

For Lease | Carson City, NV 89703

400 W. King St.



Property Description

Pristine 4 Story Office Building
Located on the West side of Carson City

Property Highlights

- Multiple configurations available
- Flexible sizes
- Lots of windows with mountain and city views
- Full service lease
- Landlord pays all utilities
- Elevator served

Offering Summary

Lease Rate:	\$1.65 SF/MO
Lease Type:	FULL SERVICE
Available SF:	534 - 1,250 SF
Lot Size:	0.66 Acres
Building Size:	35,426 SF

Demographics	1 Mile	2 Miles	3 Miles
Total Households	5,087	14,074	21,101
Total Population	10,806	32,645	50,757
Average HH Income	\$88,202	\$92,991	\$96,869

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Lease Spaces



Lease Information

Lease Type:	Full Service	Lease Term:	Negotiable
Total Space:	534 - 1,250 SF	Lease Rate:	\$1.65 SF/MO

NOTE: Suites 201 & 240 May Be Combined For 1,896 SF & Suites 400, 402, & 412 May Be Combined For 2,800 SF

Suite	Size (SF)	Description
Suite 105	534 SF	Large Meeting Area with Private Office. Ground Floor Location Near Main Entryway. Tenant Occupied - Call to Schedule Showing.
Suite 201	1,250 SF	4 Offices, Large Bull Pen or Reception Area. Southern & Eastern Views! *May be combined with Suite 240*
Suite 240	646 SF	3 Offices, Small Conference or Central Meeting Area. Southern Views! *May be combined with Suite 201*
Suite 400	980 SF	1 Corner Office, 2 Cubicles, Large Central Area. Southern Views! *May be combined with Suite(s) 402 & 412*
Suite 402	809 SF	2 Built-in Cubicles, Large Entry for Reception, Open Space for Meeting or Break Area. Southern Views! *May be combined with Suite(s) 400 & 412*
Suite 412	1,011 SF	1 Corner Office, 4 Built-In Cubicles, Large Central Area. Northern & Western Views! *May be combined with Suite(s) 400 & 402*

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



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Suites 201 & 240



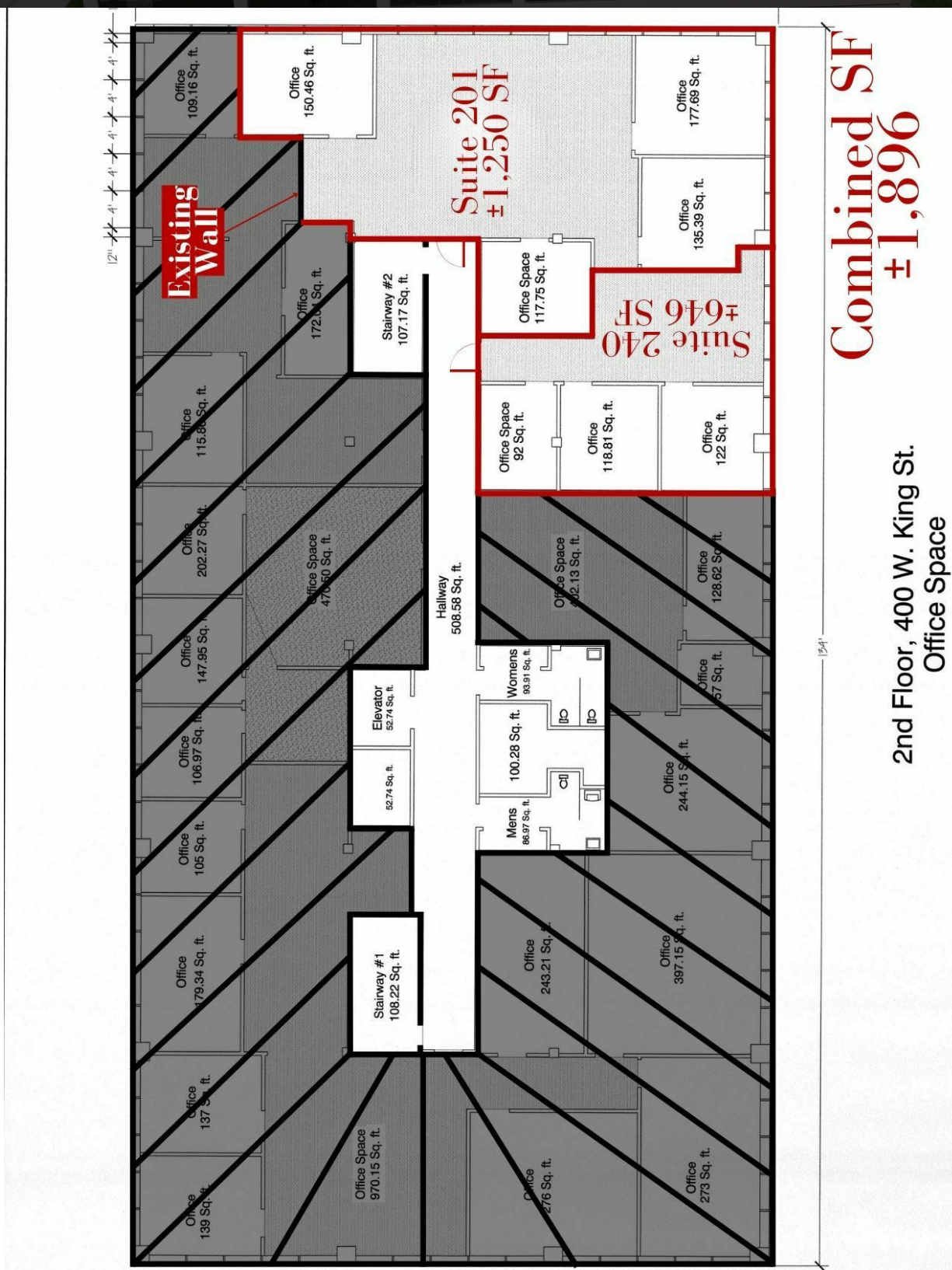
Suite 201/240

- 1,896 SF Total
- Large Windows with Great View of Carson City & the Capital Complex
- 7 Offices
- 2 Entrances
- Large Bullpen or Reception Area

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Suites 400, 402, & 412



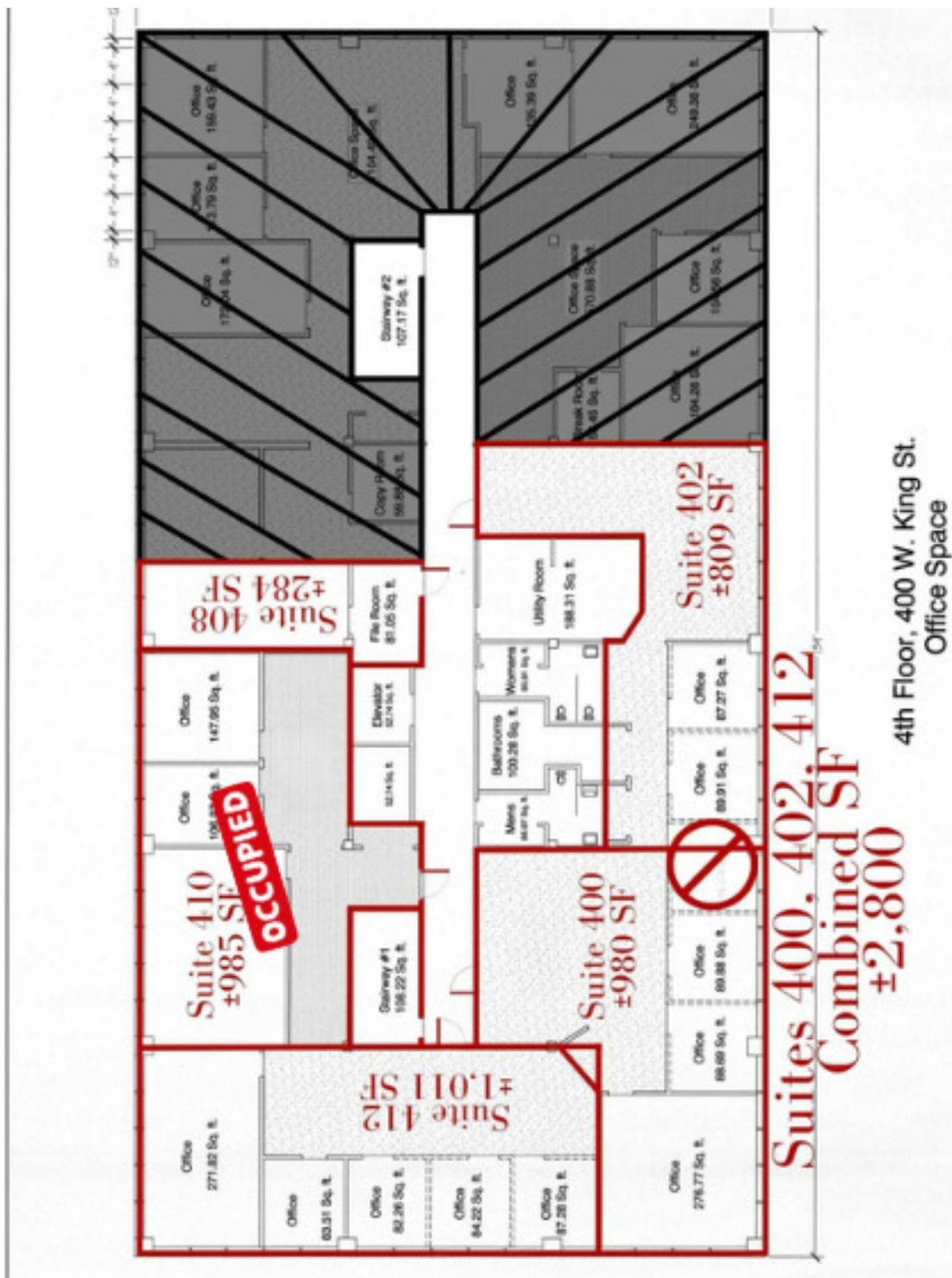
Suites 400/402/412

- 2,800 SF Total
- 2 Large Corner Offices
- 9 Built-In Cubicles
- Storage Room
- Prime Views of Carson City & the Surrounding Area
- Can be Demised into 3 Suites:
 - Suite 400: 980 SF
 - Suite 402: 809 SF
 - Suite 412: 1,011 SF

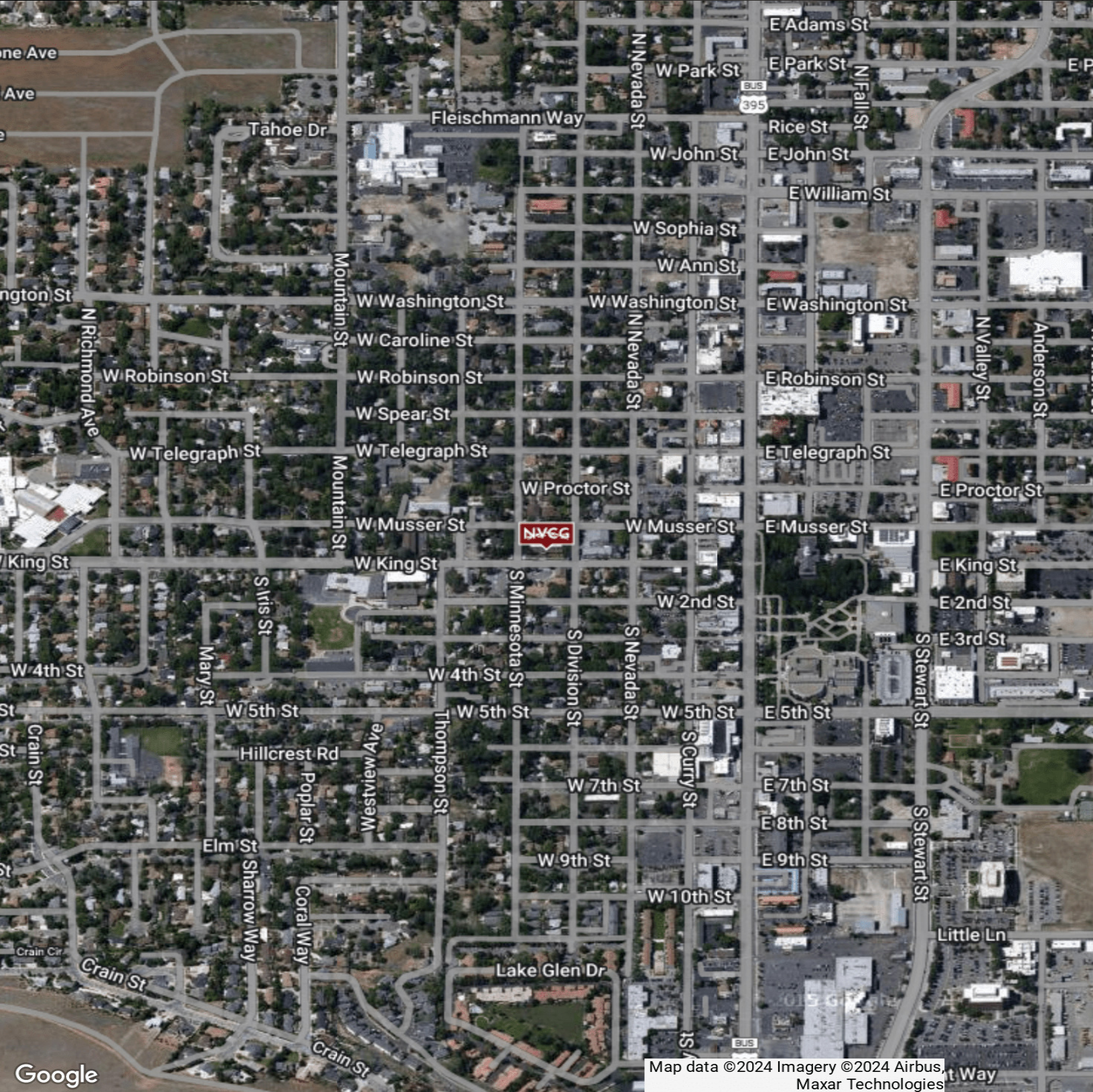
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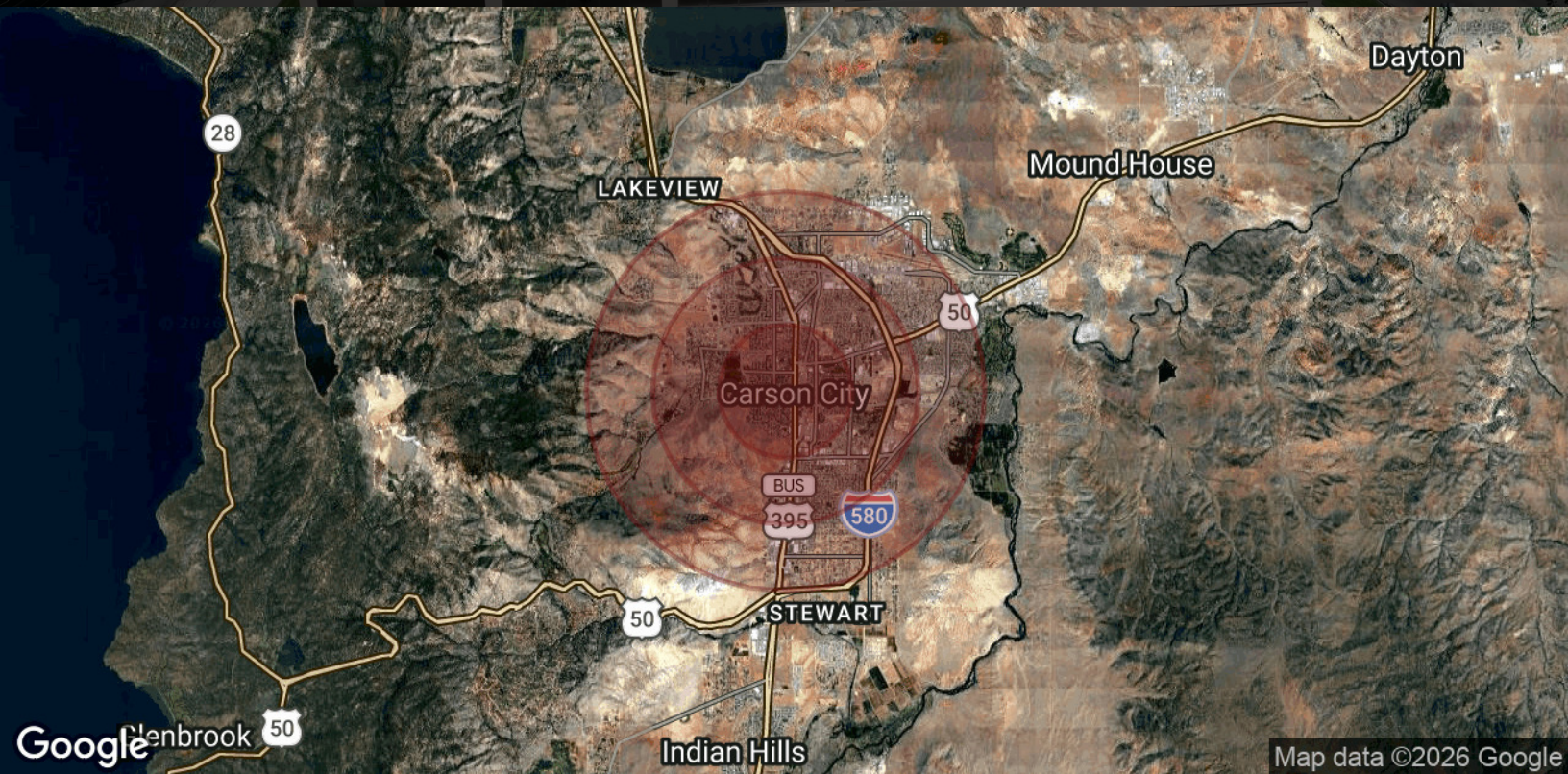




Location Map



Demographics Map & Report



Population	1 Mile	2 Miles	3 Miles
Total Population	10,806	32,645	50,757
Average Age	44	44	44
Average Age (Male)	43	43	43
Average Age (Female)	45	45	45
Households & Income	1 Mile	2 Miles	3 Miles
Total Households	5,087	14,074	21,101
# of Persons per HH	2.1	2.3	2.4
Average HH Income	\$88,202	\$92,991	\$96,869
Average House Value	\$410,184	\$417,730	\$420,979

* Demographic data derived from 2020 ACS - US Census