

2 Office Suites For Lease | 725 Basque Way, Carson City, NV 89706

Property Summary



Property Description

Office/Retail Suites For Lease

Property Highlights

- Good frontage on Roop street
- Tenant pays utilities on top of base rent - NO CAMS!

Offering Summary

Lease Rate:	\$1.40 SF/MO
Lease Type:	Modified Gross
Number of Units:	3
Available SF:	1,550 - 4,400 SF
Building Size:	7,208 SF

Demographics	0.25 Miles	0.5 Miles	1 Mile
Total Households	515	1,636	5,535
Total Population	1,204	3,850	11,918
Average HH Income	\$70,704	\$66,107	\$62,425

Samuel Douglass, CCIM Principal/Managing Broker | NV #B.143639.LLC | 775.443.7576 | Samuel@NVCG.us

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



725 Basque Way # 3 & 4 | 725 Basque Way, Carson City, NV 89706

Lease Spaces



Lease Information

Lease Type: MG Lease Term: Negotiable
Total Space: 2,200 SF Lease Rate: \$1.40 SF/month

Available Spaces

Suite	Tenant	Size (SF)	Lease Type	Lease Rate	Description
SUITE 2	-	1,550 SF	Modified Gross	\$1.40 SF/month	3 OFFICES, CENTRAL MEETING SPACE, KITCHENETTE AVAILABLE 05/01/26
SUITE 3	Available	2,200 SF	Modified Gross	\$1.40 SF/month	6 PRIVATE OFFICES, 1 RESTROOM, 1 BREAKROOM, BULLPEN/OPEN OFFICE AREA
SUITE 4	Available	2,200 SF	Modified Gross	\$1.40 SF/month	3 PRIVATE OFFICES, CONFERENCE ROOM, BULLPEN AREA, STORAGE ROOM, IT ROOM

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Location Map



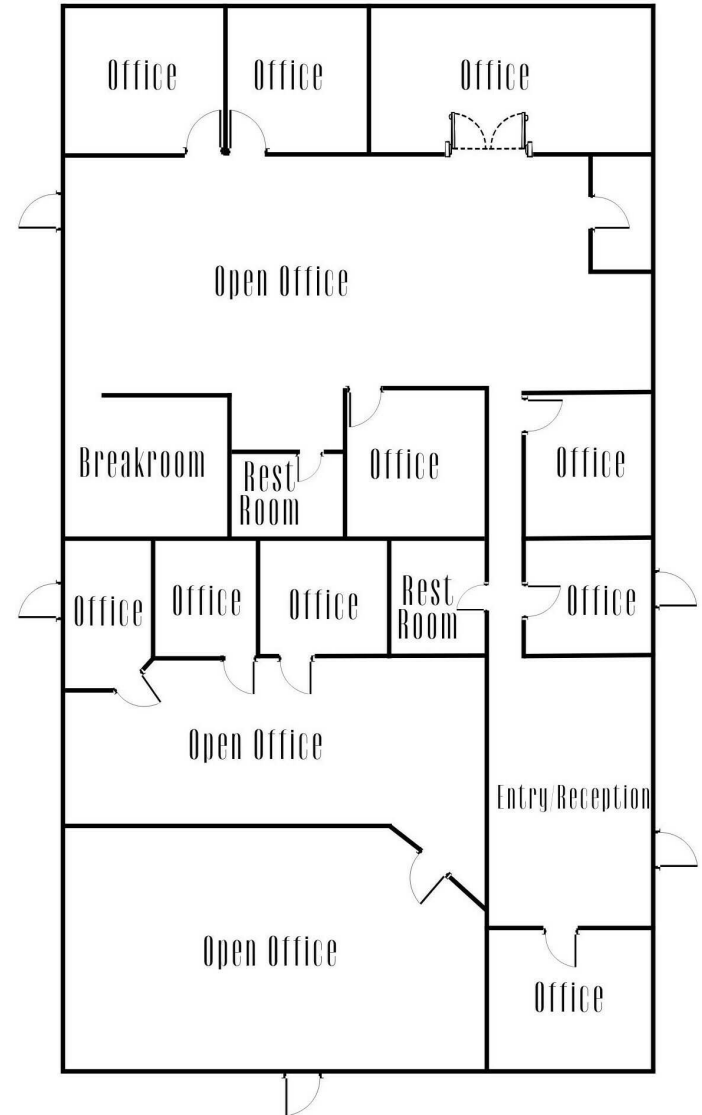
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Aerial & Floor Plan For Suite 3 & 4



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Demographics Map & Report

Population	0.25 Miles	0.5 Miles	1 Mile
Total Population	1,204	3,850	11,918
Average Age	44.5	41.9	41.9
Average Age (Male)	45.8	43.5	41.4
Average Age (Female)	44.4	40.5	42.5

Households & Income	0.25 Miles	0.5 Miles	1 Mile
Total Households	515	1,636	5,535
# of Persons per HH	2.3	2.4	2.2
Average HH Income	\$70,704	\$66,107	\$62,425
Average House Value	\$103,168	\$159,906	\$233,652

2020 American Community Survey (ACS)

