

## Property Summary



### Property Description

Office Spaces Available in High Traffic Area!

### Property Highlights

- Great Visibility & High Traffic Counts
- Second Floor is Serviced by Elevator
- Located on US Hwy 395 N, in the Heart of Carson City
- No CAM Fees
- Tenant Improvements Negotiable

**\*Utilities Included In Upstairs Office Space\***

### Offering Summary

Lease Rate Upstairs:	\$1.50 SF/MO (Full Service)
Lease Rate:	\$1.50/MO
Lease Type:	FULL SERVICE
Available SF:	225 - 600 SF
Building Size:	15,600 SF

Demographics	1 Mile	5 Miles	10 Miles
Total Households	6,515	23,488	31,585
Total Population	14,527	57,786	77,509
Average HH Income	\$88,375	\$101,806	\$107,241

Lease Spaces



**Lease Information**

Lease Type:	Full Service	Lease Term:	Negotiable
Total Space:	250 - 675 SF	Lease Rate:	\$1.50 SF/MO

**Available Spaces**

Suite	Tenant	Size (SF)	Lease Type	Lease Rate	Description
106 E. Adams St. - 206	Available	420 SF	Full Service	\$1.50 SF/month	No Janitorial
106 E. Adams St. - 207	Available	465 SF	Full Service	\$1.50 SF/month	No Janitorial
106 E. Adams St. - 209	Available	250 SF	Full Service	\$1.50 SF/month	No Janitorial
106 E. Adams St. - 210	Available	600 SF	Full Service	\$1.50 SF/month	No Janitorial
106 E. Adams St. - 212	Available	675 SF	Full Service	\$1.50 SF/month	No Janitorial



Demographics Map & Report



**Population**

	<b>1 Mile</b>	<b>5 Miles</b>	<b>10 Miles</b>
Total Population	14,527	57,786	77,509
Average Age	43	44	45
Average Age (Male)	42	43	44
Average Age (Female)	44	45	46

**Households & Income**

	<b>1 Mile</b>	<b>5 Miles</b>	<b>10 Miles</b>
Total Households	6,515	23,488	31,585
# of Persons per HH	2.2	2.5	2.5
Average HH Income	\$88,375	\$101,806	\$107,241
Average House Value	\$396,370	\$444,747	\$498,989

2020 American Community Survey (ACS)