

## Property Summary



### Property Description

Located on the north end of Carson City near the hospital, city/county offices, close to State of Nevada capital buildings.

### Property Highlights

- Great location, easily accessible
- Large open area and training room
- Garden office
- Split face block construction
- Previous State of Nevada location
- Small and mid-sized office space with cable or AT&T services available
- Located on the north end of Carson City near the hospital, city/county offices, close to State of Nevada capital buildings
- Adjacent to business US Highway 395

### Offering Summary

Lease Rate:	Negotiable
Available SF:	709 - 2,646 SF
Lot Size:	2.97 Acres
Building Size:	44,304 SF

Demographics	0.25 Miles	0.5 Miles	1 Mile
Total Households	529	1,909	5,526
Total Population	1,093	4,170	11,766
Average HH Income	\$63,697	\$64,388	\$65,477

**Bruce Robertson, CCIM** Sr. Advisor | NV #S0038721.LLC | 775.721.7904 | Robertson@NVCG.us

**Bryan Upton, CCIM** Sr. Advisor | NV #S0196468.LLC | 775.741.4100 | Bupton@NVCG.us



For Lease | 123 W. Nye Lane, Carson City, NV 89706

Photos



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Nevada Commercial Group LLC | www.nvcg.us | 301 West Washington Street, Carson City, NV 89703 | 775.884.1896

Lease Spaces



**Lease Information**

Lease Type:	Full Service	Lease Term:	Negotiable
Total Space:	709 - 2,646 SF	Lease Rate:	Negotiable

**Available Spaces**

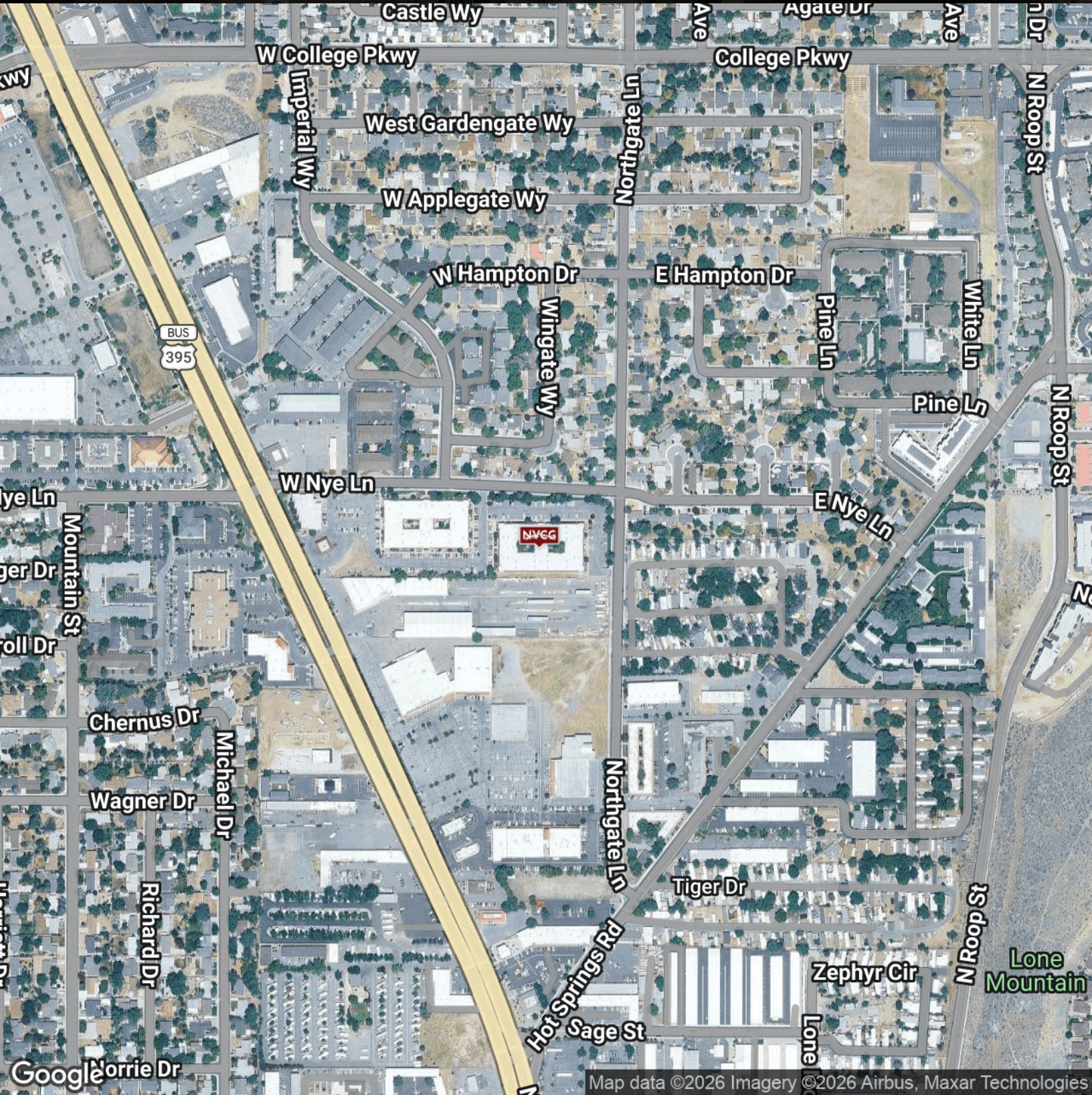
Suite	Size (SF)	Description
112-118	2,646 SF	112, 114, 116, & 118 Contiguous demisable spaces from 350-2,646
115-117	709 SF	-

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Location Map



Demographics Map & Report



<b>Population</b>	<b>0.25 Miles</b>	<b>0.5 Miles</b>	<b>1 Mile</b>
Total Population	1,093	4,170	11,766
Average Age	47.6	44.1	42.7
Average Age (Male)	44.3	43.6	41.8
Average Age (Female)	48.6	45.4	43.4
<b>Households &amp; Income</b>	<b>0.25 Miles</b>	<b>0.5 Miles</b>	<b>1 Mile</b>
Total Households	529	1,909	5,526
# of Persons per HH	2.1	2.2	2.1
Average HH Income	\$63,697	\$64,388	\$65,477
Average House Value	\$145,047	\$172,685	\$244,072

2020 American Community Survey (ACS)

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