

## For Lease

Suite 201 & 301 Available  
Office Building





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## 2-Story Office Bldg.

Suite 201 & 301 Available

### Property Highlights

- Prime commercial location with high visibility
- Modern architecture and attractive curb appeal
- Spacious interior layout for versatile usage
- Ample parking for tenants and visitors
- High-quality construction and finishes
- Customizable space to suit diverse business needs
- Proximity to major transportation routes
- Abundant natural light with large windows
- ADA-compliant access and facilities
- Efficient heating, cooling, and lighting systems

### Offering Summary

<b>\$1.85 SF/month (MG)</b> Lease Rate	<b>MG</b> Lease Type
<b>4,084 SF</b> Building Size	<b>600 SF</b> Space Available

Demographics	8 Miles	80 Miles	180 Miles
Total Households	15,882	762,938	5,314,469
Total Population	35,177	2,014,638	15,064,566
Average HH Income	\$117,973	\$123,631	\$150,208

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

5345 Kietzke Lane, Suite 100  
Reno, NV 89511  
530.525.2304  
[naitahoesierra.com](http://naitahoesierra.com)



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**NAI Alliance**  
Commercial Real Estate Services, Worldwide.



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Lease Rate

\$1.85 SF/Month

## Location Information

Building Name

2-Story Office Bldg.

Street Address

271 Kingsbury Grade

City, State, Zip

Stateline, NV 89449

County

Douglas

## Building Information

Building Size

4,084 SF

NOI

\$0.00

Cap Rate

0.0

Building Class

A

Tenancy

Multiple

Number of Floors

3

Year Built

1978

Year Last Renovated

2017

## Property Information

Property Type

Office

Property Subtype

Creative/Loft

Zoning

General Commercial Retail Mix

Lot Size

0.5 Acres

APN #

1318-26-101-016

## Parking & Transportation

## Utilities & Amenities

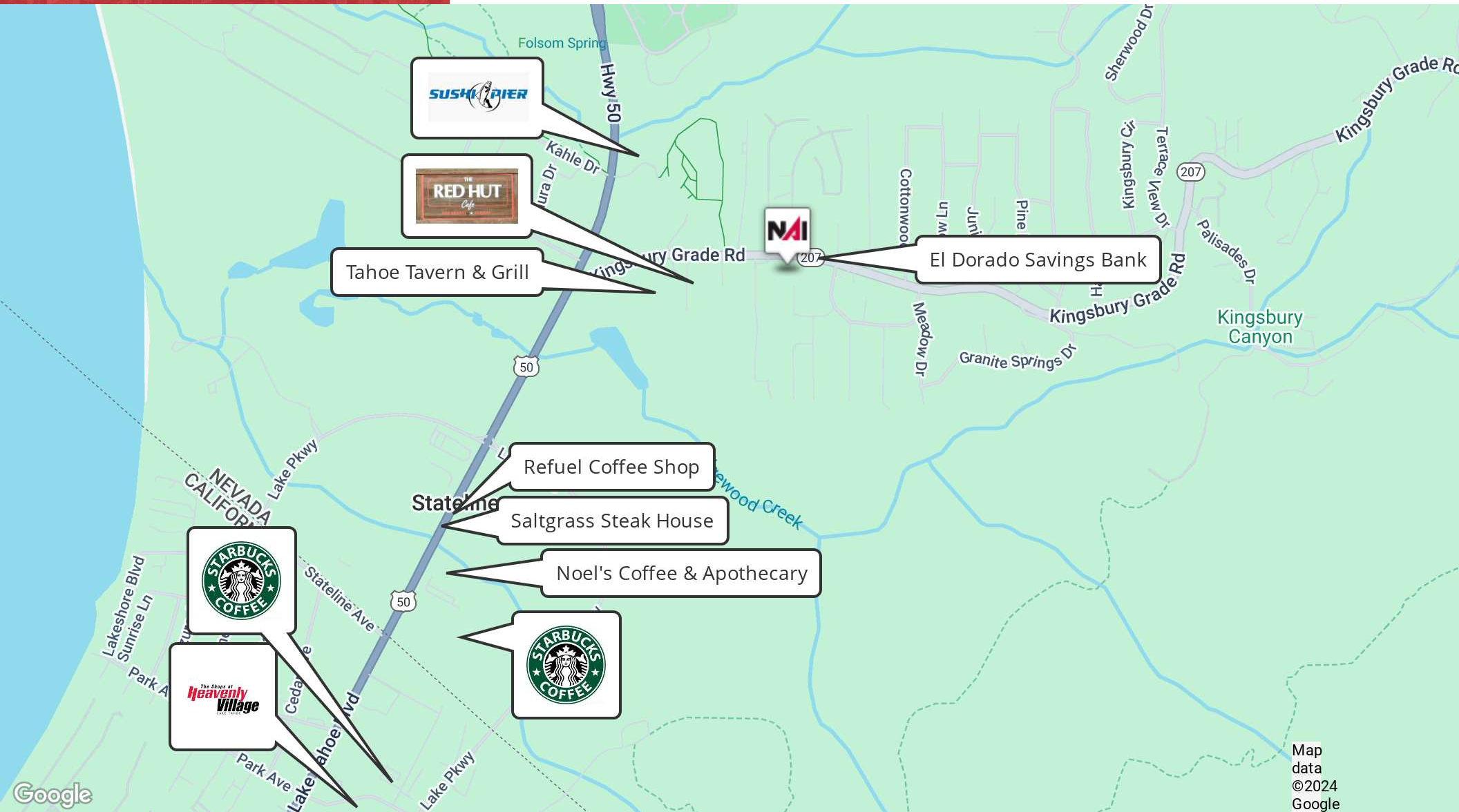
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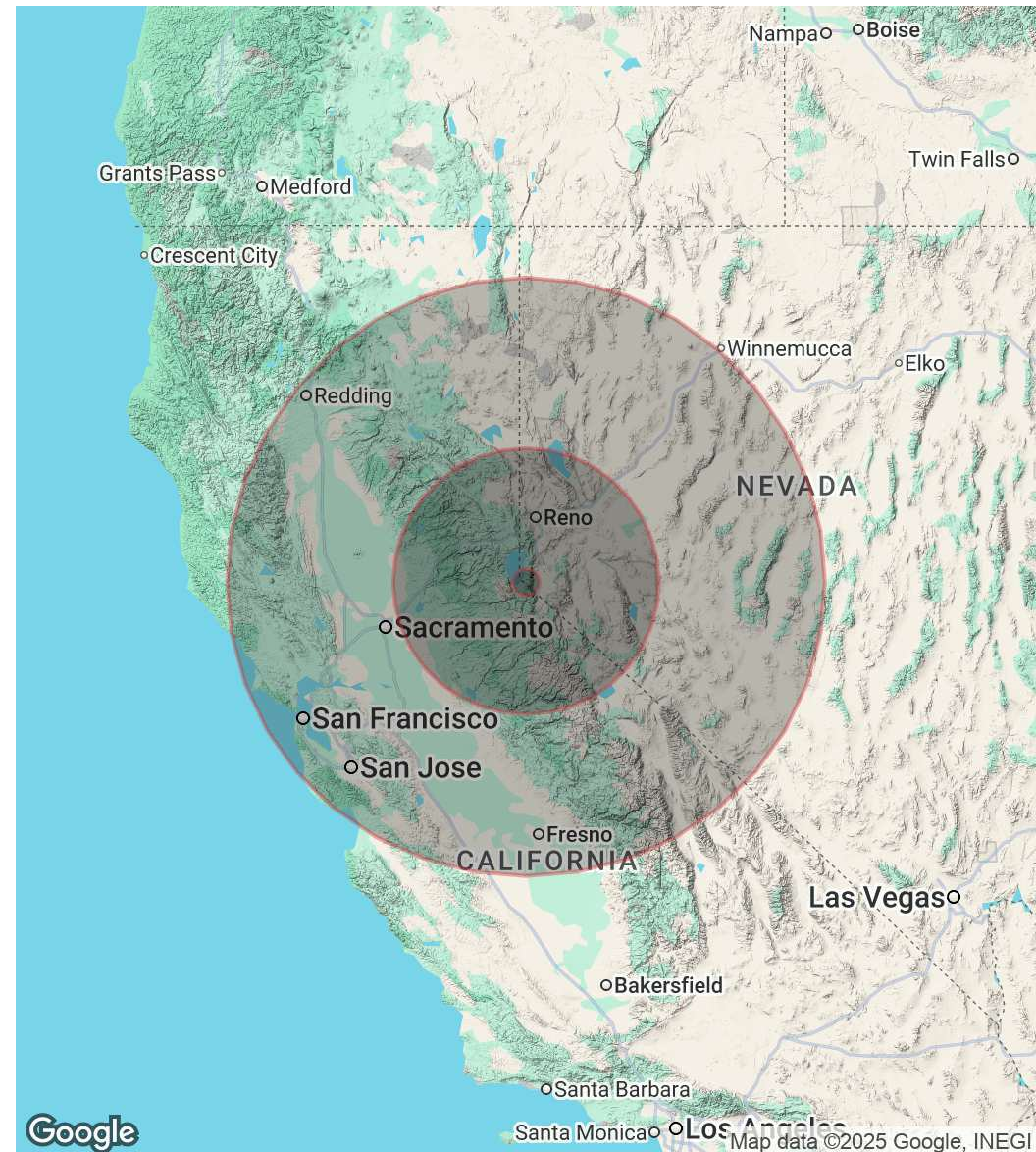
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	8 Miles	80 Miles	180 Miles
<b>Population</b>			
Total Population	35,177	2,014,638	15,064,566
Average Age	45	42	40
Average Age (Male)	45	42	39
Average Age (Female)	45	43	41
<b>Households &amp; Income</b>			
Total Households	15,882	762,938	5,314,469
# of Persons per HH	2.2	2.6	2.8
Average HH Income	\$117,973	\$123,631	\$150,208
Average House Value	\$853,618	\$624,433	\$897,375

*Demographics data derived from AlphaMap*



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