

FOR LEASE

# EAGLE MEDICAL CENTER

2874 N CARSON ST CARSON CITY



**Medical Office**

PRODUCT TYPE



**±1,017 - 4,174**

AVAILABLE SF



**Contact Broker**

RATE



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BUSB.0007166.BKR

**NAI Alliance**

FOR LEASE

# EAGLE MEDICAL CENTER

2874 N CARSON ST CARSON CITY



## Property Highlights

Eagle Medical Center is a three-story medical office building on North Carson Street, Carson Valley's main thoroughfare, with easy access to US Highway 395. The property is near Carson Tahoe Regional Medical Center and is an ideal location for medical and related uses. Suites are available for immediate occupancy. The landlord is willing to perform tenant improvements on qualified deals. Recent exterior improvements to the new exterior LED lighting have been completed.

The building is occupied by Carson Tahoe Regional and other medical providers serving the northern Nevada market.

## Property Details

Address	2874 N Carson Street, Carson City, NV 89706
Available SF	±1,017 - 4,174
Lease Rate	Contact Broker
Lease Type	NNN
Office Buildout	Multiple Configurations
Parking	±256 Surface Parking Spaces
Year Built	2002



Aerial Map + Property Highlights



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Suite	Size	Notes
100	±4,174 SF	Great location directly off the main lobby. Space includes reception area, break room, multiple exam offices, and an interior restroom.
105	±2,620 SF	First floor fully built out medical office space just off the main lobby. Space includes 8 exam rooms, many with sinks, nurses station, and private restrooms. Available July 2026. Can be combined with Suite 110 (±1,573 SF) for ±4,193 SF.
110	±1,573 SF	First floor office space. Offering open layout with reception/waiting area and one private office. Can be combined with Suite 105 (±2,620 SF) for ±4,193 SF.

First Floor



**Medical Office**  
PRODUCT TYPE



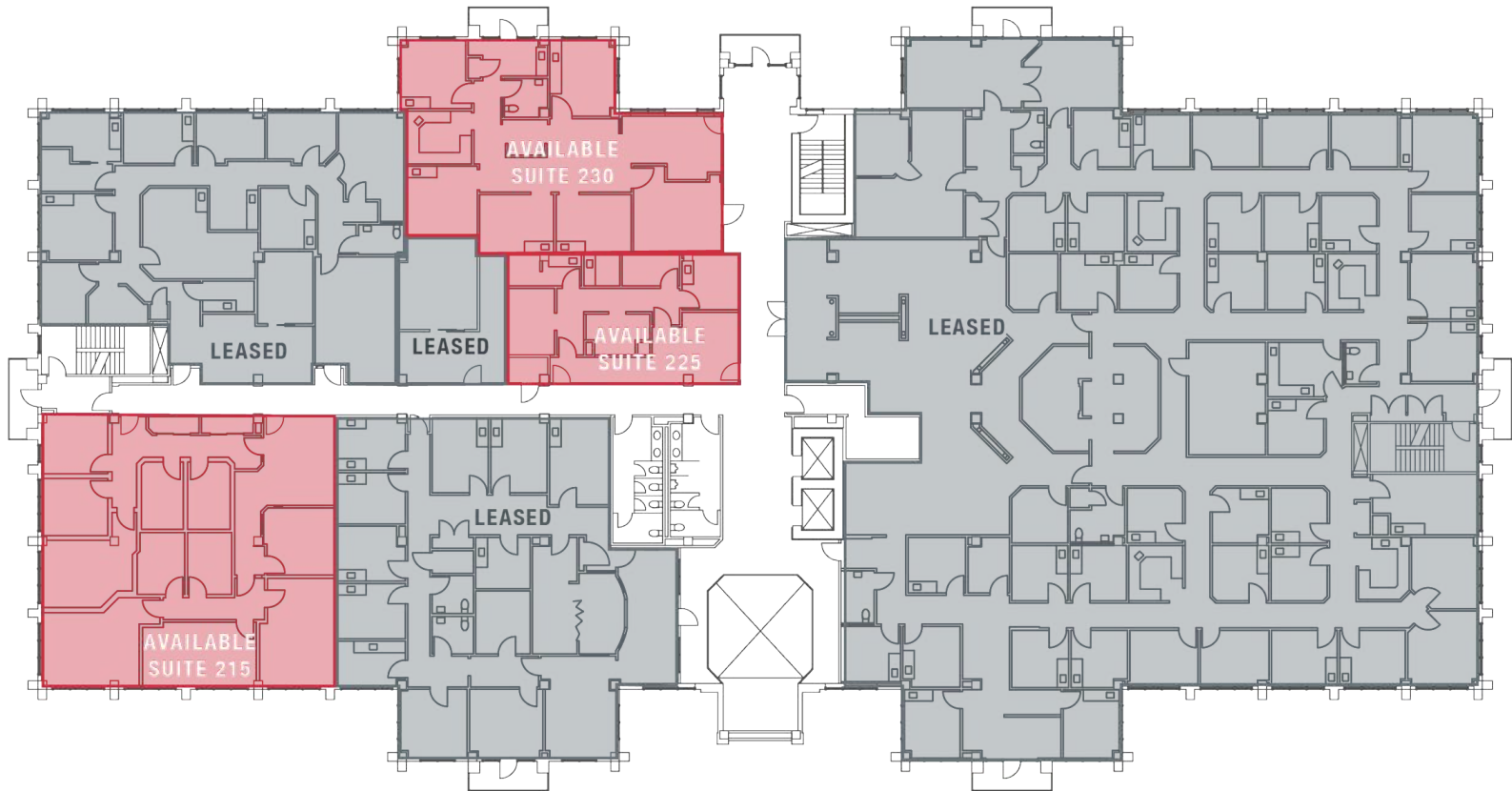
**±1,017 - 4,174**  
AVAILABLE SF



**Contact Broker**  
RATE



**Immediately**  
AVAILABLE

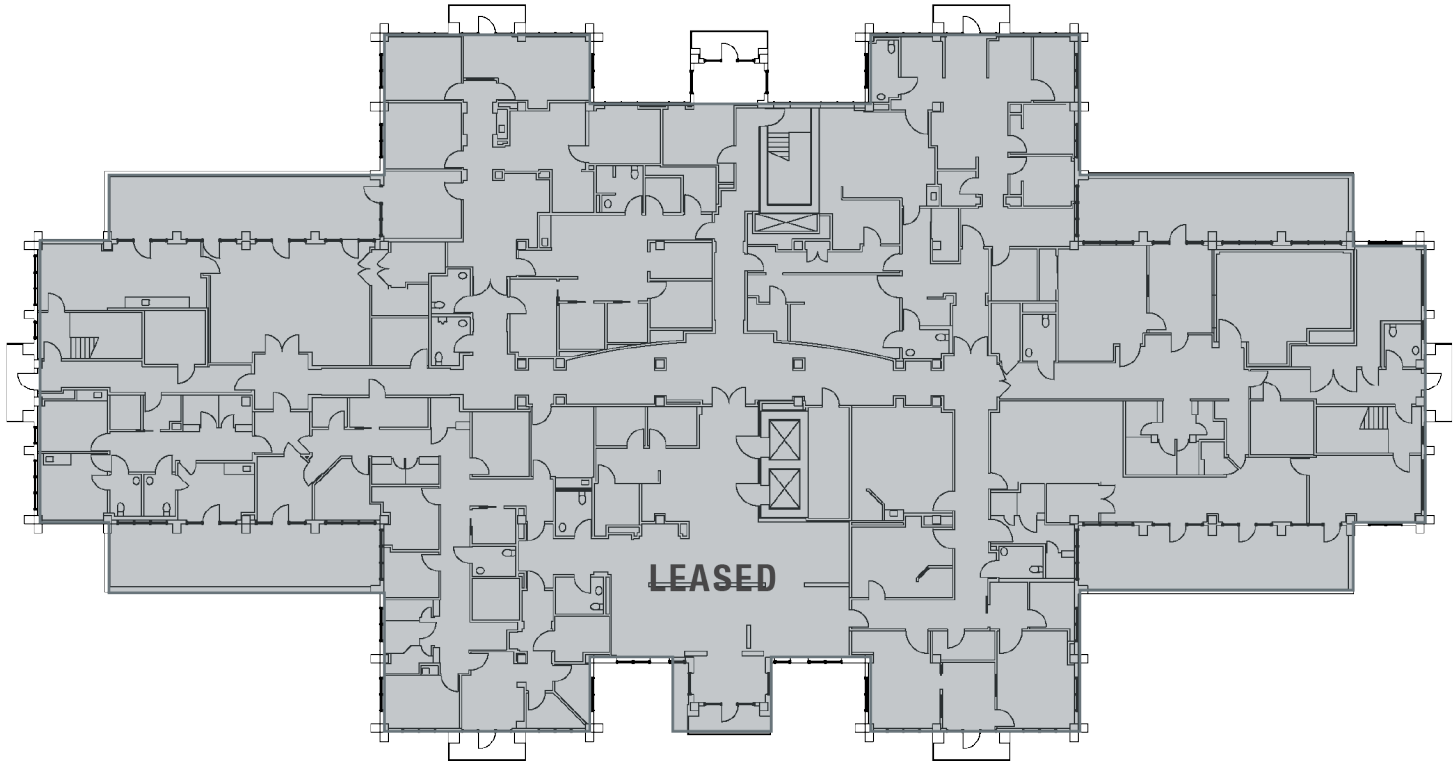


Suite	Size	Notes
215	±2,843 SF	Corner office with great views, 4 private offices, 4 exam rooms, nurse's station, and 2 fireplaces.
225	±1,017 SF	Suite located close to elevator with reception area and open layout. Can be combined with Suite 230 (±2,186 SF) for ±3,203 SF.
230	±2,186 SF	Turnkey dental space. Second floor suite off the elevator lobby with mountain views. Can be combined with Suite 225 (±1,017 SF) for ±3,203 SF. Available April 2026.

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2874 N CARSON ST CARSON CITY



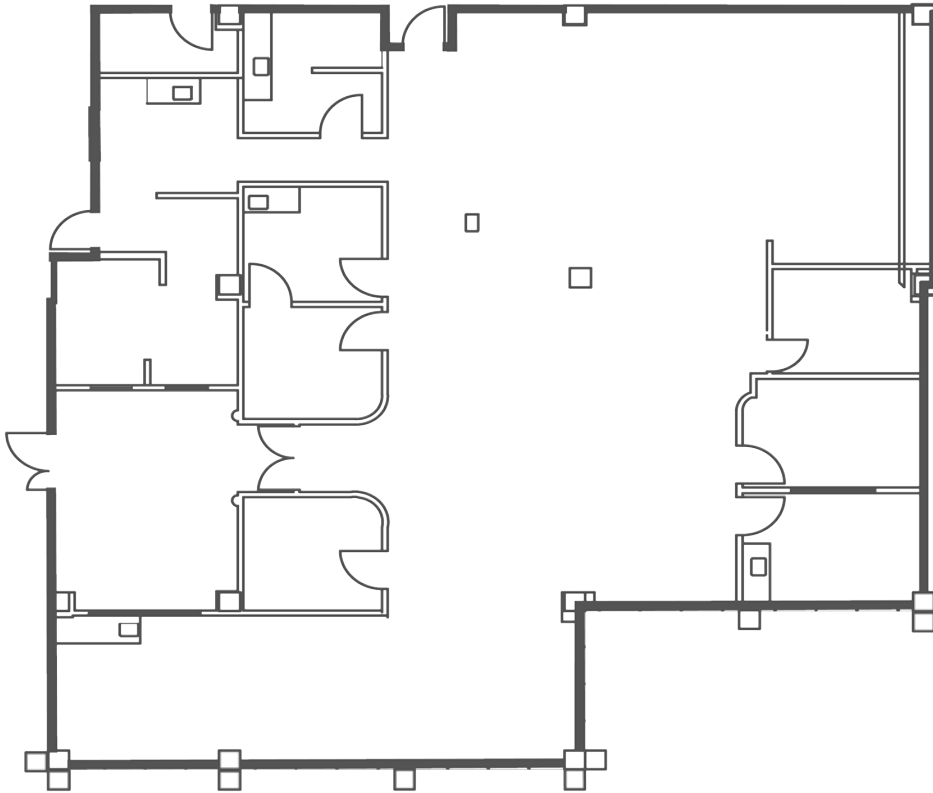
Third Floor

  
**Medical Office**  
PRODUCT TYPE

  
**±4,174**  
AVAILABLE SF

  
**Contact Broker**  
RATE

  
**Immediately**  
AVAILABLE



Suite 100



**Medical Office**

PRODUCT TYPE



**±4,174**

AVAILABLE SF



**Contact Broker**

RATE



**Immediately**

AVAILABLE



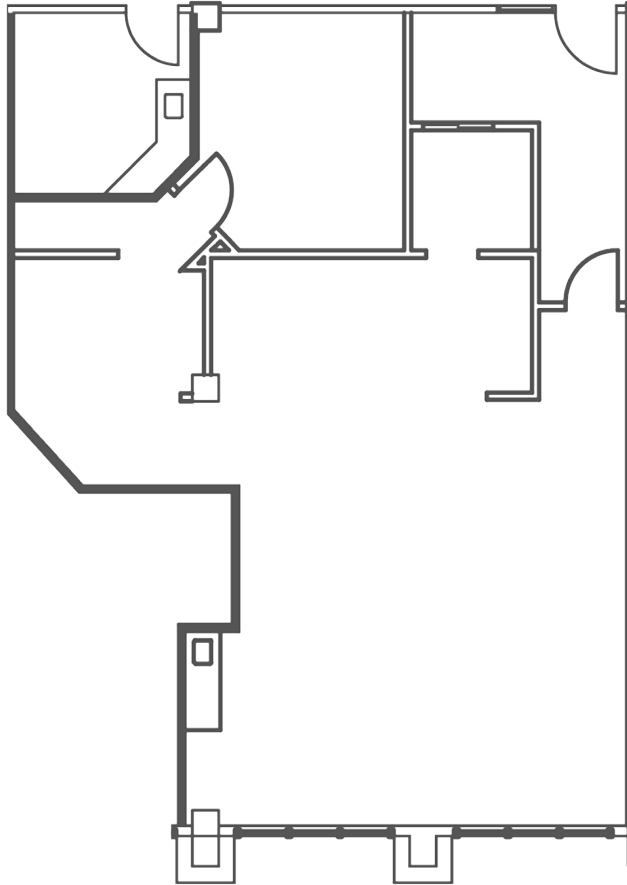
Suite 100 - Construction Photos

  
**Medical Office**  
PRODUCT TYPE

  
**±1,573**  
AVAILABLE SF

  
**Contact Broker**  
RATE

  
**Immediately**  
AVAILABLE



Suite 110

**NAI**Alliance





**Medical Office**

PRODUCT TYPE



**±1,573**

AVAILABLE SF



**Contact Broker**

RATE



**Immediately**

AVAILABLE



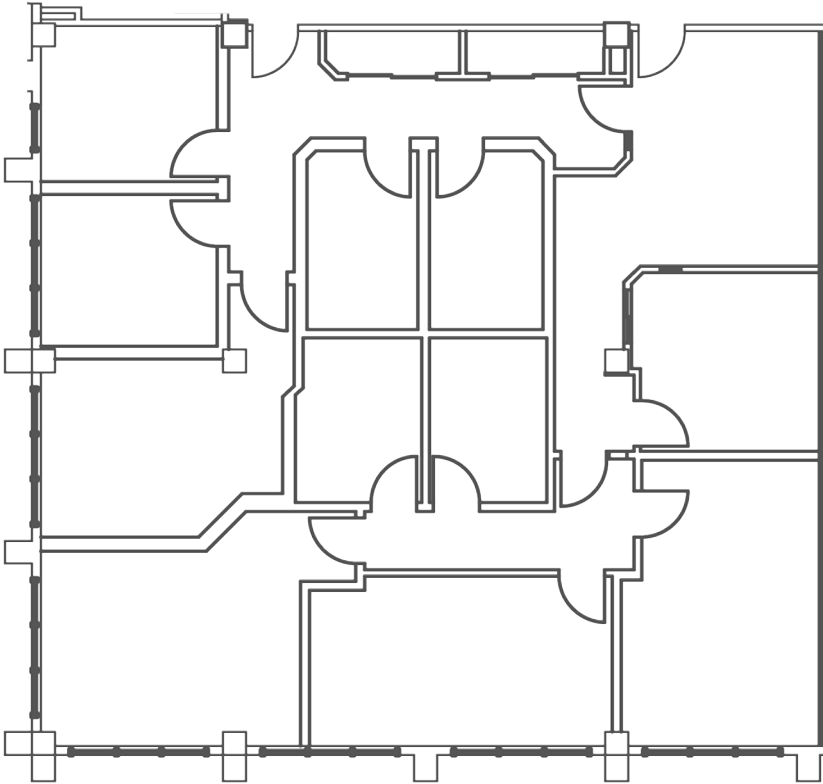
Suite 110

  
**Medical Office**  
PRODUCT TYPE

  
**±2,843**  
AVAILABLE SF

  
**Contact Broker**  
RATE

  
**Immediately**  
AVAILABLE



Suite 215



**Medical Office**  
PRODUCT TYPE



**±2,843**  
AVAILABLE SF



**Contact Broker**  
RATE



**Immediately**  
AVAILABLE



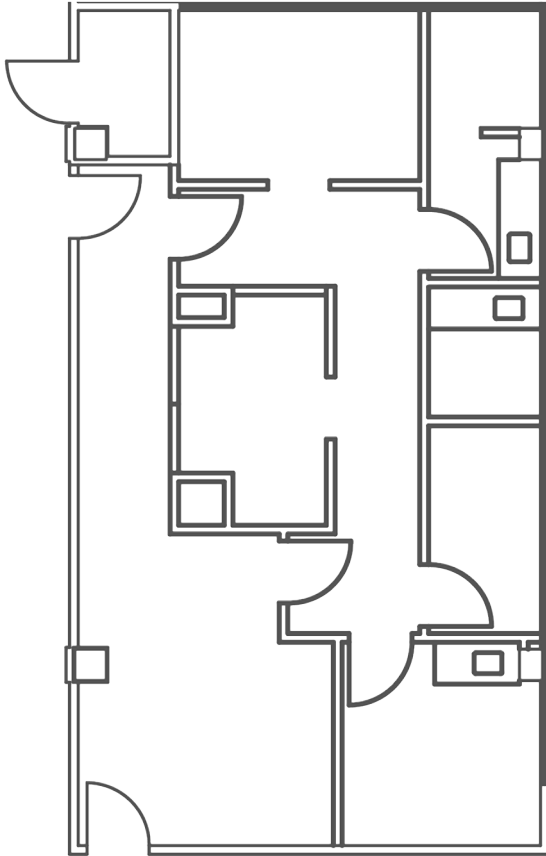
Suite 215

  
**Medical Office**  
PRODUCT TYPE

  
**±1,017**  
AVAILABLE SF

  
**Contact Broker**  
RATE

  
**Immediately**  
AVAILABLE



Suite 225

**NAI**Alliance





**Medical Office**

PRODUCT TYPE



**±1,017**

AVAILABLE SF



**Contact Broker**

RATE



**Immediately**

AVAILABLE



Suite 225



**Medical Office**

PRODUCT TYPE



**±1,017 - 4,174**

AVAILABLE SF



**Contact Broker**

RATE



**Immediately**

AVAILABLE



Property Photos

**NAI Alliance**





**Medical Office**  
PRODUCT TYPE



**±1,017 - 4,174**  
AVAILABLE SF



**Contact Broker**  
RATE



**Immediately**  
AVAILABLE



Property Photos



**Medical Office**

PRODUCT TYPE



**±1,017 - 4,174**

AVAILABLE SF



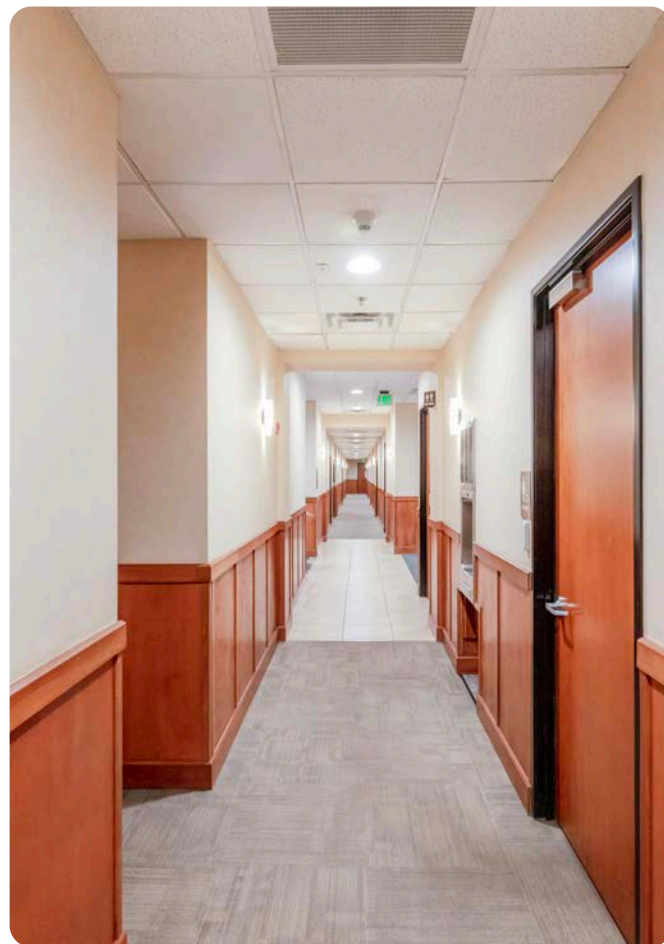
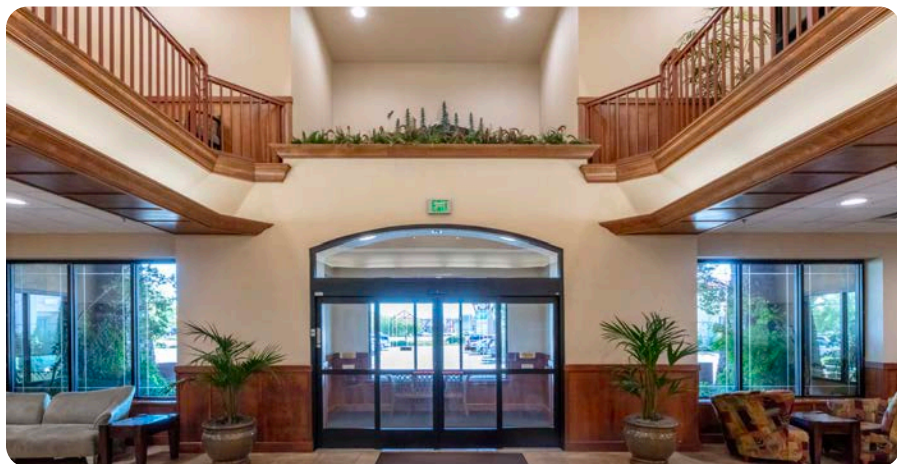
**Contact Broker**

RATE



**Immediately**

AVAILABLE



Property Photos

**NAI Alliance**





FOR LEASE

# EAGLE MEDICAL CENTER

2874 N CARSON ST CARSON CITY



STATE OF NEVADA  
DWSS CARSON CITY  
DISTRICT OFFICE  
NORTHAMERICAN  
TRANSPORTATION



Area Map

  
**Medical Office**  
PRODUCT TYPE

  
**±1,017 - 4,174**  
AVAILABLE SF

  
**Contact Broker**  
RATE

  
**Immediately**  
AVAILABLE

## 5-MILE KEY FACTS



**56,665**  
POPULATION



**4.6%**  
UNEMPLOYMENT



**2.3**  
HOUSEHOLD  
SIZE (AVG.)



**43**  
MEDIAN  
AGE

## 5-MILE INCOME FACTS



**\$64,548**

MEDIAN  
HOUSEHOLD  
INCOME



**\$35,996**

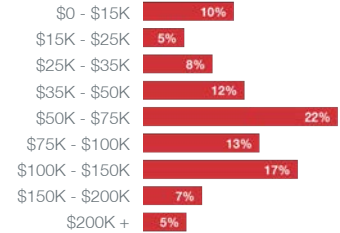
PER CAPITA  
INCOME



**\$157,511**

MEDIAN  
NET WORTH

### HOUSEHOLDS BY ANNUAL INCOME



## 5-MILE BUSINESS FACTS



**3,100**  
BUSINESSES



**41,252**  
EMPLOYEES

## 5- MILE EDUCATION FACTS

**10%**

NO HIGH  
SCHOOL  
DIPLOMA

**27%**

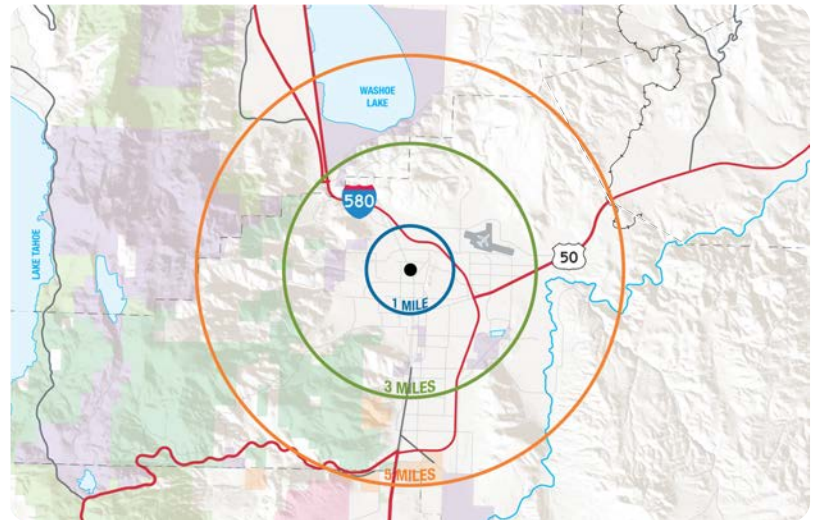
HIGH  
SCHOOL  
GRADUATE

**37%**

SOME  
COLLEGE

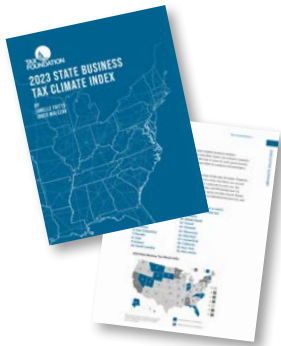
**26%**

BACHELOR'S  
DEGREE



Source: 5 Mile Demographic Profile by ESRI

Nevada is a business-friendly state with a very low-regulation environment, a streamlined licensing and approval processes, and a favorable tax environment for business and industry. A state with the workforce, education, and infrastructure in place to support economic development.



## THE BEST IN THE WEST

The Tax Foundation's 2023 State Business Tax Climate Index named Nevada the 7th best in the country. The Index looks at five areas of taxation including corporate tax, individual income tax, sales tax, unemployment insurance tax, and property tax. It is designed to show how well states structure their tax systems and provides a road map for improvement.

### No Tax on

- Corporate Income Tax
- Corporate Shares Tax
- Franchise Tax
- Personal Income Tax
- Franchise Tax on Income
- Inheritance or Gift Tax
- Unitary Tax
- Estate Tax

### Tax Abatement on

- Sales & Use Tax
- Modified Business Tax
- Personal Property Tax
- Real Property Tax (for Recycling)
- Aviation Parts Tax
- Data Center Tax



## 61 OPPORTUNITY ZONE DESIGNATIONS

In June 2018, 61 of Nevada's low-income census tracts received official designation as Qualified Opportunity Zones (QOZ) by the U.S. Department of Treasury and the IRS. The tax incentives reduce taxes on realized capital gains that are quickly reinvested into these designated census tracts by providing three benefits:

- The deferral of taxes
- A reduction in taxes by 10 to 15 percent
- The exclusion of capital gains tax on appreciation if held for 10 years

Sources: 2022 State Business Tax Climate Index provided by the Tax Foundation  
Tax + Opportunity Zone incentive details provided by the Nevada Governor's Office of Economic Development



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