

Office For Lease

1501 N Carson St. | Carson City, NV 89701



Property Description

Office
Multiple

Property Highlights

- Great visibility and high traffic counts
- Second floor is serviced by elevator
- Utilities included
- Located on US Highway 395 North, in heart of the Carson City
- No CAM Fees
- Tenant improvements negotiable

Offering Summary

Lease Rate:	\$9.00 - 15.00 SF/yr (MG)
Available SF:	480 - 3,000 SF
Building Size:	21,272 SF

Demographics	1 Mile	5 Miles	10 Miles
Total Households	4,063	25,304	32,955
Total Population	8,222	58,046	73,158
Average HH Income	\$59,930	\$74,615	\$79,468

Samuel Douglass, CCIM

Principal/Managing Broker
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Lease Information

Lease Type:	MG	Lease Term:	Negotiable
Total Space:	480 - 3,000 SF	Lease Rate:	\$9.00 - \$15.00 SF/yr

Available Spaces

Suite	Tenant	Size (SF)	Lease Type	Lease Rate	Description
1501 Carson Street Suite 1505	Available	3,000 SF	Modified Gross	\$0.75 SF/month	(tenant pays their own utilities in addition to base rent)
1501 Carson Street Suite 207	Available	480 SF	Modified Gross	\$15.00 SF/yr	-
1501 Carson Street Suite 210	Available	600 SF	Modified Gross	\$15.00 SF/yr	-

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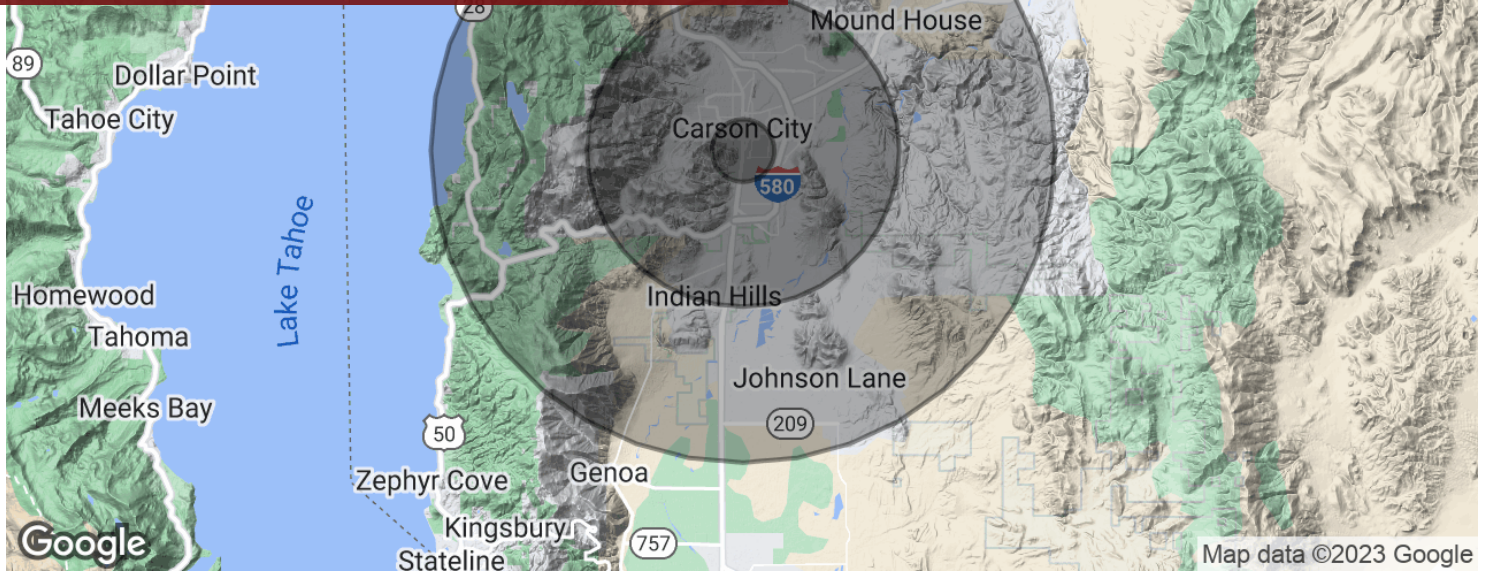
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Population	1 Mile	5 Miles	10 Miles
Total Population	8,222	58,046	73,158
Average Age	43.9	42.9	45.2
Average Age (Male)	42.6	41.4	43.9
Average Age (Female)	43.9	45.0	47.2
Households & Income	1 Mile	5 Miles	10 Miles
Total Households	4,063	25,304	32,955
# of Persons per HH	2.0	2.3	2.2
Average HH Income	\$59,930	\$74,615	\$79,468
Average House Value	\$266,355	\$300,283	\$368,743

* Demographic data derived from 2020 ACS - US Census

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