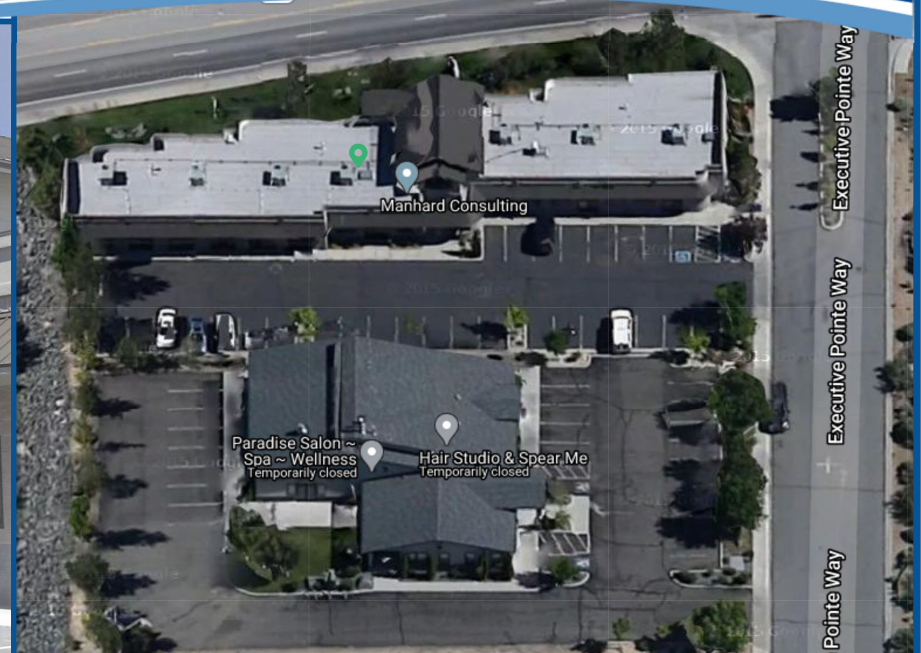




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**3476 Executive Point Rd
Carson City, Nevada 89706**



HIGHLIGHTS

- Located on College Parkway Near I-580 on/off Ramp
- Newer Building built in 1999
- Exclusive Parking Lot

\$1.50/Sq. Ft



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PROPERTY OVERVIEW

Price	\$1.50/Sq. Ft	Rentable Building Area	9,700 SF
Lease Type	Gross Modified	No. Stories	2
Property Type	Office	Year Built	1999
Building Class	B	Zoning Description	LI
Lot Size	0.72 AC	APN / Parcel ID	008-922-16





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SUITE #15 OVERVIEW

Price	\$1.50/Sq. Ft	Rentable Suite Area	1,050 SF
Lease Type	Gross Modified	Suite Location	1st Floor
Property Type	Office	Year Built	1999
Building Class	B	Zoning Description	LI
Lot Size	0.72 AC	APN / Parcel ID	008-922-16

PROPERTY DESCRIPTION

Located in a large 9,700 gross square foot building sitting on a 0.72 acre lot with ample parking suite #15 is nestled better Suites 14 and Suite 16. The unit includes a restroom and ample natural light emanating from windows on two sides of the building. The building is located on busy street minutes from the College Parkway I-580 on/off ramp allowing for under a 30 minute drive time to Reno or Lake Tahoe.

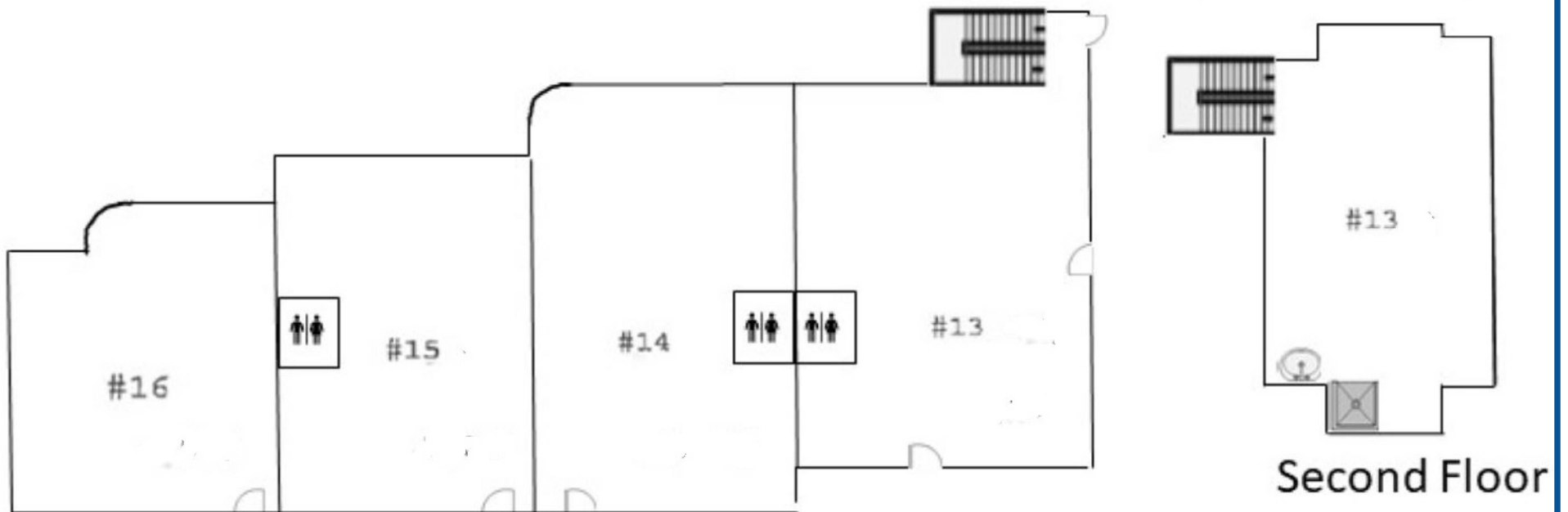




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FLOOR PLAN





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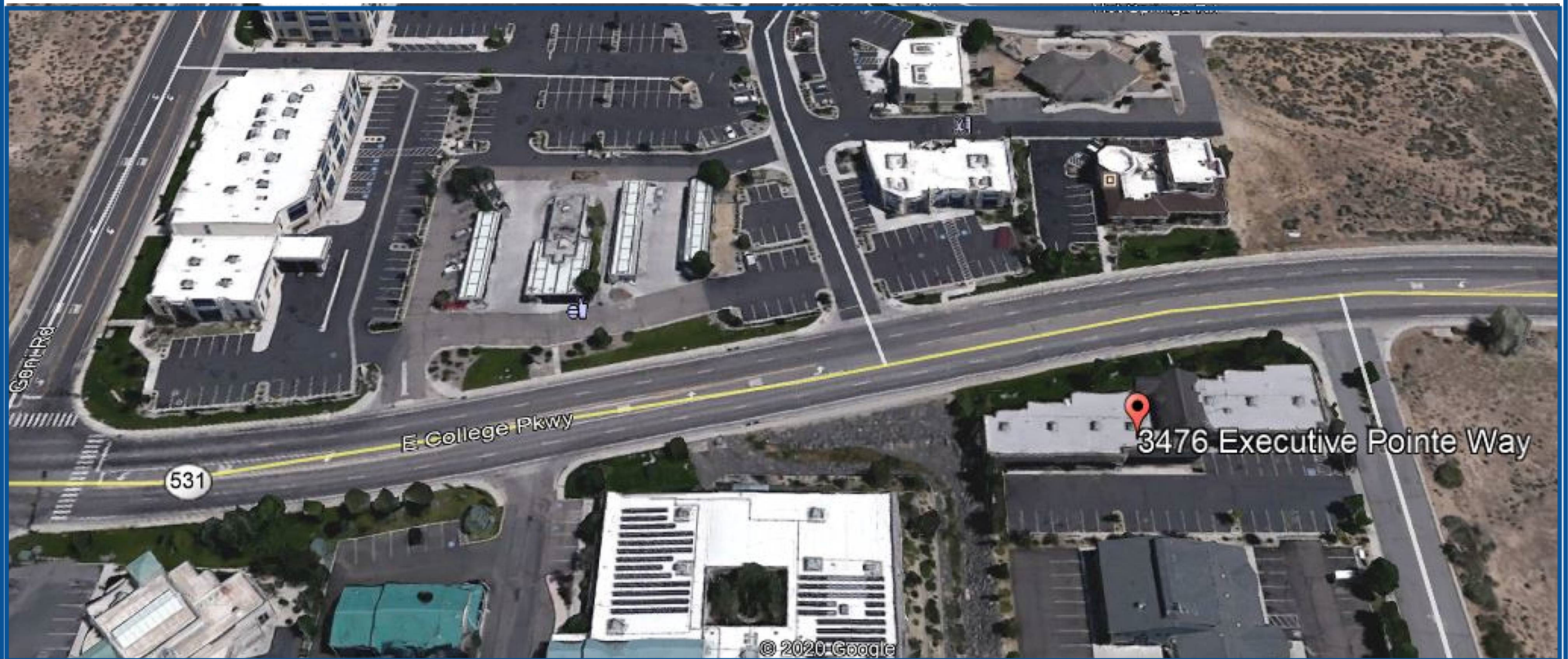
PROPERTY PHOTOS





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AREA DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
2019 Total Population	5,713	42,361	54,226
2024 Population	5,780	43,346	55,184
Pop Growth 2019-2024	1.17%	2.33%	1.77%
Average Age	41	41	42
2019 Total Households	2,444	17,233	21,784
HH Growth 2019-2024	1.02%	2.33%	1.77%
Median Household Inc	\$43,152	\$46,491	\$50,725
Avg Household Size	2.3	2.4	2.4
2019 Avg HH Vehicles	2	2	2
Median Home Value	\$174,649	\$232,116	\$241,501



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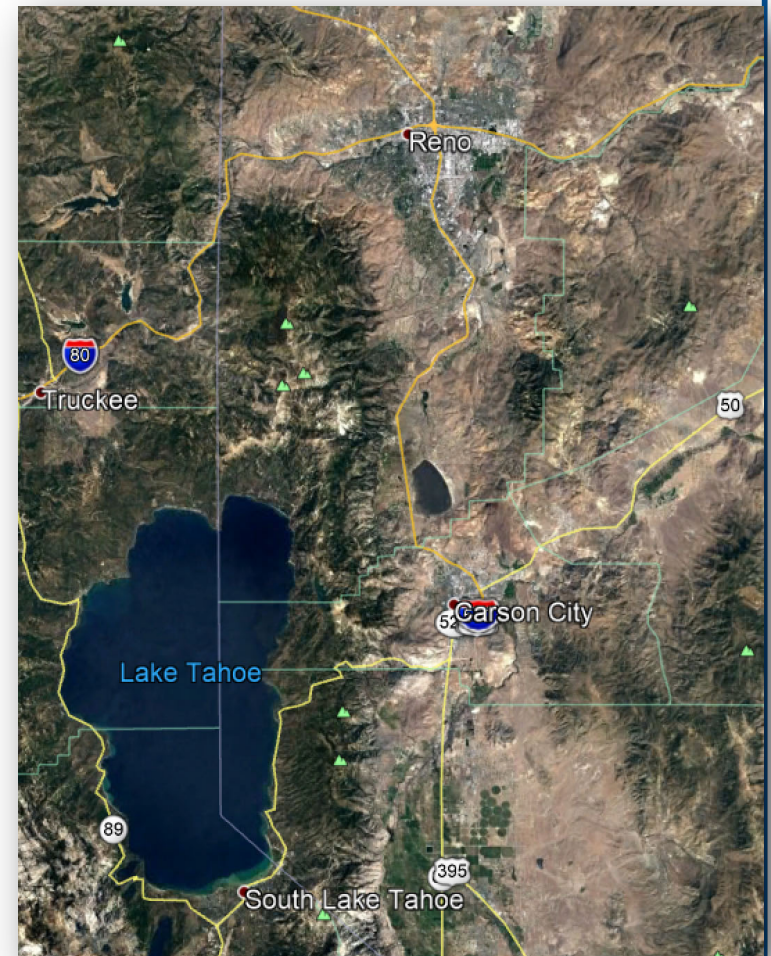
WHY NORTHERN NEVADA?

The Greater Reno-Tahoe's experiencing a major economic boom and the ramifications are far reaching! Large and recognizable companies that are moving to the area are publicized, businesses, investors and developers from all over the country are rushing experience a work life balance that only this area can provide. Companies and individuals relocating here not only benefit from the states favorable taxes and incentives for both businesses and individuals but the areas natural beauty and countless outdoor recreation opportunities at your door step.

The region's location to San Francisco, Seattle, Salt Lake City, Las Vegas, and Los Angeles are all within a day's drive or less than 2 hour flight are just added benefits. With Nevada having the third most business-friendly tax structures in the country. Google, Tesla, Switch, Apple, and most recent newcomer, Blockchain have invested millions in Northern Nevada. These companies take advantage of the areas unique ability to accommodate work life balance.

The University of Nevada, Reno conveyed over 3,000 degrees in Spring of 2019. Over 500 of those were advanced degrees. Companies are taking advantage of a newly and continued educated workforce.

Driving Distance in Miles					
City	Carson City, NV	Reno, NV	Fernley, NV	Fallon, NV	Gardnerville, NV
Dayton, NV	12	42	38	51	28
Minden, NV	15	49	65	77	1
Gardnerville, NV	16	50	66	78	X
Reno, NV	32	X	34	63	50
Fernley, NV	50	34	X	28	66
Fallon, NV	62	63	28	X	78
Sacramento, CA	130	132	165	194	127
San Francisco, CA	215	218	251	280	212
Las Vegas	431	438	413	386	421
Los Angeles, NV	438	472	465	457	421
Salt Lake City, UT	546	518	486	481	565





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CARSON CITY AREA

Carson City has one of the most diversified and balanced economies in Nevada. The heart of Northern Nevada with Reno to the North, Tahoe to the West and TRIC to the East. Carson City, NV is the perfect base camp with major highways running North, South, East and West. Located 30 miles to the south of an international airport and a cross country rail line. There are over 1,800 business establishments in Carson City providing government, medical, retail and manufacturing services surrounding a vibrant historical downtown corridor anchored by the Capitol and Legislative complex.

The discovery of silver in Virginia City and the creation of a national mint brought the first economic boom and notoriety from authors like Mark Twain to Carson City in 1859. Today's economy is fueled by lower taxes, less regulation, less traffic, less crime and pollution, and a high quality of life. Carson City also features Western Nevada College which features 2 and 4 year degrees in addition to vocational training.



NEVADA TAXES

The authors of "Boomtown USA" ranked Carson City as one of the top 50 communities in the West for the greatest opportunities for business, jobs and lifestyle and a favorite relocation spot for companies interested in low taxes, affordable housing and real estate costs, and an abundant labor force.

Government (state and local) employs over 11,500. Retail trade is the third-largest employer followed by manufacturing.

Nevada does not levy franchise, unitary, inventory, inheritance, or corporate profit taxes.

Real and personal property is currently taxed at 35 percent of assessed valuation with a three percent annual cap on owner-occupied single-family residences and an eight percent cap on business and commercial property as imposed by the state legislature.

A sales and use tax of 7.60 percent is imposed on the retail sales of tangible personal property in Carson City. Most services, including utilities, food for home consumption, prescription drugs and medical supplies are exempt from this sales tax.





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LAKE TAHOE

Located just 30 minutes west of Carson City, Lake Tahoe is a world-renown tourist destination located in both Nevada and California. It is home to winter sports with over 20,000 skiable acres, within 75 miles and 100's of miles of hiking, biking, riding and 4-wheeling trails. Tahoe A significant part of the area's economy and reputation. With over 300 days of sunshine, you can spend your morning on the slopes, afternoon on the beach at Sand Harbor State Park and your nights drinking a locally brewed craft beer on the deck of one of the many hidden gems while watching the sunset over the Western bank of the lake.

Lake Tahoe welcomes more than 2.7M visitors each year and is ranked the best travel destination per Trip Advisor.



RENO, NEVADA

Located 30 minutes north of Carson City, Reno is the largest city in Northern Nevada and the second most populous city in the state. The city and its surrounding area comprise a popular vacation destination, providing visitors with unlimited opportunities for indoor and outdoor activities. Downtown showcases a white water kayak park in addition to the nations highest outdoor climbing wall. The Reno area has something for everyone. Dependent on the time of year the area showcases balloon, plane, or even camel and ostrich races. Food and drink festivities are a regular occurrence.

If art is more your style then July in Reno is your time of year. Reno becomes Artown where artists demonstrate their talents and invite locals and tourists alike to watch, participate and contribute. Also, the Reno area the jumping-off point for the international renown Burning Man festival.

The areas eclectic mix of entertainment venues and commercial buildings, give locals and tourists great entertainment cultural options. Reno's vibrant tourism industry along with its favorable tax climate has generated major commercial and industrial development in the city, ultimately drawing in an increasing number of quality businesses and skilled workforces every year.





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