

For Lease | Carson City, NV 89703

400 W. King St.



Property Description

Pristine 4 Story Office Building
Located on the West side of Carson City

Property Highlights

- Multiple configurations available
- Flexible sizes
- Lots of windows with mountain and city views
- Full service lease
- Landlord pays all utilities
- Elevator served

Offering Summary

| | |
|----------------|----------------|
| Lease Rate: | \$1.65 SF/MO |
| Lease Type: | FULL SERVICE |
| Available SF: | 284 - 1,250 SF |
| Lot Size: | 0.66 Acres |
| Building Size: | 35,426 SF |

| Demographics | 1 Mile | 2 Miles | 3 Miles |
|-------------------|----------|----------|----------|
| Total Households | 5,087 | 14,074 | 21,101 |
| Total Population | 10,806 | 32,645 | 50,757 |
| Average HH Income | \$88,202 | \$92,991 | \$96,869 |

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Lease Spaces



Lease Information

| | | | |
|--------------|----------------|-------------|--------------|
| Lease Type: | Full Service | Lease Term: | Negotiable |
| Total Space: | 284 - 1,250 SF | Lease Rate: | \$1.65 SF/MO |

NOTE: Suites 201 & 240 May Be Combined For 1,896 SF & Suites 400, 402, & 412 May Be Combined For 2,800 SF

| Suite | Size (SF) | Description |
|-----------|-----------|--|
| Suite 201 | 1,250 SF | 4 Offices, Large Bull Pen or Reception Area. Southern & Eastern Views! *May be combined with Suite 240* |
| Suite 240 | 646 SF | 3 Offices, Small Conference or Central Meeting Area. Southern Views! *May be combined with Suite 201* |
| Suite 400 | 980 SF | 1 Corner Office, 2 Cubicles, Large Central Area. Southern Views! *May be combined with Suite(s) 402 & 412* |
| Suite 402 | 809 SF | 2 Built-in Cubicles, Large Entry for Reception, Open Space for Meeting or Break Area. Southern Views! *May be combined with Suite(s) 400 & 412* |
| Suite 408 | 284 SF | 2 Small Private Offices or Office with Reception. Great Northern Views! |
| Suite 410 | 985 SF | 2 Private Offices & Large Conference Room. |
| Suite 412 | 1,011 SF | 1 Corner Office, 4 Built-In Cubicles, Large Central Area. Northern & Western Views! *May be combined with Suite(s) 400 & 402* |

Samuel Douglass, CCIM Principal/Managing Broker | NV #B.143639.LLC | 775.443.7576 | Samuel@NVCG.us

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



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Suites 201 & 240



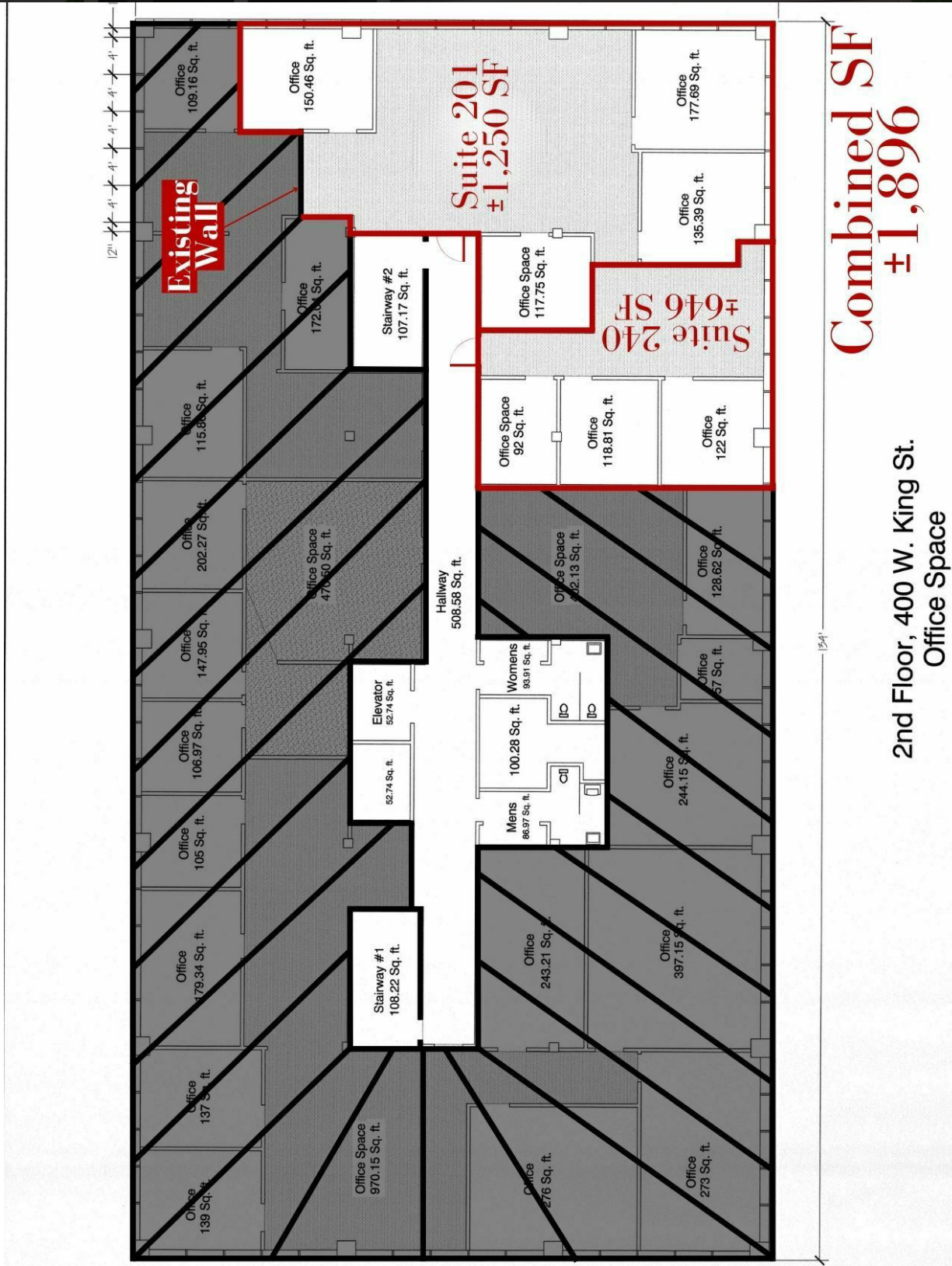
Suite 201/240

- 1,896 SF Total
- Large Windows with Great View of Carson City & the Capital Complex
- 7 Offices
- 2 Entrances
- Large Bullpen or Reception Area

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Suites 400, 402, & 412



Suites 400/402/412

- 2,800 SF Total
- 2 Large Corner Offices
- 9 Built-In Cubicles
- Storage Room
- Prime Views of Carson City & the Surrounding Area
- Can be Demised into 3 Suites:
- Suite 400: 980 SF
- Suite 402: 809 SF
- Suite 412: 1,011 SF

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Suite 408



Suite 408

- 284 SF
- 2 Private Offices or
- Office with Reception
- Great Northern Views!

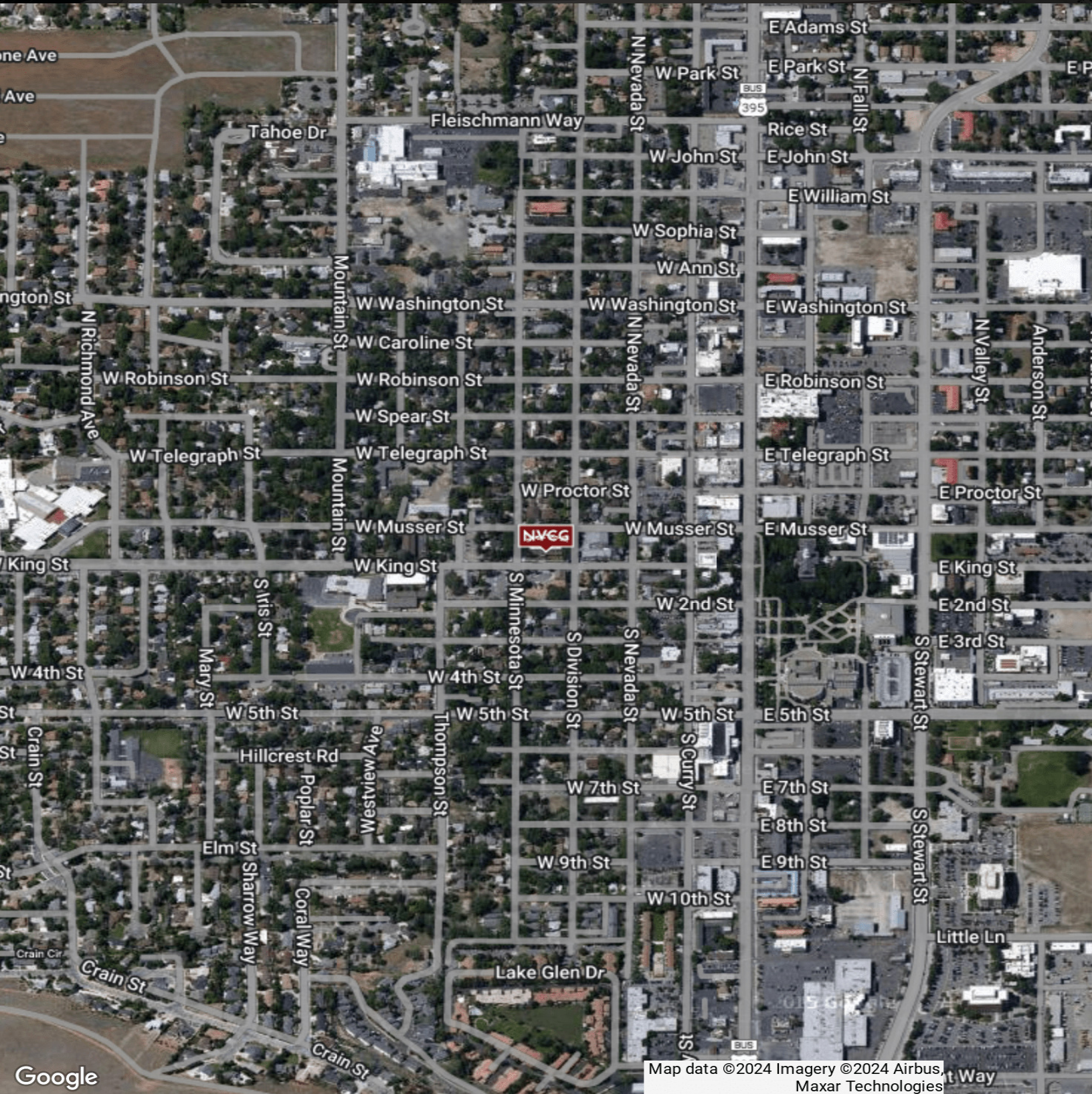
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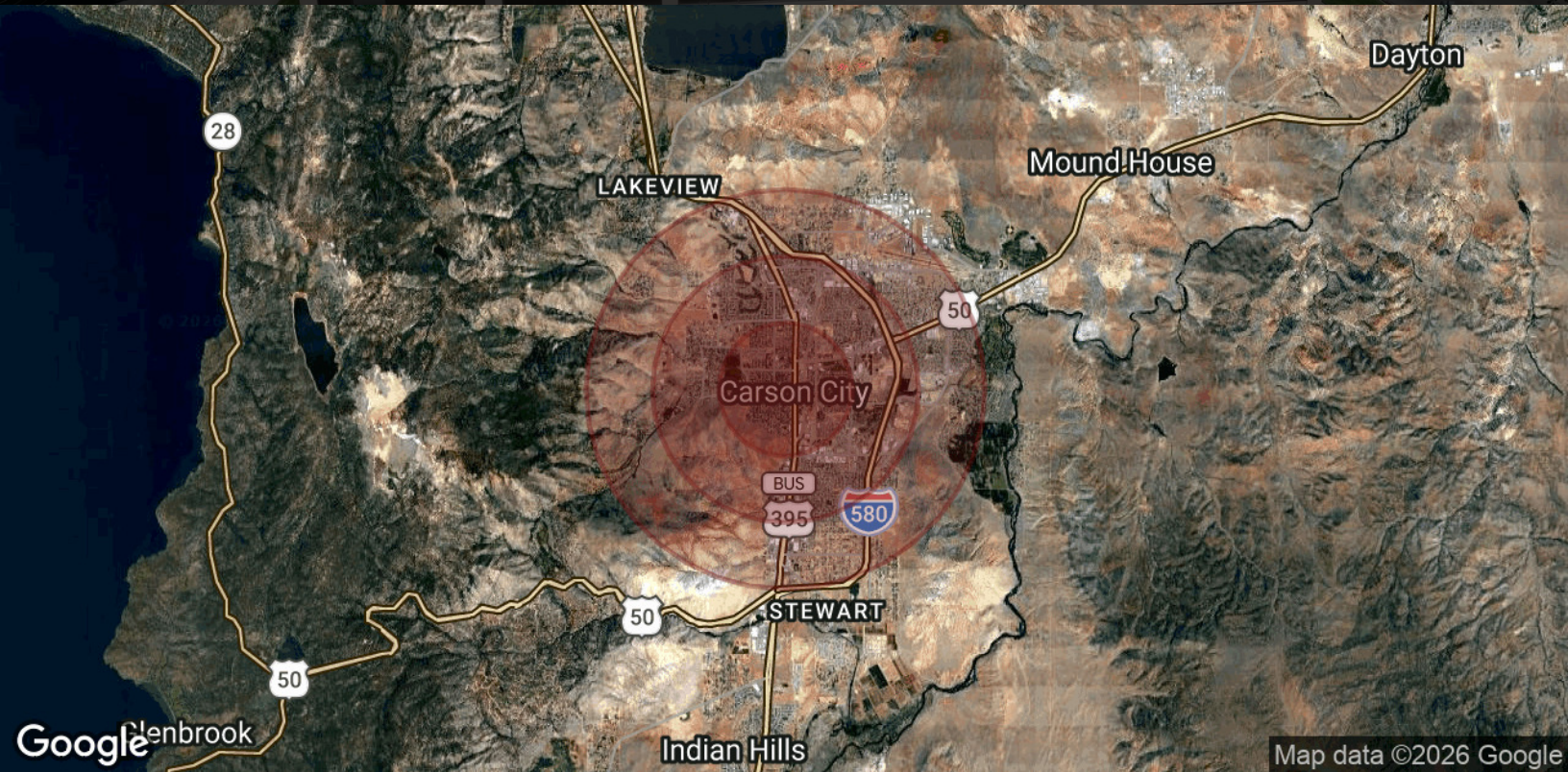
Location Map



Google

Map data ©2024 Imagery ©2024 Airbus, Maxar Technologies

Demographics Map & Report



| Population | 1 Mile | 2 Miles | 3 Miles |
|--------------------------------|---------------|----------------|----------------|
| Total Population | 10,806 | 32,645 | 50,757 |
| Average Age | 44 | 44 | 44 |
| Average Age (Male) | 43 | 43 | 43 |
| Average Age (Female) | 45 | 45 | 45 |
| Households & Income | 1 Mile | 2 Miles | 3 Miles |
| Total Households | 5,087 | 14,074 | 21,101 |
| # of Persons per HH | 2.1 | 2.3 | 2.4 |
| Average HH Income | \$88,202 | \$92,991 | \$96,869 |
| Average House Value | \$410,184 | \$417,730 | \$420,979 |

* Demographic data derived from 2020 ACS - US Census