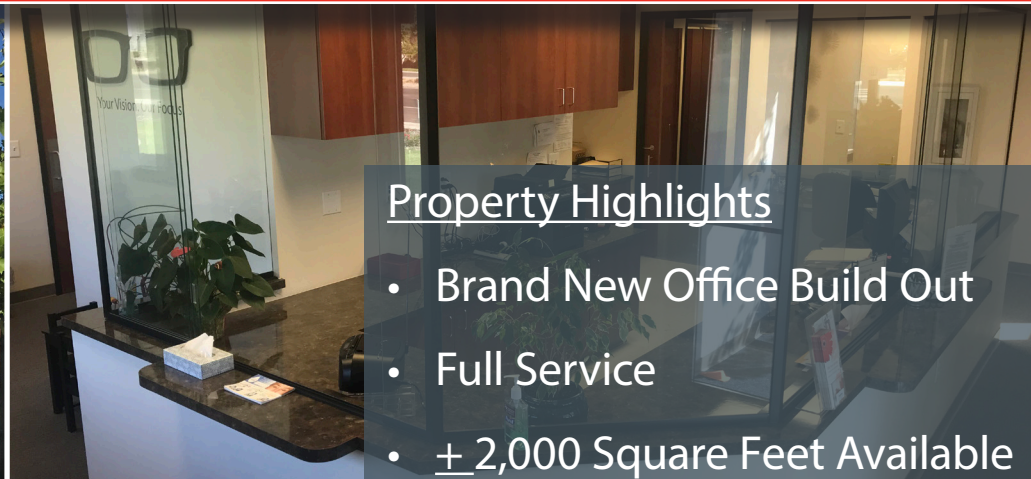


OFFICE FOR LEASE

3033 North Carson Street | Carson City, NV 89706

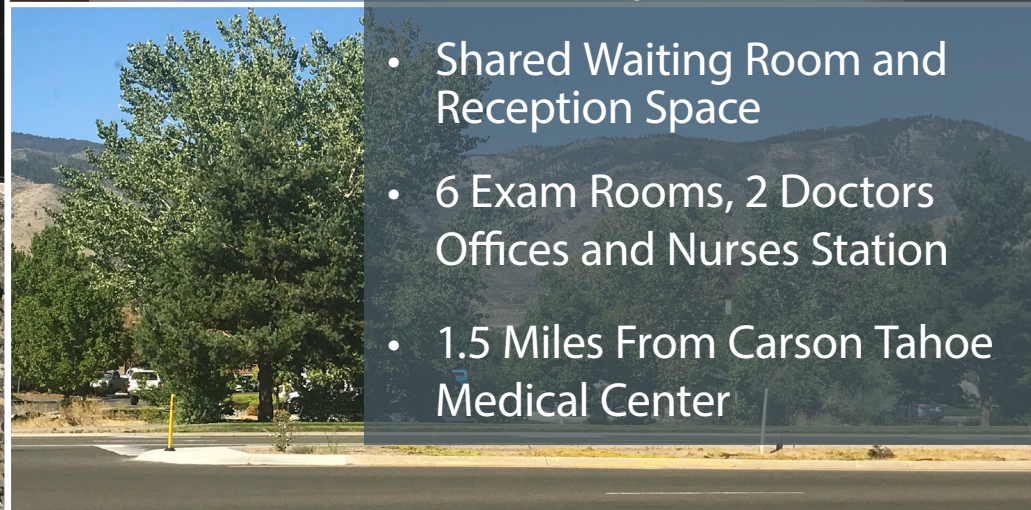


First 6 Months \$0.99/sq. ft. Move In Special for Qualified Tenants!



Property Highlights

- Brand New Office Build Out
- Full Service
- + 2,000 Square Feet Available
- Shared Waiting Room and Reception Space
- 6 Exam Rooms, 2 Doctors Offices and Nurses Station
- 1.5 Miles From Carson Tahoe Medical Center



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Floorplan
± 2,000 Square Feet



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TRAFFIC COUNT

W Nye Ln, 0.09 miles SE of N Carson St: 16,500 ADT
 W Winnie Ln, 0.65 miles N of N Carson St: 19,000 ADT
 *STDB 2015

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	12,724	42,551	54,249
Ave. HH Income	\$69,901	\$66,561	\$69,509
Households	5,378	17,133	21,540
Total Employees	4,801	30,758	37,931

**STDB 2018



Location

APN 002-011-29
 3033 North Carson St



County

Carson County



Square Feet

4,411 SqFt



Frontage

North Carson Street



Availability

Available Immediately



Potential Use

Medical Office



DBA Avison Young Western Alliance Commercial Inc. | Independently Owned and Operated
 6151 Lakeside Drive, Suite 1000 | Reno, NV 89511
 avisonyoung.com

The information contained herein was obtained from sources deemed reliable and is believed to be true; it has not been verified and as such, cannot be warranted nor form any part of any future contract.