

Property Summary



Property Description

Opportunity for Office/Industrial Lease Space

Property Highlights

- 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
- A Portion Of The Office Space Can Be Included With The Industrial Space

Offering Summary

Office Lease Rate:	\$1.10 SF/MO + NNN
Industrial Lease Rate:	\$1.00/SF/MO + NNN
Lease Type:	NNN: \$0.185/SF/MO
Available SF:	7,622 - 10,586 SF
Lot Size:	225 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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Lease Spaces



Lease Information

Lease Type:	NNN: \$0.185/SF	Lease Term:	Negotiable
Total Space:	7,622 - 10,586 SF	Lease Rate:	\$1.00 - \$1.10 SF/month

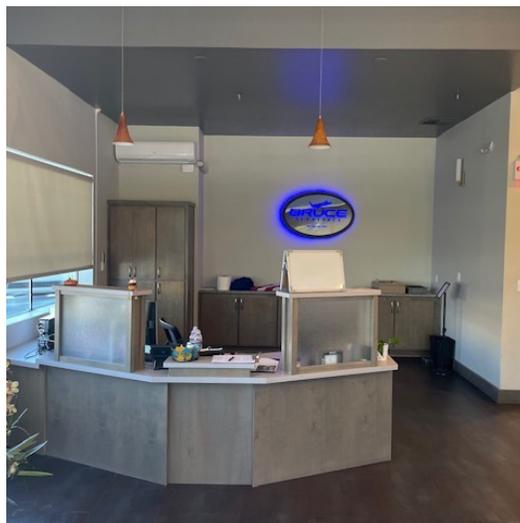
Available Spaces

Suite	Tenant	Size (SF)	Lease Type	Lease Rate	Description
Option A	Available	8,559 SF	NNN: \$0.185/SF	\$1.10 SF/month	SF Does Not Include Common Areas
Option B	Available	10,586 SF	NNN: \$0.185/SF	\$1.00 SF/month	-
Option C	Available	7,622 SF	NNN: \$0.185/SF	\$1.00 SF/month	30' Clear Height 14' x 16' Grade Level Roll Up Door 2 Restrooms

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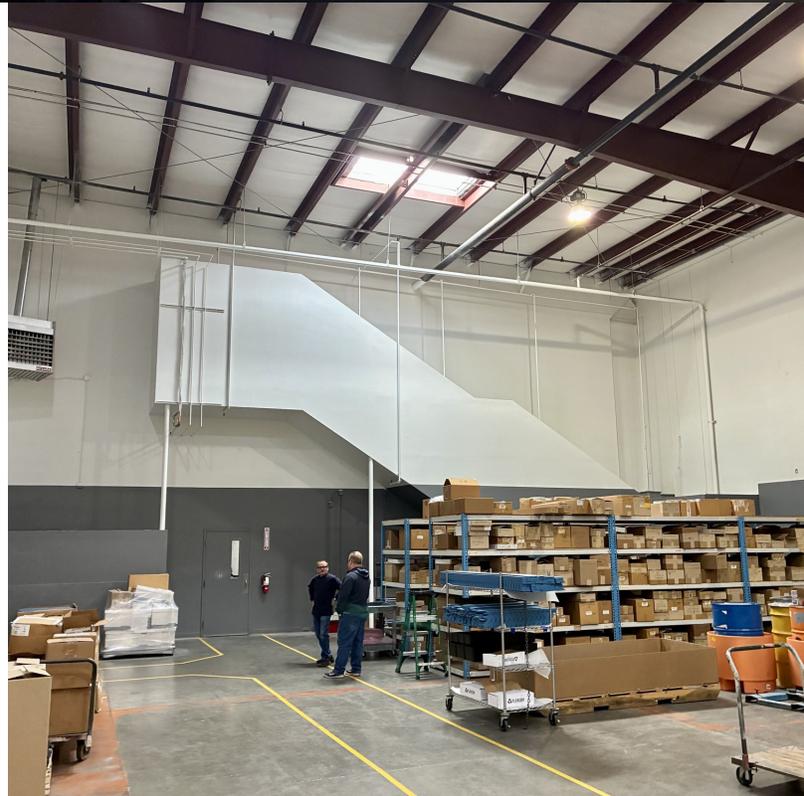
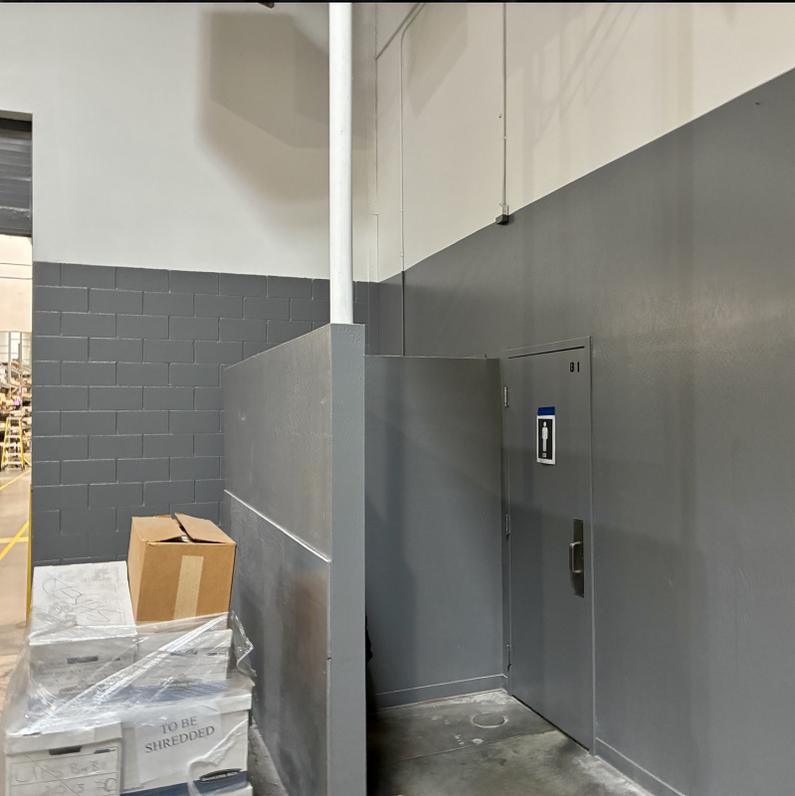


Additional Photos



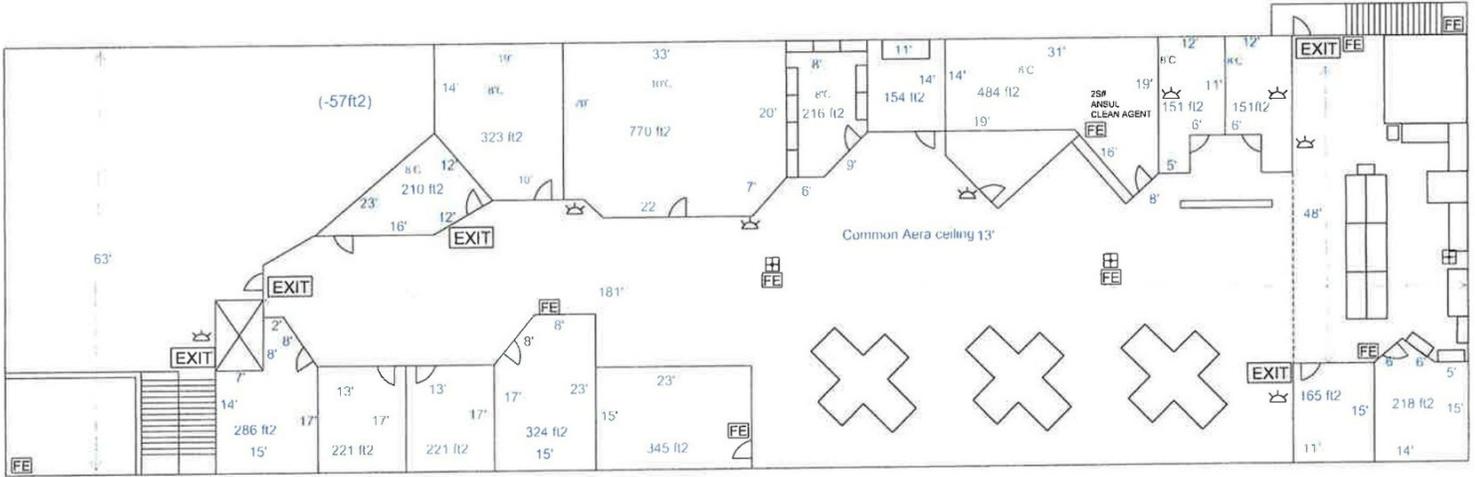
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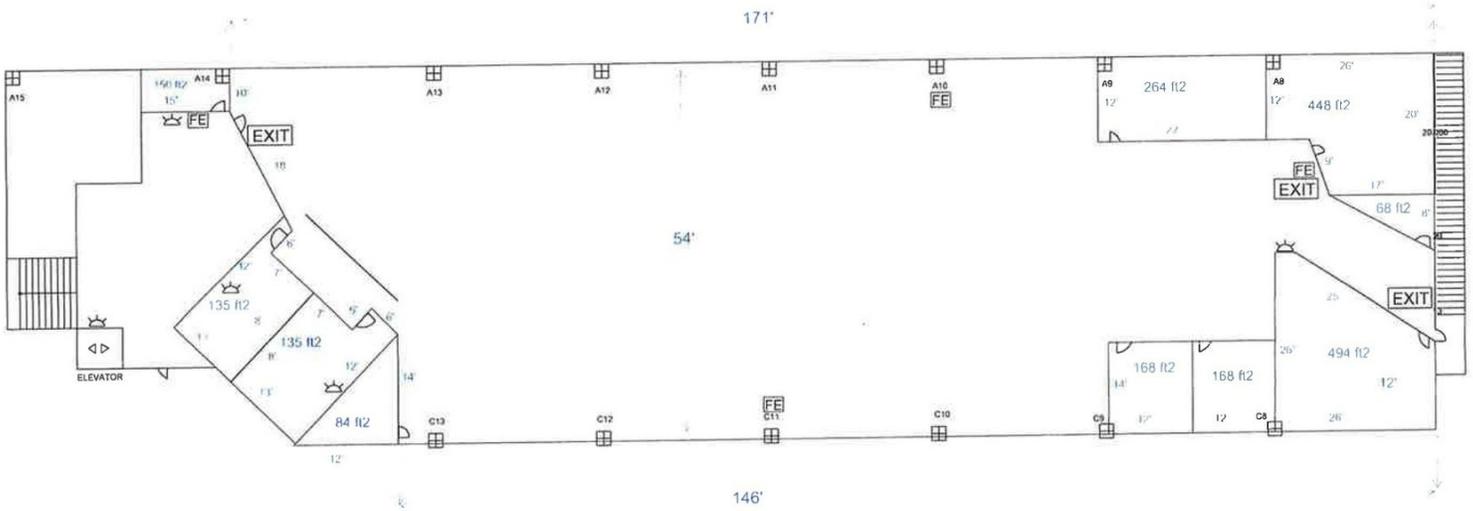




FIRE SYMBOLS

- FE - FIRE EXTINGUISHER 5LB DRY TYP.
- EXIT - EXIT SIGNAGE / ILLUMINATED EGRESS PROVIDE EGRESS ILLUMINATION PER PROVIDE ILLUMINATED 2018 SECT. IBC 1008. EXIT SIGNAGE PER 2018 SECT. IBC 1013
- ⚡ - EMERGENCY LIGHT

DESIGNED/DRAWN	DATE	BRUCE AEROSPACE, INC. 580 MALLORY WAY, CARSON CITY, NV 89701 TEL (775) 246-0101 FAX (775) 246-0451
ENGINEERING CHK.		
ENGINEERING MGR.		
UNLESS OTHERWISE SPECIFIED DIMENSIONS ARE IN INCHES TOLERANCES ARE		FIRE AND SAFETY PLAN, MEZZANINE 580 MALLORY WAY
JXX ±.010	X ±.03	
SIZE	CAGE	REV
B	17023	C
SCALE: 1/2"		CAD FILE: 580 FLOOR PLAN
		SHEET 1 OF 2



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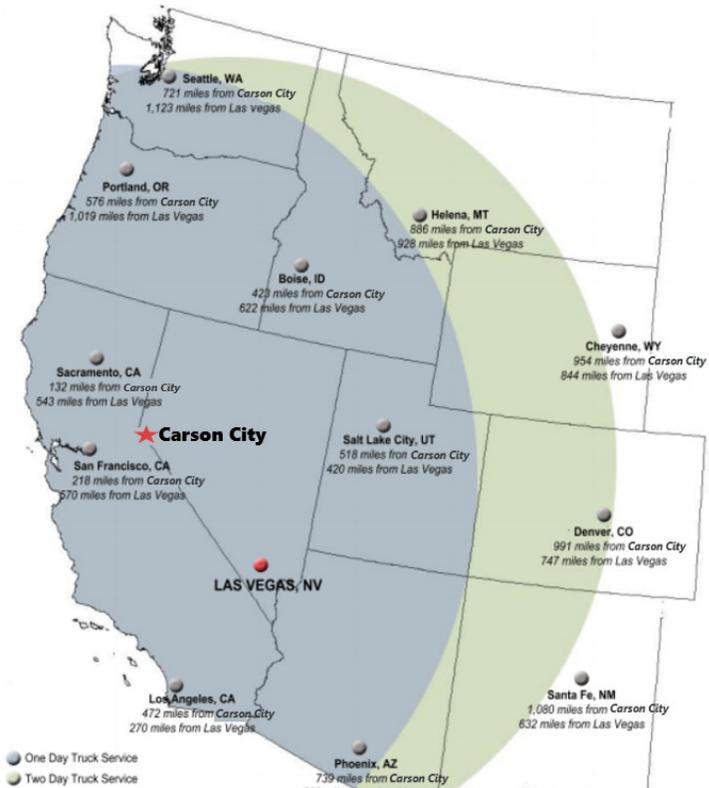


Location Map



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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!

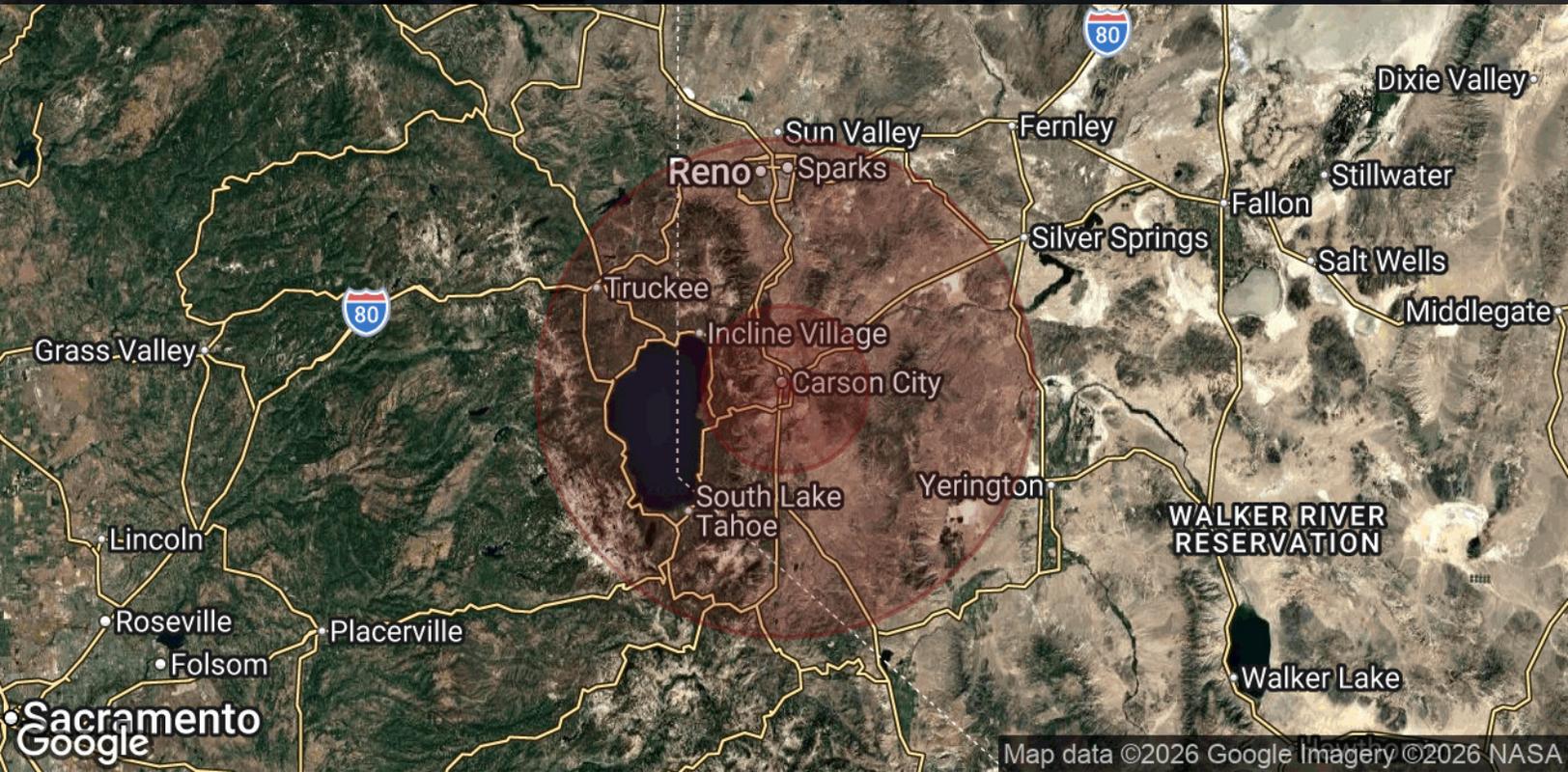
Geographic Location & Infrastructure

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.

Demographics Map & Report



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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