

FOR LEASE

EAGLE MEDICAL CENTER

2874 N CARSON ST CARSON CITY



Medical Office

PRODUCT TYPE



±1,017 - 4,174

AVAILABLE SF



Contact Broker

RATE



Amanda Lavi, CCIM

Director
(775) 336 4626
alavi@naialliance.com
NRED No: S.180915



Dan Oster, Sior

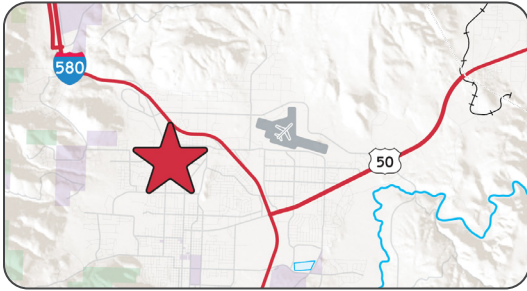
Sr. Vice President | Principal
(775) 336 4665
doster@naialliance.com
NRED No: B.0143648.LLC
BUSB.0007166.BKR

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



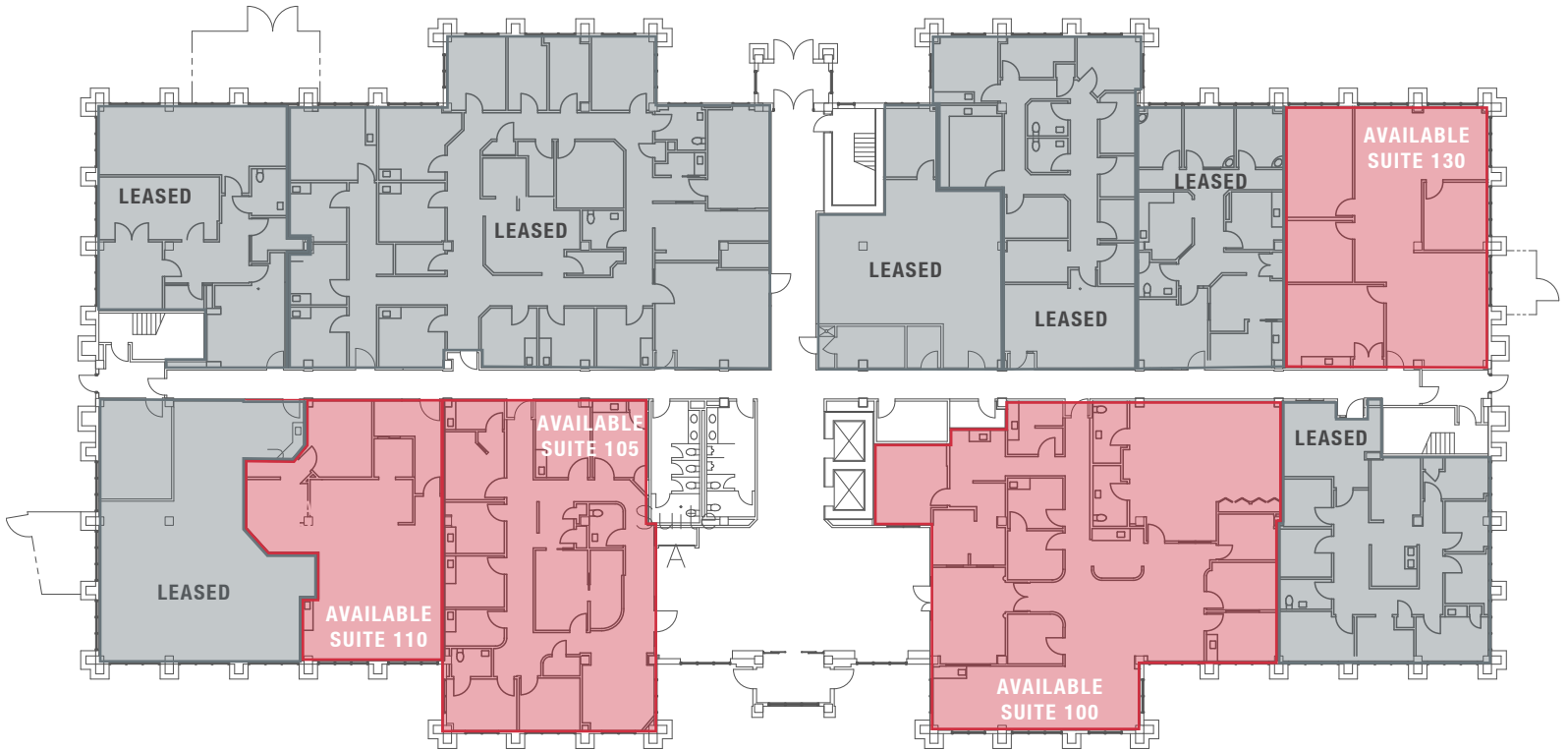
Aerial Map + Property Highlights


Medical Office
PRODUCT TYPE


±1,017 - 4,174
AVAILABLE SF


Contact Broker
RATE


Immediately
AVAILABLE



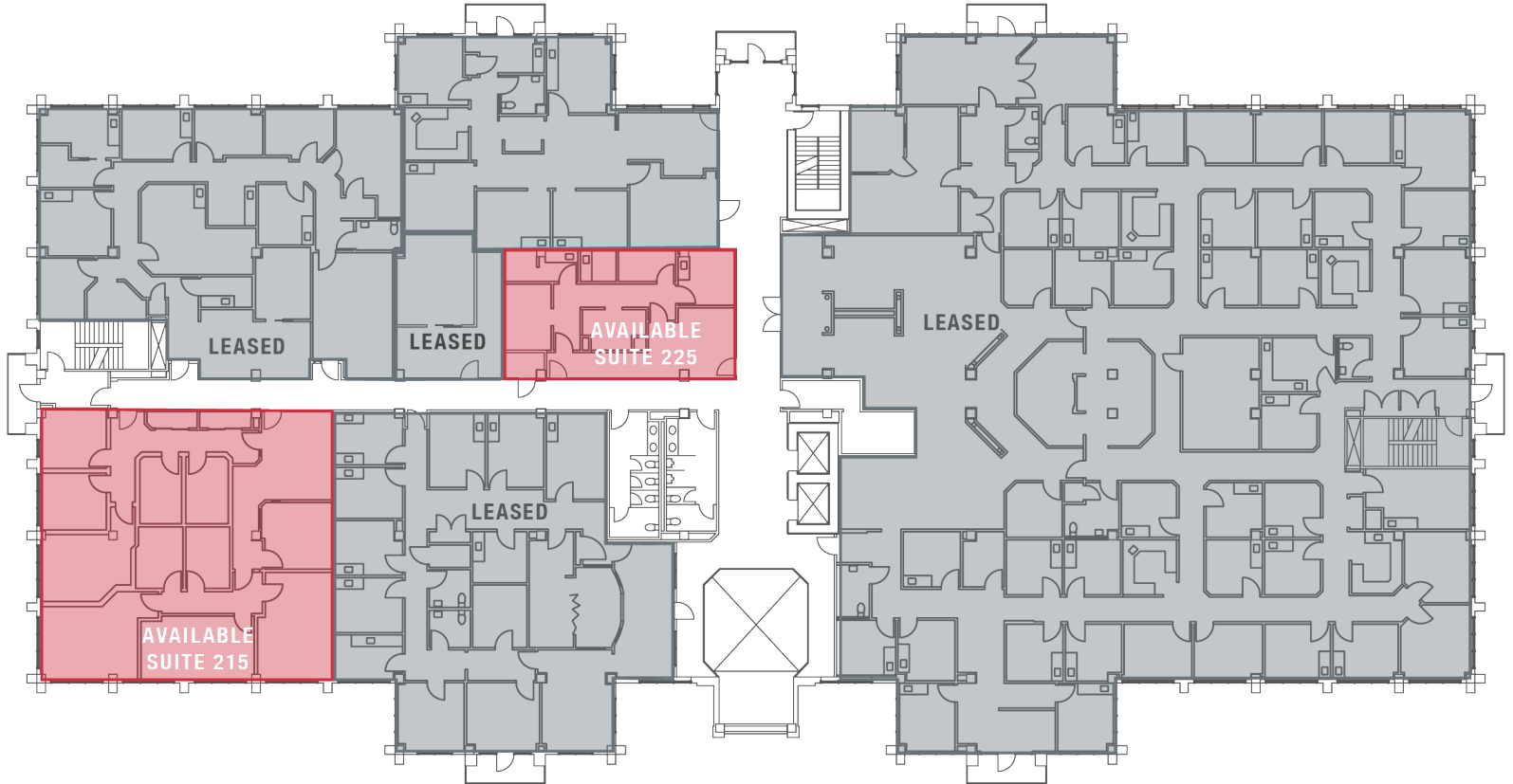
Suite	Size	Notes
100	±4,174 SF	Great location directly off the main lobby. Space includes reception area, break room, multiple exam offices, two internal restrooms, and a physical therapy pool.
105	±2,620 SF	First floor fully built out medical office space just off the main lobby. Space includes 8 exam 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.


Medical Office
PRODUCT TYPE


±1,017 - 4,174
AVAILABLE SF


Contact Broker
RATE


Immediately
AVAILABLE

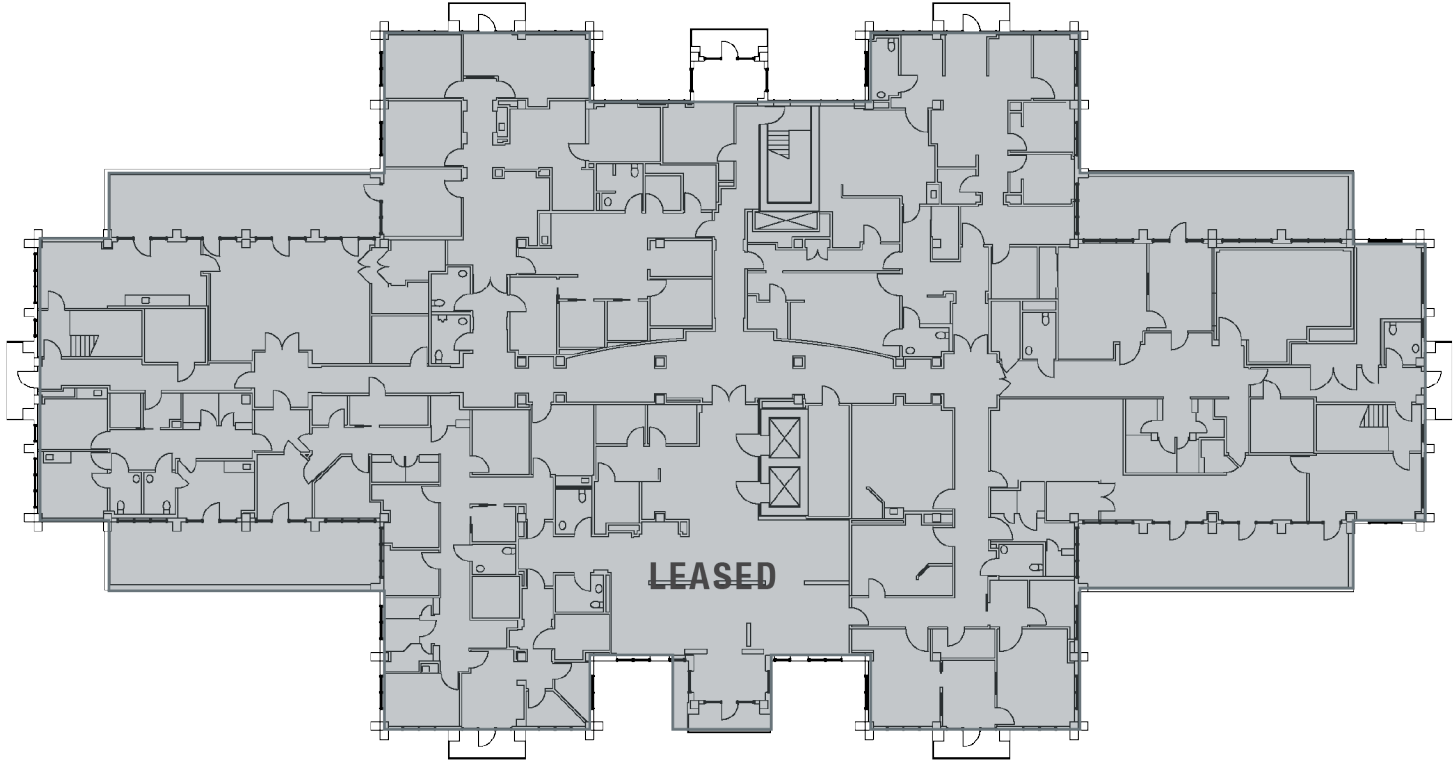


Suite	Size	Notes
215	±2,843 SF	Corner office with great views, 4 private offices, 4 exam rooms, nurse's station, and 2 fireplaces.
225	±1,017 SF	Suite located close to elevator with reception area and open layout.

FOR LEASE

EAGLE MEDICAL CENTER

2874 N CARSON ST CARSON CITY

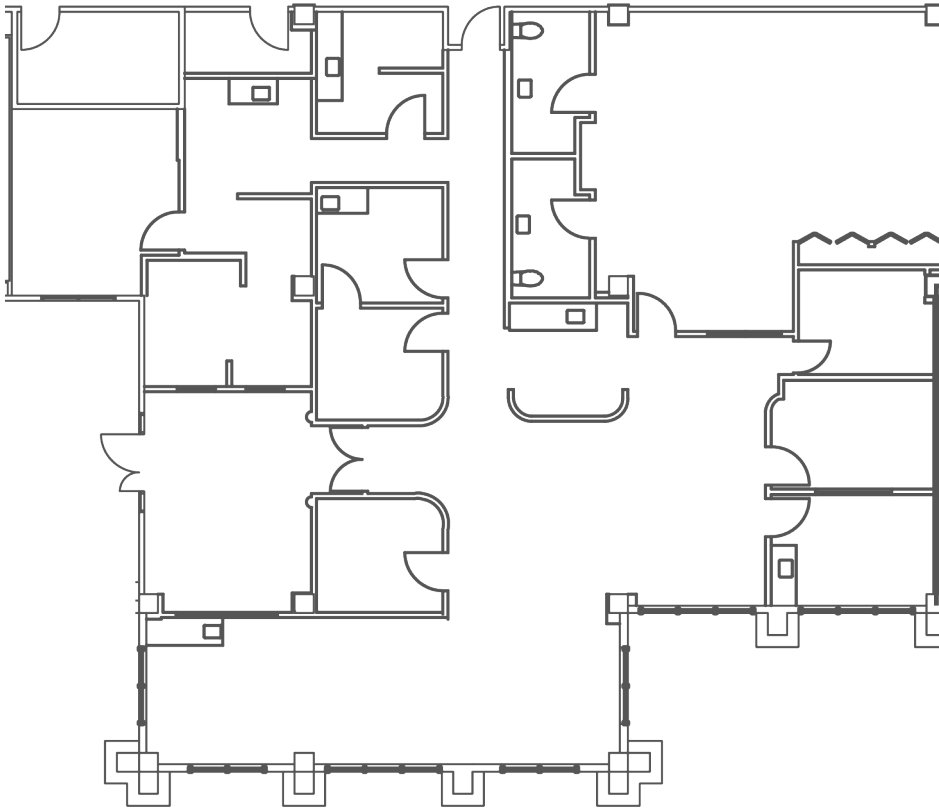



Medical Office
PRODUCT TYPE


±4,174
AVAILABLE SF


Contact Broker
RATE


Immediately
AVAILABLE



Suite 100

NAI Alliance



Medical Office

PRODUCT TYPE



±4,174

AVAILABLE SF



Contact Broker

RATE



Immediately

AVAILABLE



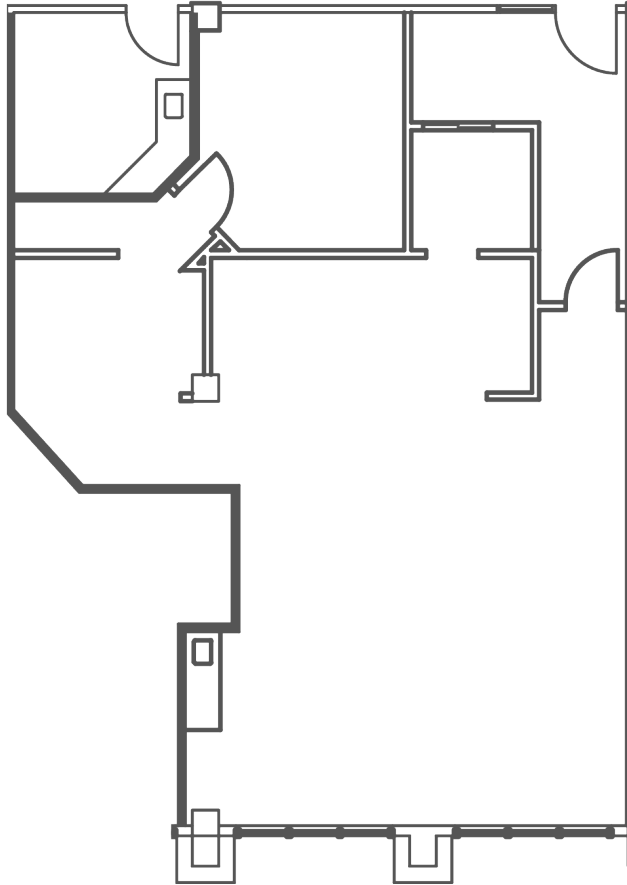
Suite 100


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



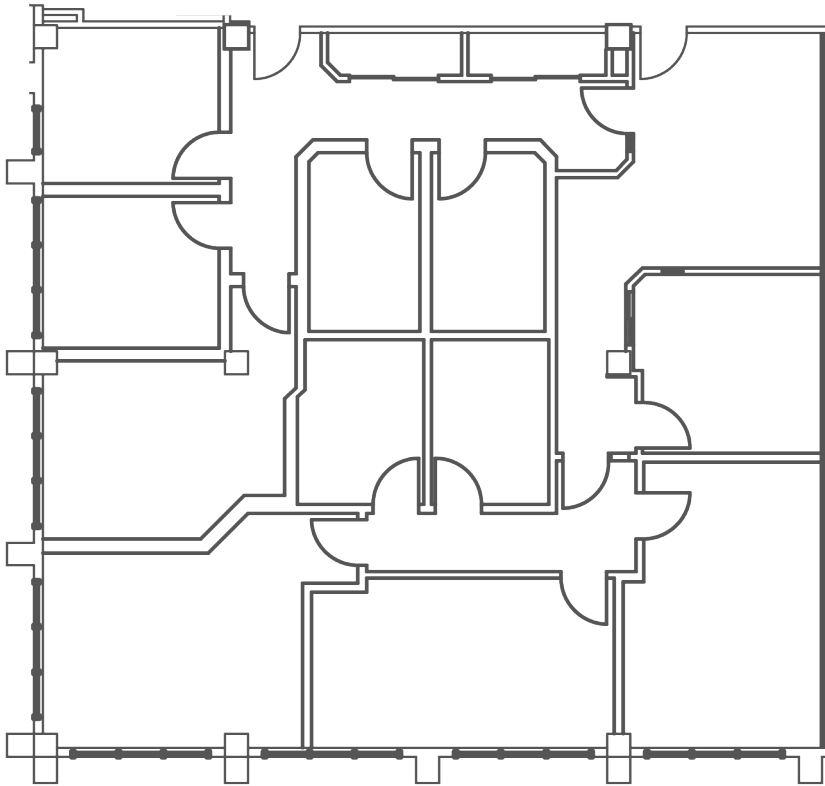
Suite 110

Medical Office
PRODUCT TYPE

±2,843
AVAILABLE SF

Contact Broker
RATE

Immediately
AVAILABLE



Suite 215

NAI Alliance



Medical Office

PRODUCT TYPE



±2,843

AVAILABLE SF



Contact Broker

RATE



Immediately

AVAILABLE



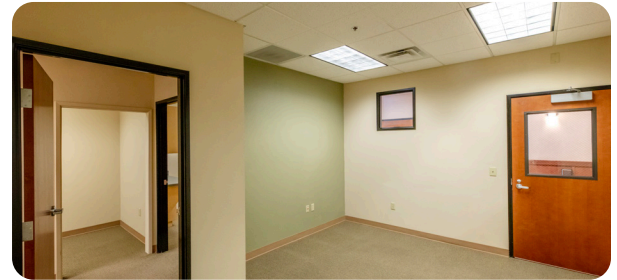
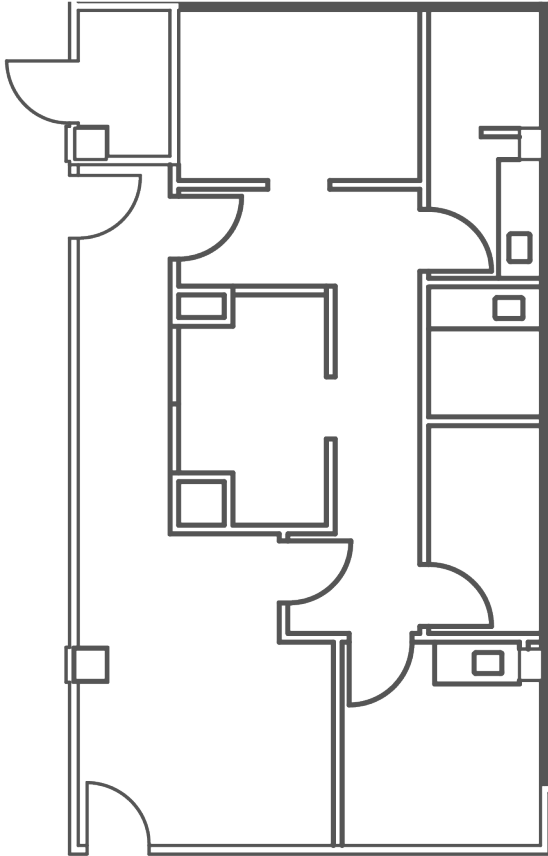
Suite 215


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

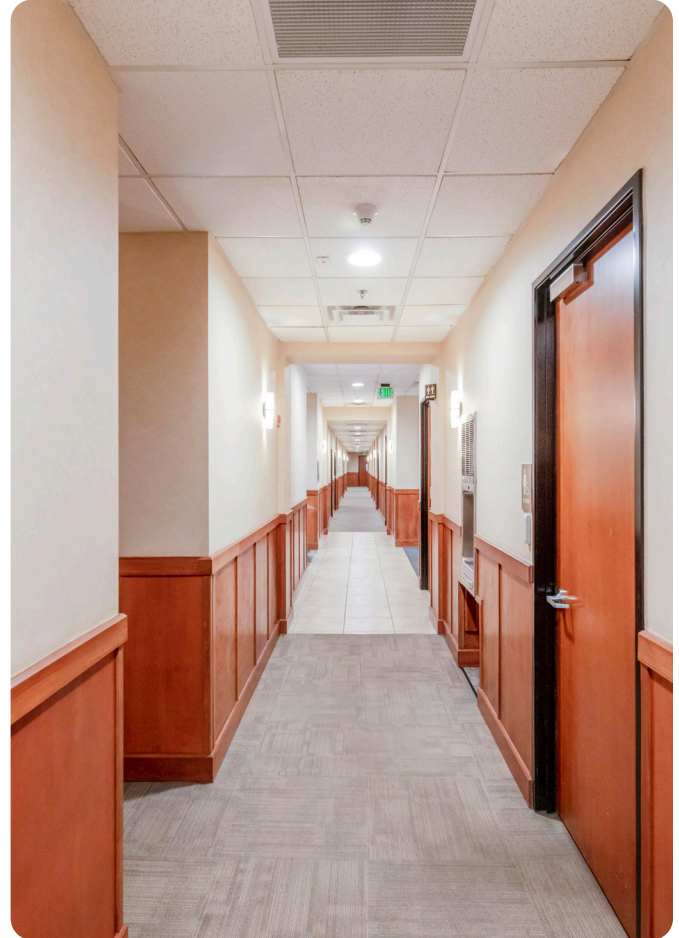



Medical Office
PRODUCT TYPE


±1,017 - 4,174
AVAILABLE SF


Contact Broker
RATE


Immediately
AVAILABLE





FOR LEASE

EAGLE MEDICAL CENTER

2874 N CARSON ST CARSON CITY



STATE OF NEVADA
DWSS CARSON CITY
DISTRICT OFFICE
NORTHAMERICAN
TRANSPORTATION



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

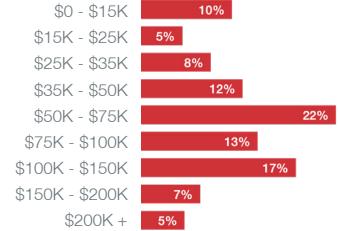
PER CAPITA
INCOME



\$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%

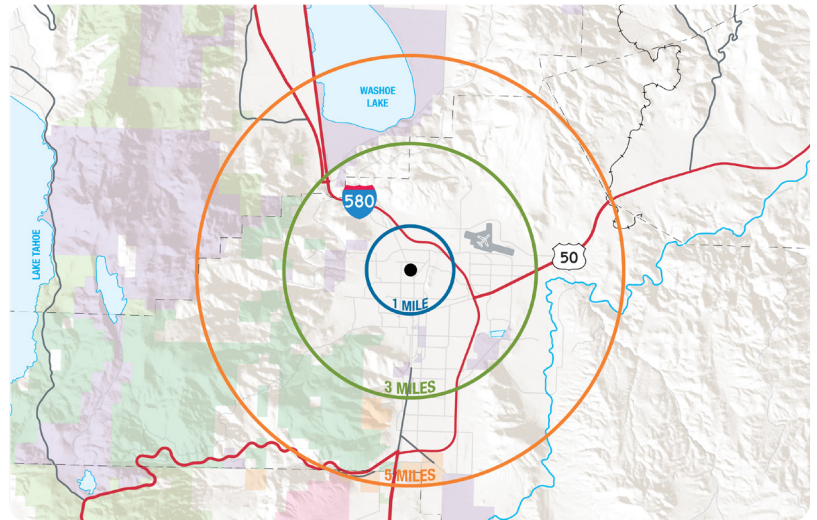
HIGH
SCHOOL
GRADUATE

37%

SOME
COLLEGE

26%

BACHELOR'S
DEGREE



Source: 5 Mile Demographic Profile by ESRI


Medical Office
PRODUCT TYPE


±1,017 - 4,174
AVAILABLE SF


Contact Broker
RATE


Immediately
AVAILABLE









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

FOR LEASE

EAGLE MEDICAL CENTER

2874 N CARSON ST CARSON CITY



Amanda Lavi, ccim

Director
(775) 336 4626
alavi@naialliance.com
NRED No: S.180915



Dan Oster, sior

Sr. Vice President | Principal
(775) 336 4665
doster@naialliance.com
NRED No: B.0143648.LLC
BUSB.0007166.BKR

NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.

