

For Lease

Suite 201 & 301 Available
Office Building



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2-Story Office Bldg.

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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

\$1.85 SF/month (MG) Lease Rate	MG Lease Type
4,084 SF Building Size	600 SF 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

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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
Street Address
City, State, Zip
County

2-Story Office Bldg.
271 Kingsbury Grade
Stateline, NV 89449
Douglas

Building Information

Building Size
NOI
Cap Rate
Building Class
Tenancy
Number of Floors
Year Built
Year Last Renovated

4,084 SF
\$0.00
0.0
A
Multiple
3
1978
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

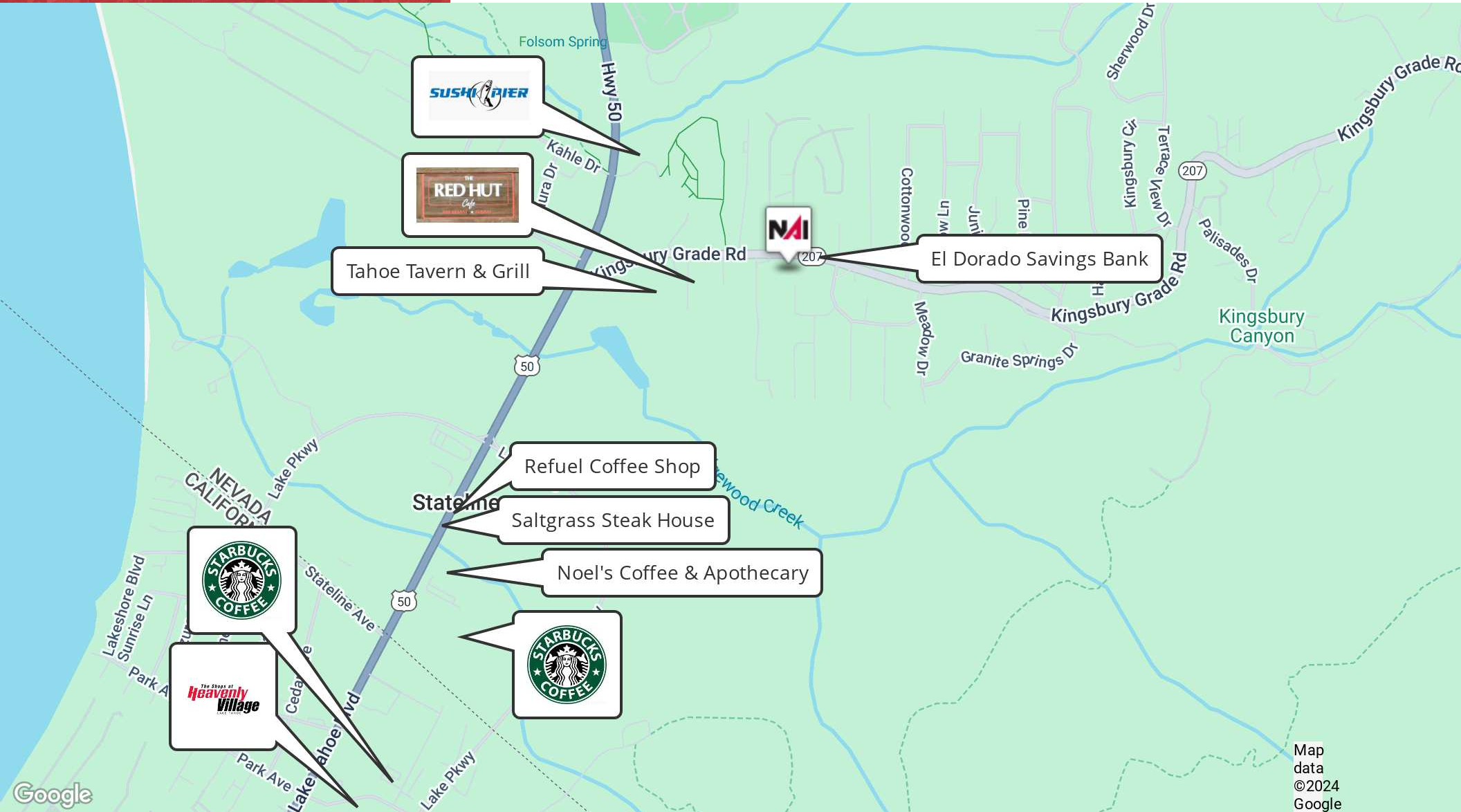
Utilities & Amenities

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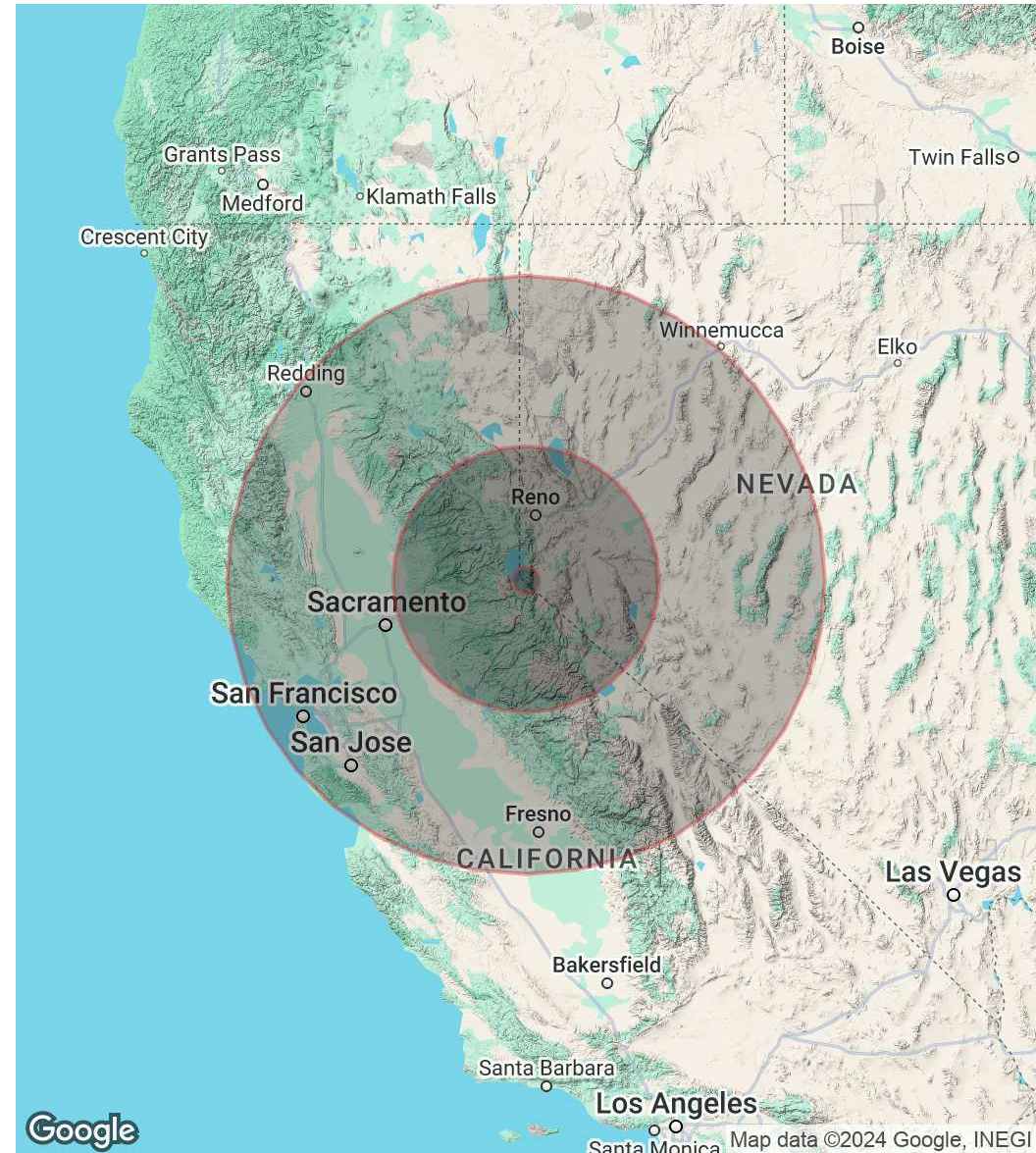
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	8 Miles	80 Miles	180 Miles
Population			
Total Population	35,177	2,014,638	15,064,566
Average Age	45	42	40
Average Age (Male)	45	42	39
Average Age (Female)	45	43	41
Households & Income			
Total Households	15,882	762,938	5,314,469
# of Persons per 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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