

For Lease

# Office

\$1.25 SF/MO/MG



## 604 W. Washington St.

Carson City, Nevada 89703

### Property Highlights

- Beautiful, well-maintained 2-story office building
- Unit C: 848 +/- SF available
- Second floor space
- Carson City's west side
- Constructed in 1993
- Located between Mountain St. and Minnesota St.
- Fully landscaped and sprinklered
- Paved, private parking lot with 30 spaces, plus street parking
- Waiting area, 3 private offices, 1 conference room, 1 restroom, 1 storage room
- No elevator

### OFFERING SUMMARY

|               |                 |
|---------------|-----------------|
| Available SF  |                 |
| Lease Rate    | \$1.25 SF/MO/MG |
| Lot Size      | 0.49 Acres      |
| Building Size | 7,933 SF        |
| Zoning        | RO              |

### VIEW PROPERTY VIDEO

For more information

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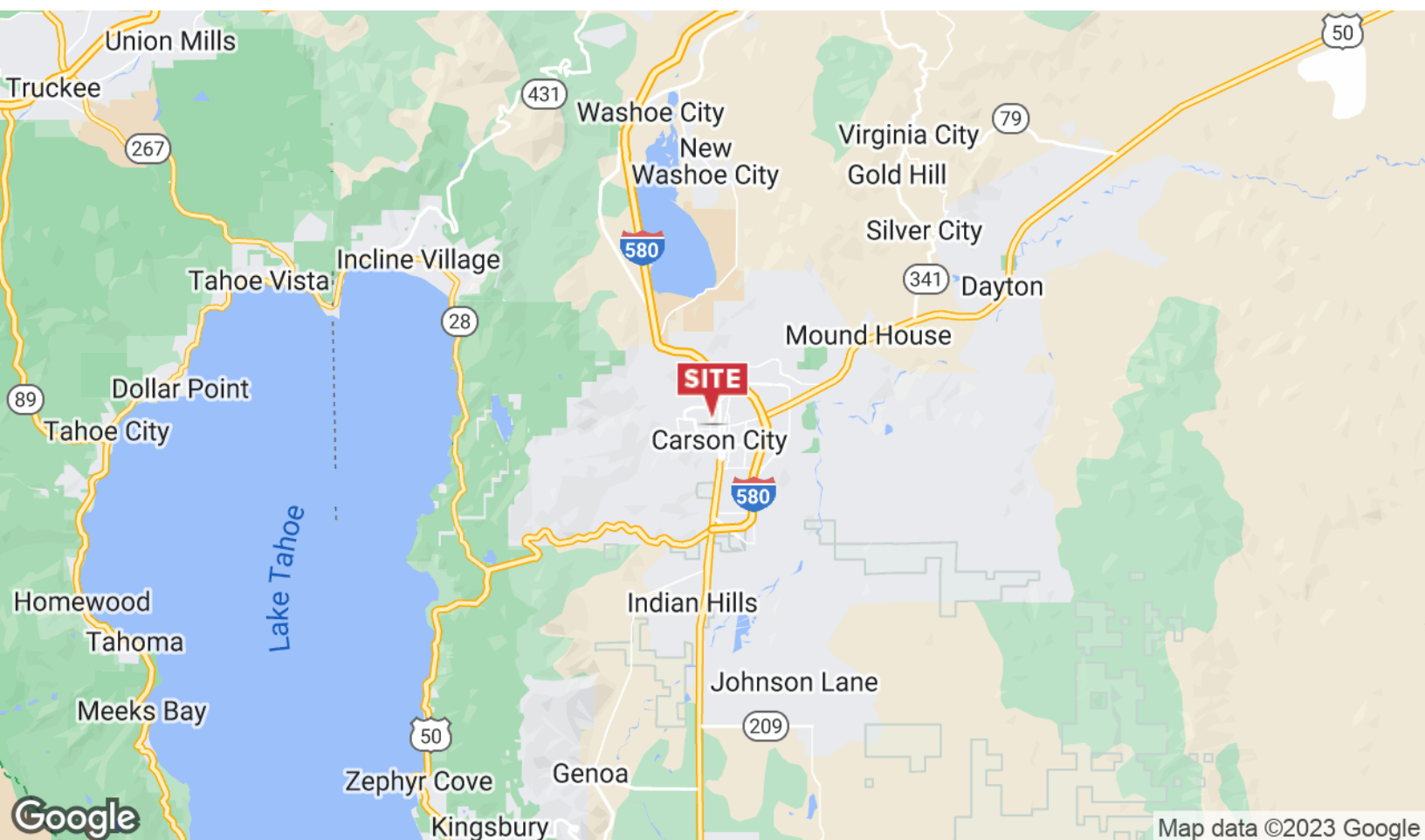
# West-Side Office Space

\$1.25 SF/MO/MG



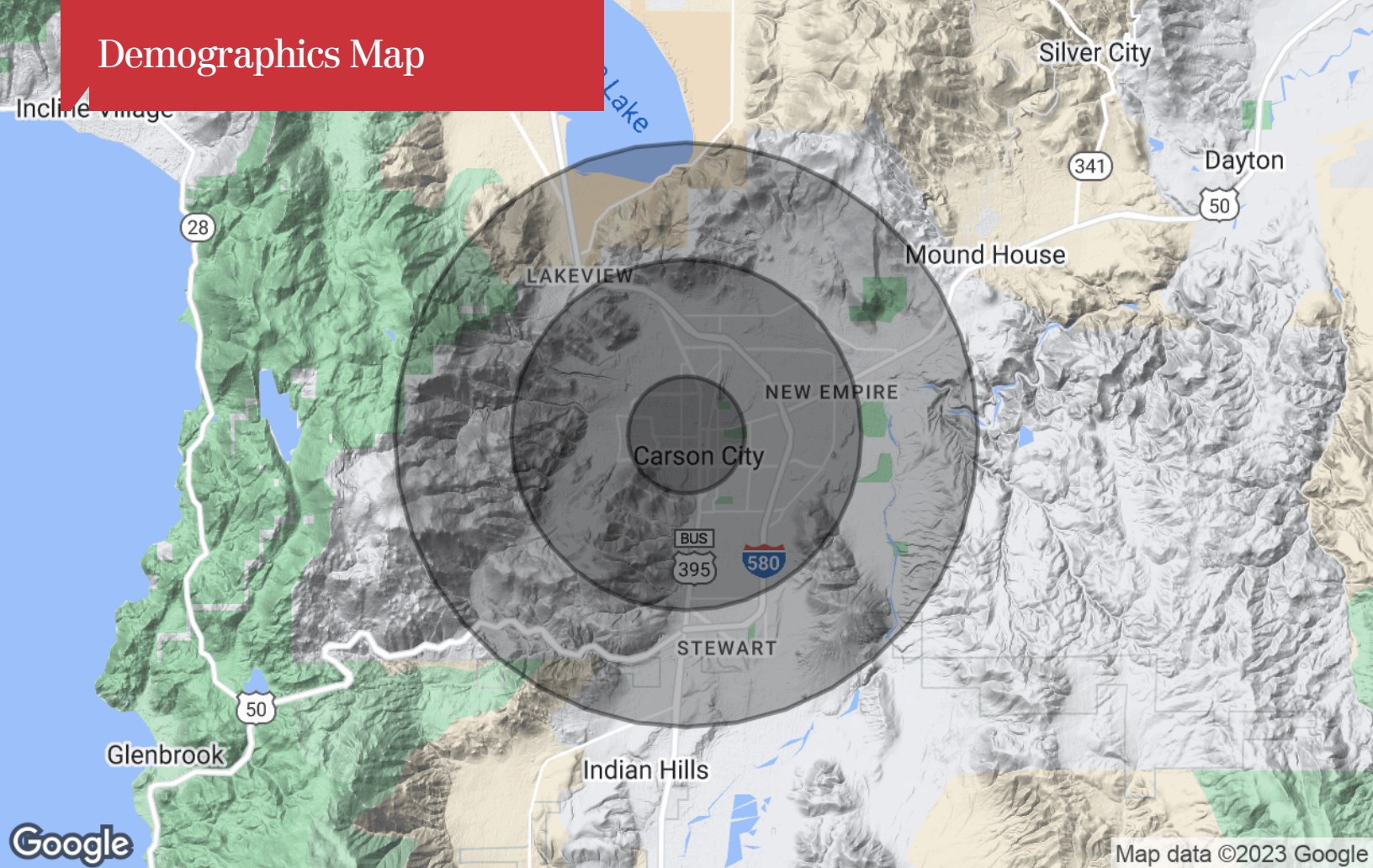


# Location Maps





# Demographics Map



## Population

|                     | 1 Mile | 3 Miles | 5 Miles |
|---------------------|--------|---------|---------|
| TOTAL POPULATION    | 9,060  | 46,630  | 63,505  |
| MEDIAN AGE          | 45.3   | 41.1    | 41.4    |
| MEDIAN AGE (MALE)   | 43.7   | 39.5    | 40.0    |
| MEDIAN AGE (FEMALE) | 46.4   | 42.3    | 42.3    |

## Households & Income

|                     | 1 Mile    | 3 Miles   | 5 Miles   |
|---------------------|-----------|-----------|-----------|
| TOTAL HOUSEHOLDS    | 4,218     | 18,531    | 24,812    |
| # OF PERSONS PER HH | 2.1       | 2.5       | 2.6       |
| AVERAGE HH INCOME   | \$64,138  | \$60,814  | \$63,234  |
| AVERAGE HOUSE VALUE | \$318,483 | \$284,150 | \$310,999 |

## Race

|            | 1 Mile | 3 Miles | 5 Miles |
|------------|--------|---------|---------|
| % WHITE    | 92.2%  | 90.2%   | 89.1%   |
| % BLACK    | 0.3%   | 0.5%    | 0.6%    |
| % ASIAN    | 2.3%   | 1.5%    | 1.9%    |
| % HAWAIIAN | 0.2%   | 0.2%    | 0.2%    |
| % INDIAN   | 0.9%   | 1.5%    | 2.0%    |
| % OTHER    | 4.3%   | 6.2%    | 6.5%    |

## Ethnicity

|            | 1 Mile | 3 Miles | 5 Miles |
|------------|--------|---------|---------|
| % HISPANIC | 12.4%  | 20.5%   | 20.7%   |

\* Demographic data derived from 2020 ACS - US Census