

Property Summary



Property Description

Professional/Medical office for lease Convenient Westside Carson city professional office space close to 1-580 freeway on/off ramp, shopping and Carson Tahoe Hospital.

Property Highlights

- Tenant pays their own Gas & Electric
- Garbage, Sewer and Water included in CAMs
- Three (3) offices
- Common Area Restrooms
- Reception area
- Elevator served
- Ample parking

Offering Summary

Lease Rate:	Negotiable
Lease Type:	NNN
NNN:	\$0.25/SF/MO
Available SF:	1,392 SF
Building Size:	10,728 SF

Demographics	1 Mile	3 Miles	5 Miles
Total Households	4,795	16,973	22,411
Total Population	11,375	40,067	54,593
Average HH Income	\$83,283	\$81,094	\$90,372

For Lease | 844 W Nye Lane, Carson City, NV 89701

Lease Spaces

Lease Information

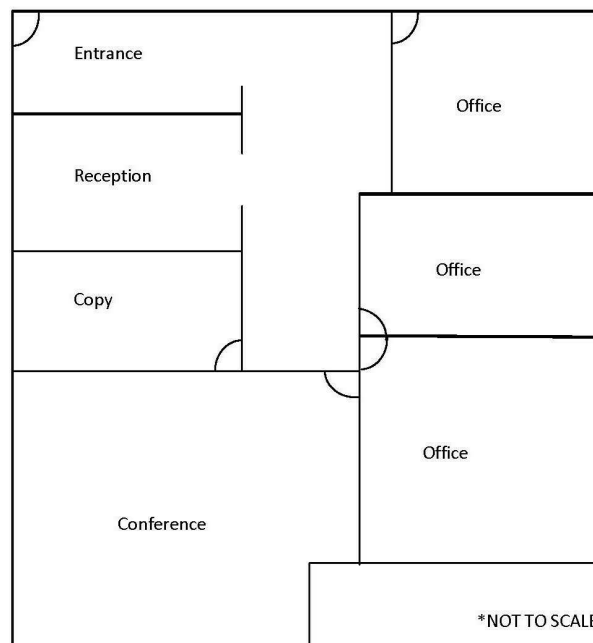
Lease Type: NNN Lease Term: Negotiable
Total Space: 1,392 SF Lease Rate: Negotiable

Available Spaces

Suite	Size (SF)	Description
844 W Nye Lane, Suite 101	1,392 SF	NNN: \$0.25/SF/MO

Floorplan: 844 W. Nye Lane, Suite 101
Carson City, NV 89703
1,392 ± square feet

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Location Map



Demographics Map & Report



Population	1 Mile	3 Miles	5 Miles
Total Population	11,375	40,067	54,593
Average Age	40.9	41.7	42.7
Average Age (Male)	39.4	40.5	41
Average Age (Female)	43	42.9	44.2
Households & Income	1 Mile	3 Miles	5 Miles
Total Households	4,795	16,973	22,411
# of Persons per HH	2.4	2.4	2.4
Average HH Income	\$83,283	\$81,094	\$90,372
Average House Value	\$443,211	\$430,694	\$455,367

2023 American Community Survey (ACS)