

Property Summary



Property Description

Mixed use property with street retail downstairs and office space upstairs.

Property Highlights

- Great Hwy 50 exposure.
- Centrally located in Carson City on the corner of Rand and Hwy 50 E
- Shared conference room (upstairs)
- Shared restrooms (upstairs)
- Utilities included

Offering Summary

Lease Rate:	\$1.35 SF/MO Full Service
Available SF:	180 - 809 SF
Building Size:	19,154 SF

Demographics	0.5 Miles	1 Mile	1.5 Miles
Total Households	1,266	5,737	11,434
Total Population	2,735	12,967	25,764
Average HH Income	\$54,065	\$55,074	\$58,861

Lease Spaces



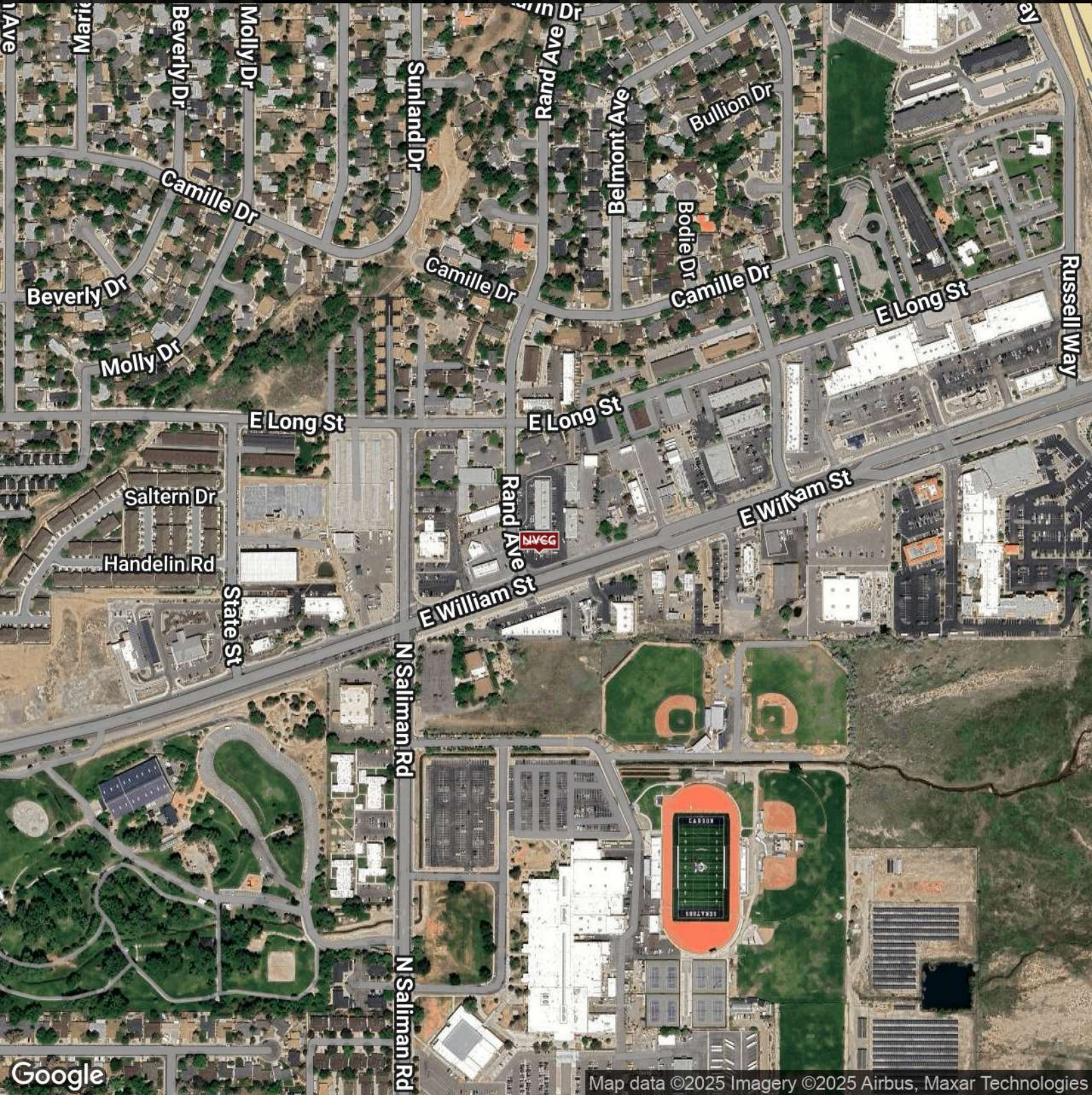
Lease Information

Lease Type:	Full Service	Lease Term:	Negotiable
Total Space:	180 - 809 SF	Lease Rate:	\$1.35 SF/month

Available Spaces

Suite	Size (SF)
1800 E William Street, Suite 200	180 SF
1800 E William Street, Suite 201	330 SF
1800 E William Street, Suite 204	409 SF
1800 E William Street, Suite 205	400 SF
1800 E William Street, Suite 204 & 205	809 SF

Location Map



Demographics Map & Report



Population	0.5 Miles	1 Mile	1.5 Miles
Total Population	2,735	12,967	25,764
Average Age	40.8	36.0	37.9
Average Age (Male)	40.4	36.7	37.1
Average Age (Female)	42.1	35.4	39.0
Households & Income	0.5 Miles	1 Mile	1.5 Miles
Total Households	1,266	5,737	11,434
# of Persons per HH	2.2	2.3	2.3
Average HH Income	\$54,065	\$55,074	\$58,861
Average House Value	\$255,939	\$227,559	\$224,141

2020 American Community Survey (ACS)