

SUITES FOR LEASE

Fairview Garden Office/ Retail Suites

675 Fairview Dr., Carson City, NV



| Suite | Unit Sq. Ft. + Common Area Sq. Ft. | Monthly Rent | Lease Term | Availability Date |
|-------|------------------------------------|--------------|------------|-------------------|
| 201 | 213 Sq. Ft. | \$350.00 | 1 - 3 Year | NOW |
| 207 | 163 Sq. Ft. | \$296.00 | 1 - 3 Year | NOW |
| 225 | 218.5 Sq. Ft. | \$360.00 | 1 - 3 Year | NOW |
| 226 | 218.5 Sq. Ft. | \$360.00 | 1 - 3 Year | NOW |
| 232 | 213 Sq. Ft. | \$350.00 | 1 - 3 Year | NOW |
| 237 | 241 Sq. Ft. | \$397.00 | 1 - 3 Year | NOW |



COLDWELL BANKER
SELECT REAL ESTATE
COMMERCIAL DIVISION
LEASING - SALES - PROPERTY MANAGEMENT



Terry Yeager, Broker-Sales Associate
 NVRED #BS0003779MGR PM.0162628DES
 TerryYeager@Carsoncommercial.com
775.350.7503

Erika Bruun-Andersen, Realtor S.183560
 Erika.Bruun-Andersen@CBselectRE.com

**187 SONOMA STREET
 CARSON CITY, NV 89701
 775-350-7503**



All information is gathered from sources deemed reliable, but is not guaranteed by the Broker. Therefore, Lessee is advised to independently verify any information on any items that would influence their decision to buy or lease.

FAIRVIEW GARDEN OFFICE/RETAIL SUITES FOR LEASE

**675 Fairview Drive
Carson City, NV 89701**



PROPERTY/LEASE FEATURES



- ◆ Office suites vary in size and location.
- ◆ Suites can be combined, if contiguous.
- ◆ Minimum one year lease.
- ◆ Rent includes gas, electric, water/sewer, and trash.
- ◆ Monthly rent for suites includes a prorated share of square footage for 4-restrooms, phone & electrical rooms, storage area, janitor closets, and interior halls.
- ◆ Telephone and/or internet installation are at
- ◆ tenant's sole cost and expense.
- ◆ AT&T Business Fiber Services are available.
- ◆ Tenant to pay prorated share of snow removal billed on an annual basis.

Bowers Family Investments, LLC

675 Fairview Drive
Carson City, NV 89701

FAIRVIEW DRIVE

INDUSTRIAL PARK DRIVE

| | | | | | | | | | | | | | | |
|-------------------------------|---|---------------------------------|---------------------------------|--------------------------|--------------------------|------------|--------------------------------------|---|--------------------------------------|--------------------------|--------------------------|----------------------------|----------------------------|--------------------------|
| 227 301 sq ft C=25 | 226-A 201 sq ft C=17 | ★ 226 218.5 sq ft C=17 | ★ 225 218.5 sq ft C=17 | 224 181 sq ft C=25 | 223 330 sq ft C=29 | ELECTRICAL | C P H O N E | 222 223 sq ft C=17 | 221 213 sq ft C=17 | 220 213 sq ft C=17 | 219 213 sq ft C=17 | 218 213 sq ft C=17 | 217 213 sq ft C=17 | |
| HALL | | | | | | HALL | | | | | | | | |
| 228 221 sq ft C=17 | 248-A 149 sq ft C=8 | 248 151 sq ft C=9 | 247 190 sq ft C=17 | 246 241 sq ft C=17 | 245 194 sq ft C=14 | ELECTRICAL | C P H O N E | 244 182 sq ft C=14 | 243 213 sq ft C=17 | 242 213 sq ft C=17 | 241 213 sq ft C=17 | 216-A 213 sq ft C=17 | 216 213 sq ft C=17 | |
| 230 152.5 sq ft C=12.5 |  | | | | | | ELECTRICAL | C P H O N E | 240 182 sq ft C=14 | 243 213 sq ft C=17 | 242 213 sq ft C=17 | 241 213 sq ft C=17 | 216-A 213 sq ft C=17 | 216 213 sq ft C=17 |
| 231 152.5 sq ft C=12.5 | | | | | | | H A L L | Men's Restroom  | J A N I T O R Y | 237 233 sq ft C=17 | 238 217 sq ft C=17 | 239 241 sq ft C=17 | 240 191 sq ft C=14 | 240- 109 sq ft / |
| ★ 232 213 sq ft C=17 | 232-A 213 sq ft C=17 | 233 213 sq ft C=17 | 234 213 sq ft C=17 | 235 213 sq ft C=17 | 236 142 sq ft C=8 | ELECTRICAL | J A N I T O R Y | 237 233 sq ft C=17 | 238 217 sq ft C=17 | 239 241 sq ft C=17 | 240 191 sq ft C=14 | 240- 109 sq ft / | 213 233 sq ft C=17 | |
| HALL | | | | | | HALL | | | | | | | | |
| ★ 201 213 sq ft C=17 | 202 213 sq ft C=17 | 203 213 sq ft C=17 | 204 213 sq ft C=17 | 205 213 sq ft C=17 | 206 249 sq ft C=17 | ELECTRICAL | J A N I T O R Y | ★ 207 171 sq ft C=17 | 208 217 sq ft C=17 | 209 194 sq ft C=13 | 210 232 sq ft C=17 | 211 249 sq ft C=17 | 212 177 sq ft C=13 | |

★ SUITE 232-A HAS A SINK
★ SUITE 248-A HAS A SINK