

For Lease

Parkway Professional Center

1717 College Parkway, Carson City, 89706



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CBRE

Property Overview

Parkway Professional Center

A premier office space destination offering an exceptional blend of convenience, flexibility, and value. Ideally situated near the freeway bypass to US 395, our location ensures seamless access to the north end of Carson City and is just 30 minutes from Reno-Tahoe International Airport. With competitive rates, flexible floor plans tailored to your needs, and ample parking, Parkway Professional Center is designed to support your business's growth and success. Discover a strategic location that combines accessibility with a professional environment, perfect for businesses looking to thrive.

18,800

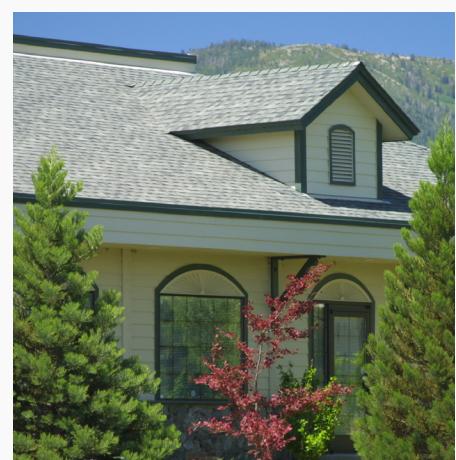
Annual Average Daily Traffic for College Parkway Street

61,364

2024 Daytime Population within a 5-mile radius

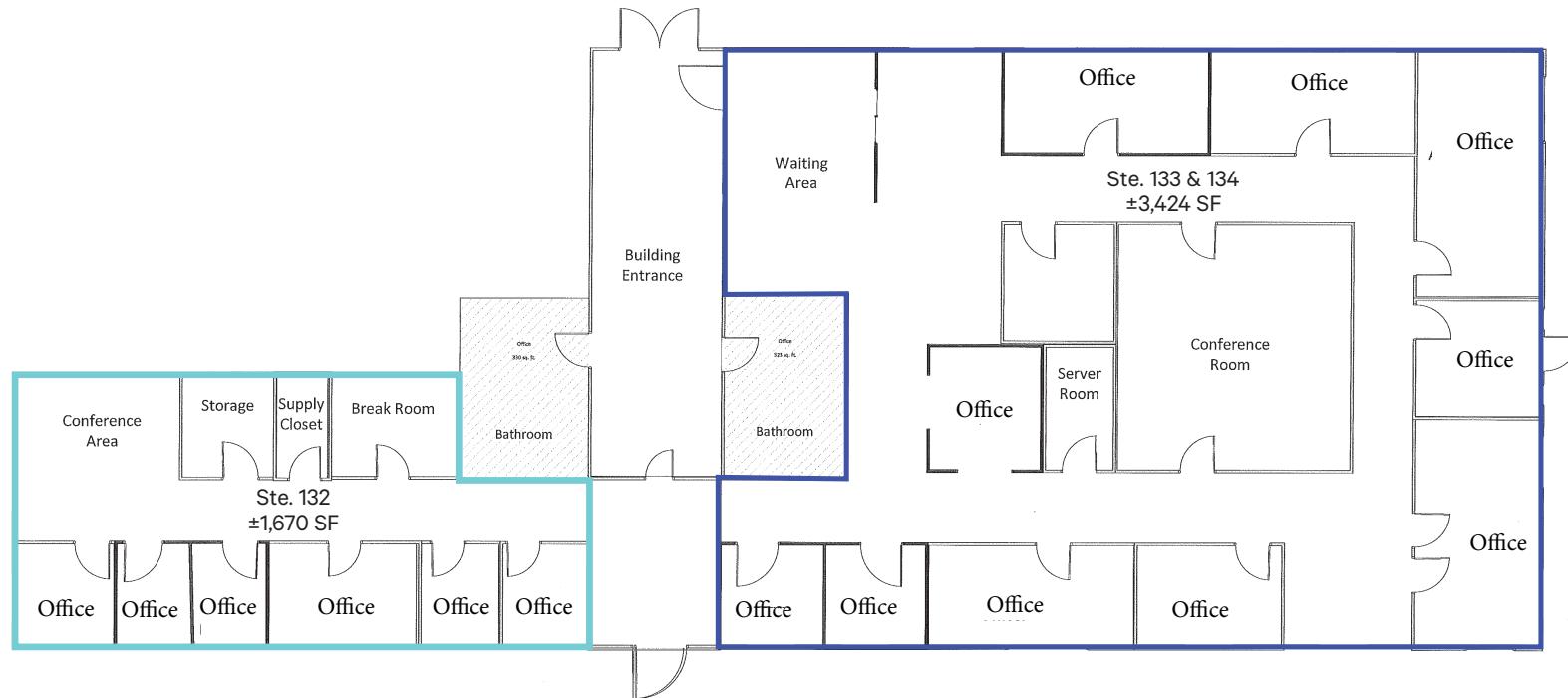
57,281

2024 Population within a 5-mile Radius



Floorplan

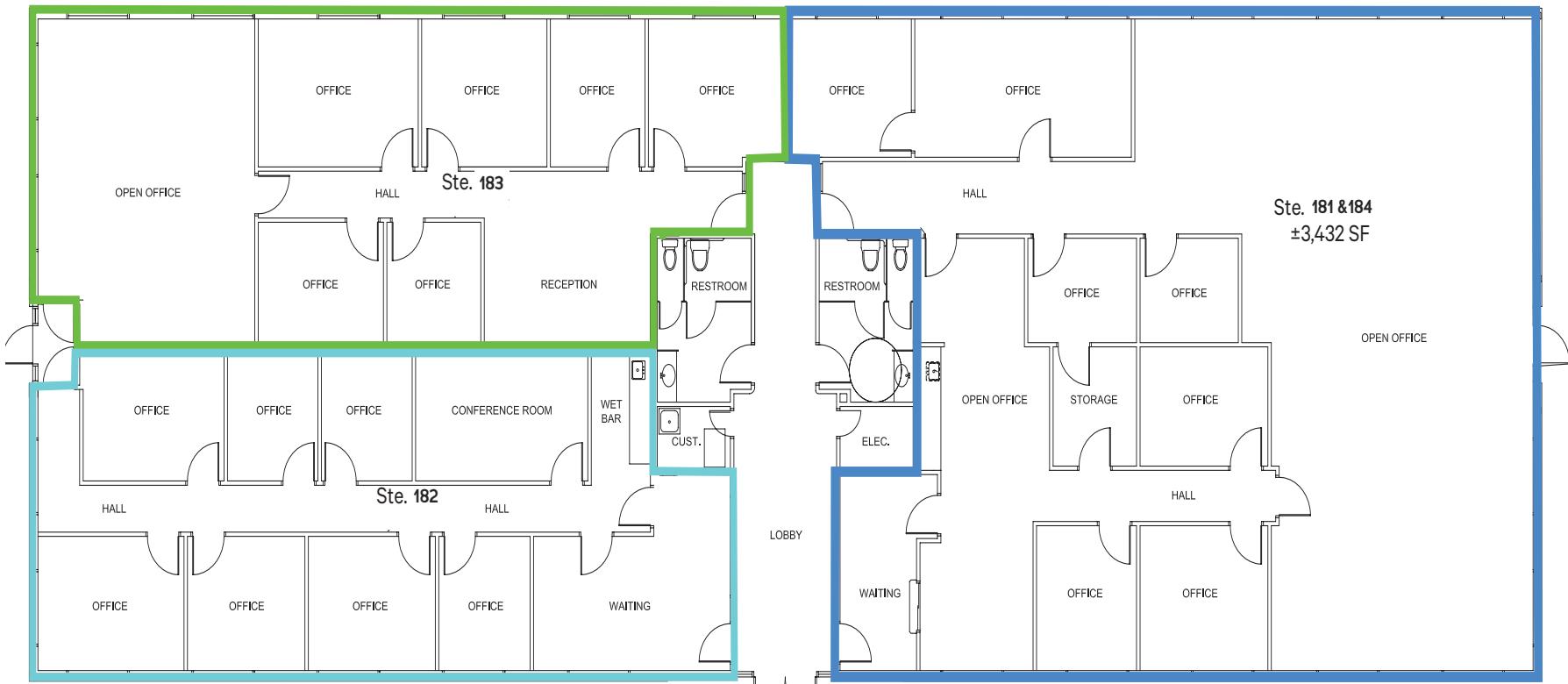
3416 Goni Road | \$1.50/SF Modified Gross



SUITE	SIZE	PRICE PER SF	COMBINED SUITES	SIZE	PRICE PER SF
132	1,670 SF	\$1.50			
133 & 134	3,424 SF	\$1.50	Suites 132, 133, 134	5,094 SF	\$1.50

Floorplan

3208 Goni Road | \$1.50/SF Modified Gross

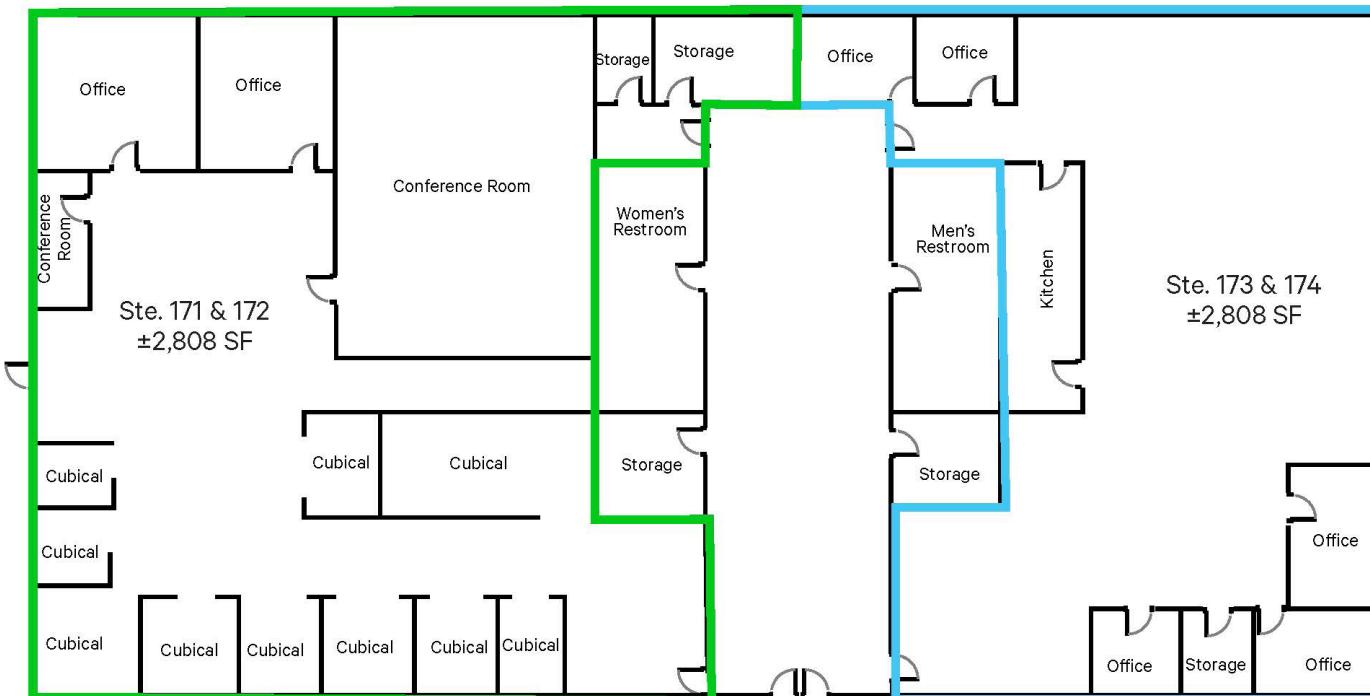


SUITE	SIZE	PRICE PER SF	COMBINED SUITES	SIZE	PRICE PER SF
182	1,688 SF	\$1.50			
183	1,744 SF	\$1.50			
181 & 184	3,432 SF	\$1.50	Suites 181 -184	6,864 SF	\$1.50

Floorplan

3310 Goni Road | \$1.50/SF Modified Gross

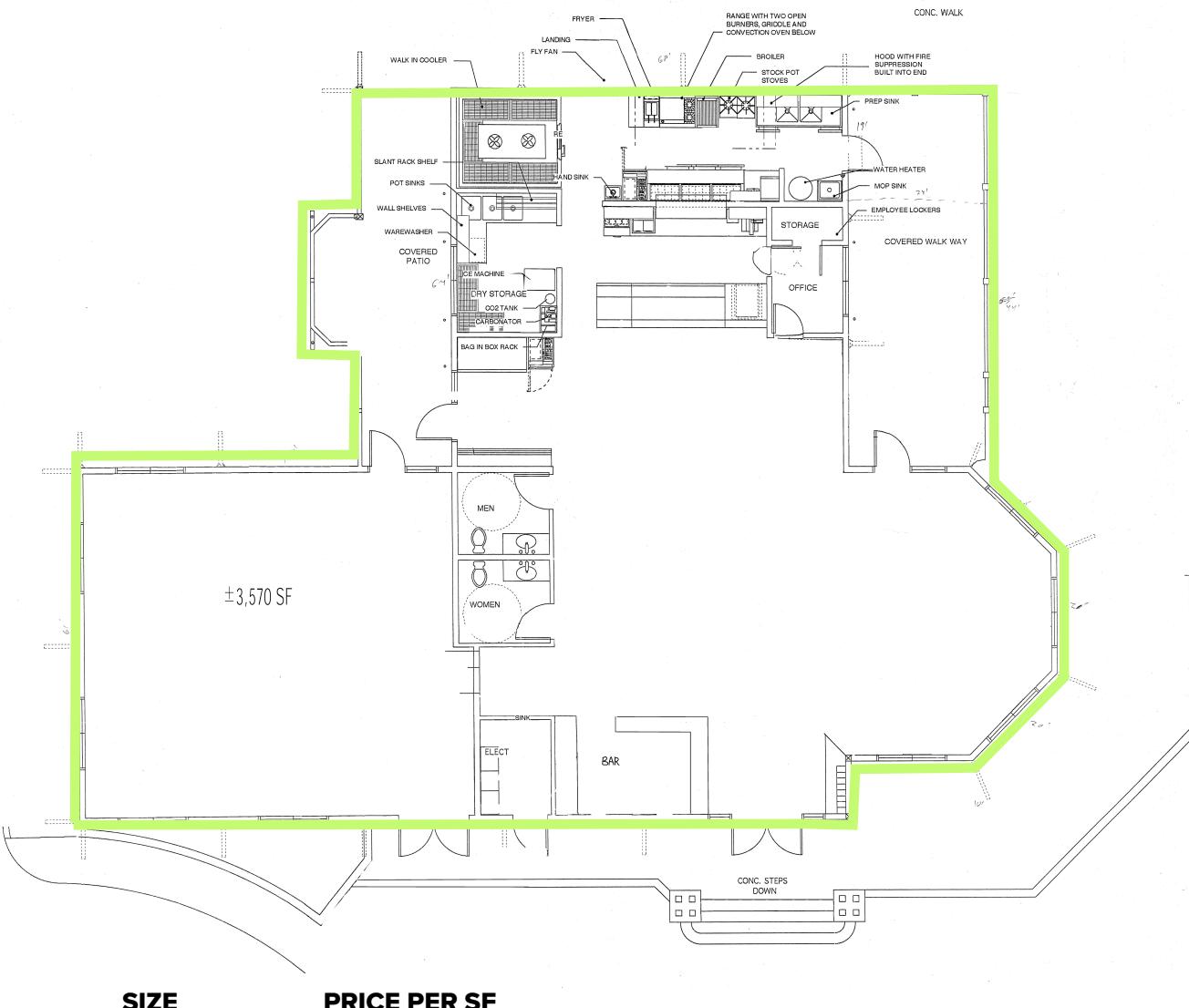
3310 Goni Rd



SUITE	SIZE	PRICE PER SF	COMBINED SUITES	SIZE	PRICE PER SF
171 & 172	2,808 SF	\$1.50	Suites 171 -174	5,616 SF	\$1.50
173 & 174	2,808 SF	\$1.50			

Floorplan

1795 College Parkway | \$1.25/SF NNN | NNN \$0.35/SF

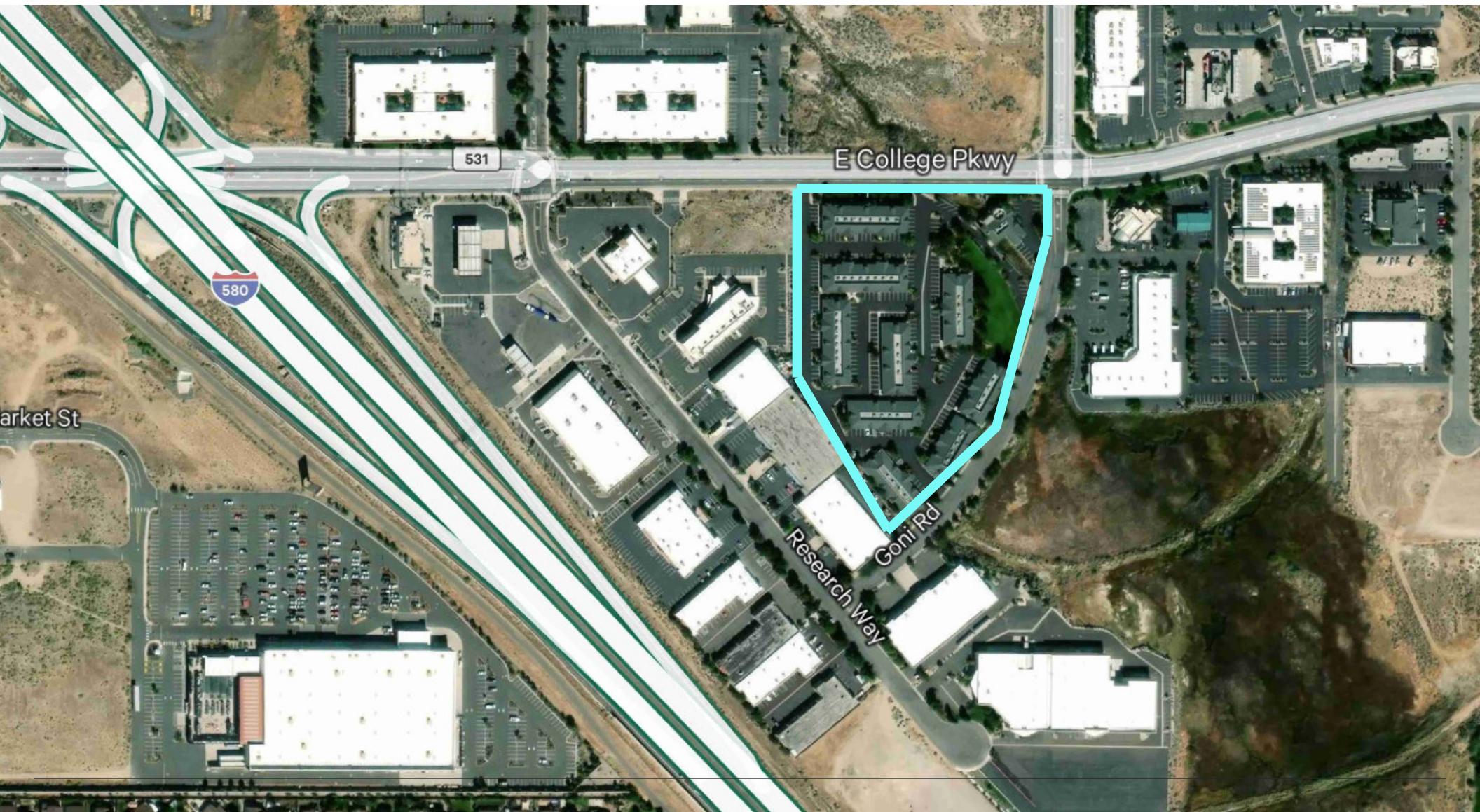


3,570 SF

\$1.25 NNN

Map | Overview of Location

Parkway Professional Center



Map | Parkway Professional Center

Legend

- 3310 Goni Rd.
- 3208 Goni Rd.
- 3332 Goni Rd.
- 3264 Goni Rd.
- 3416 Goni Rd.
- 3488 Goni Rd.
- 1789 College Pkwy.
- 1761 College Pkwy.
- 1717 College Pkwy.
- 1795 College Pkwy.



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