carson Street #6, Carson City, NV 89701

Property Summary



Carson Quail Business Park: Two Options Available!

Perfect for Bookkeeper's, Attorney's, Lobbyist's, Financial Planner's, & More!

SUITE	SF	RATE	TYPE	AMENITIES
Suite A	1,977	\$1.00/SF/MO	NNN	5 Private Offices, Reception, Conference Room
Suite B	633	\$1,200/MO	Full Service	2 Private Offices, Reception, Glass Entry

INCLUDED AMENITIES

- Conference Room
- Kitchenette
- Restrooms
- Server Room
- Shared Storage Area

Offering Summary

LEASE RATE SUITE A:	\$1.00 SF/MO + NNN
SUITE A NNN:	\$0.60/SF/MO
LEASE RATE SUITE B:	\$1,200/MO
LEASE TYPE SUITE B:	FULL SERVICE
AVAILABLE SF:	633 - 1,977 SF
ZONING:	RC
LOT SIZE:	0.06 Acres
BUILDING SIZE:	2,610 SF

HIGHLIGHTS

High Traffic
Easy Access
Ample Parking

JOIN MAJOR TENANTS:

- Starbucks, Keva Juice, Ming's Restaurant
- Stewart Title, Matuska Law Offices, Realty One
- Renown Health, Compassion Care Hospice, Sierra Foot & Ankle, Cash Clinical & Medical Lab

Ale Moncada, CCIM Principal | NV #S0174013.LLC | 775.315.8735 | ale@NVCG.US

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



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Photos



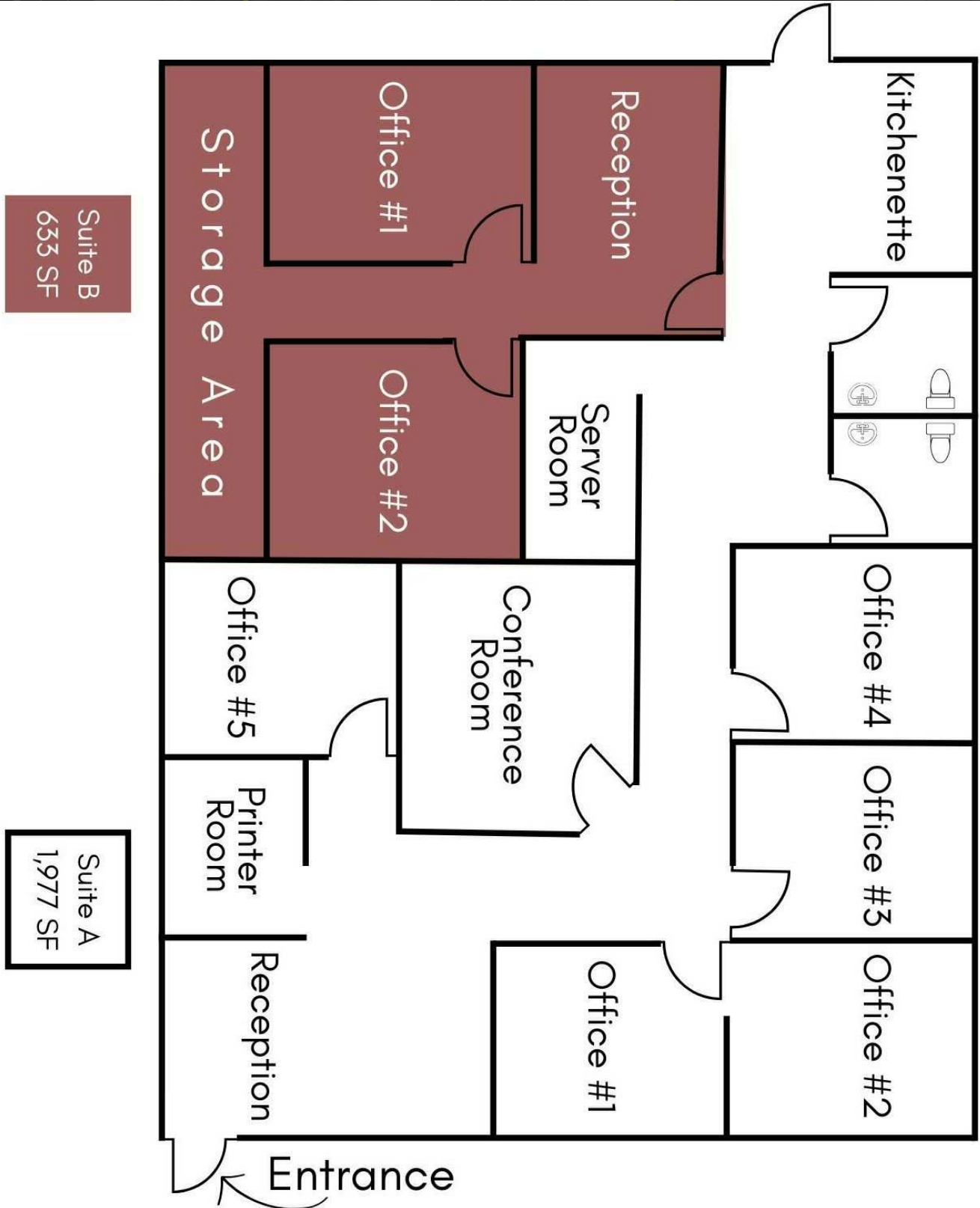
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Floor Plan



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Location Map



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Demographics Map & Report



Population	1 Mile	5 Miles	10 Miles
Total Population	8,768	63,151	78,591
Average Age	44	44	45
Average Age (Male)	43	43	45
Average Age (Female)	46	45	46
Households & Income	1 Mile	5 Miles	10 Miles
Total Households	3,748	25,597	32,108
# of Persons per HH	2.3	2.5	2.4
Average HH Income	\$93,849	\$101,726	\$108,627
Average House Value	\$404,167	\$448,644	\$511,353

Demographics data derived from AlphaMap