



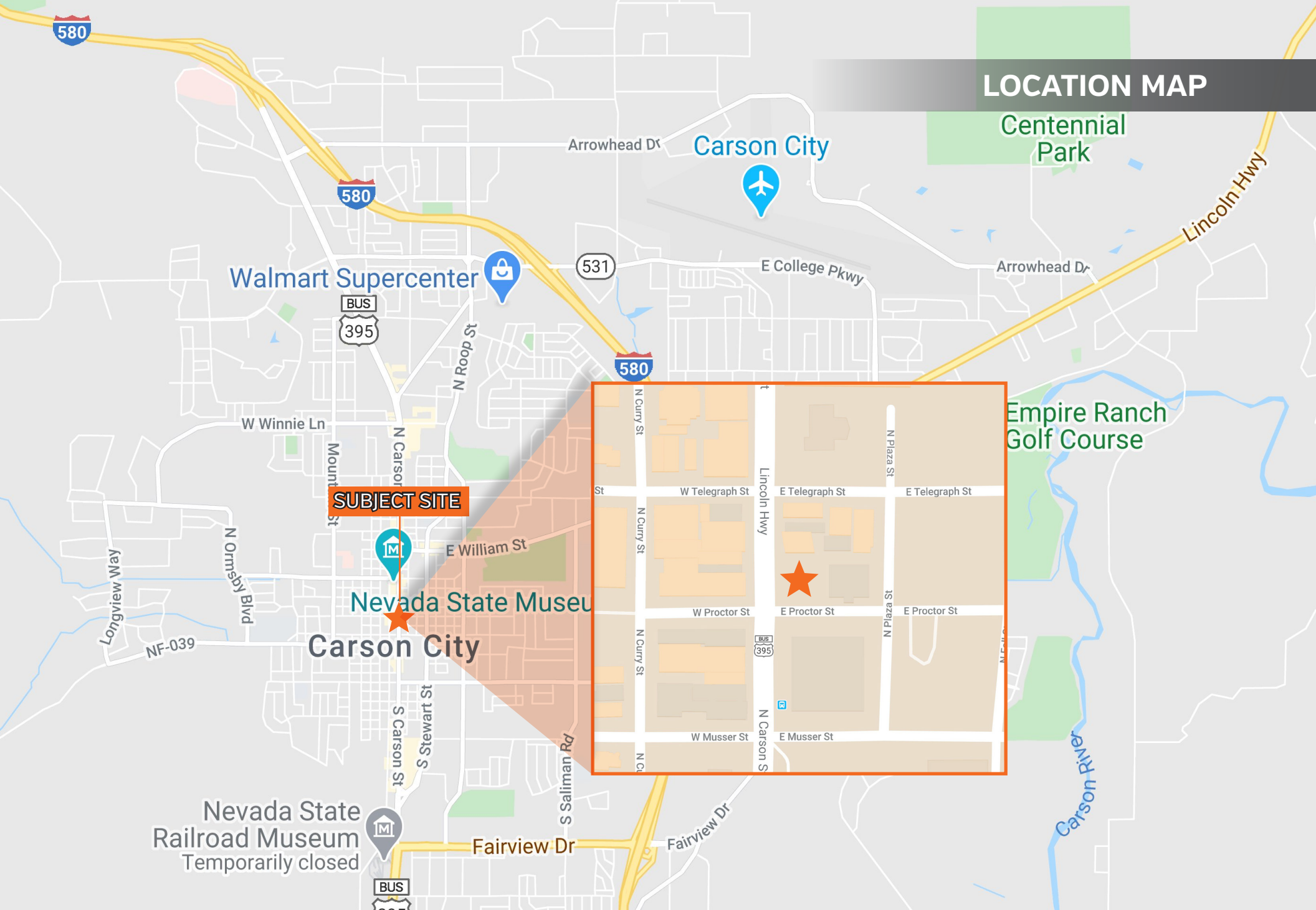
305 N Carson Street

Downtown Carson City

CARSON CITY, NV 89701 | **1,450 SF AVAILABLE**

Wes Brogan
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Lic. # S.0186015

LOCATION MAP



SUBJECT SITE

PROPERTY HIGHLIGHTS



1,450 SF Available



\$1,600 / Mo.



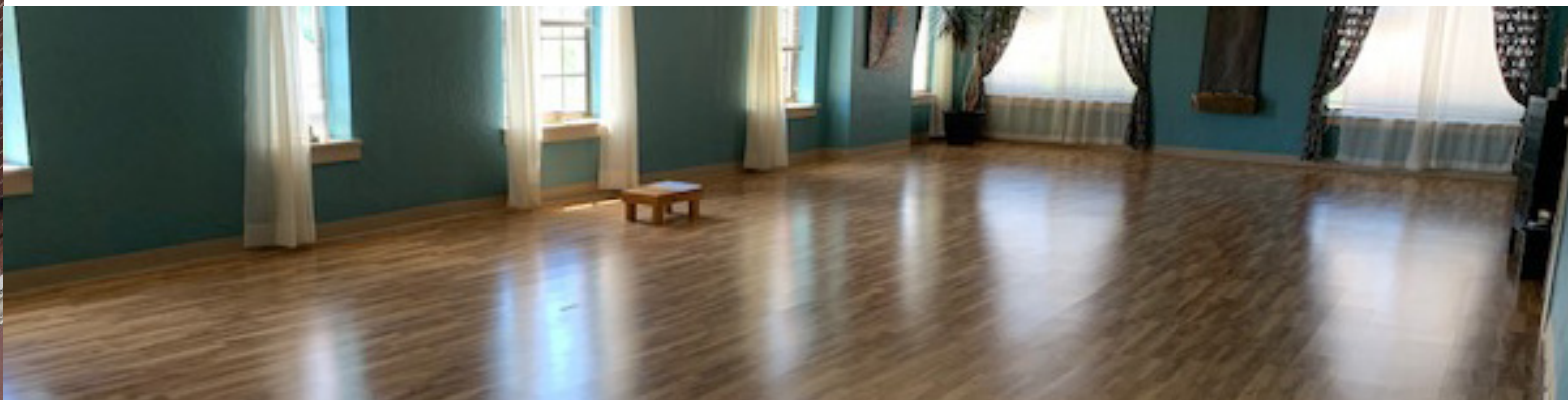
Central Downtown Carson City



Frontage on Center Street



PROPERTY FEATURES



- **Well** appointed space, former Yoga Studio
- **±1,450 SF** available for lease
- **Common** area conference room
- **Located** in the newly designed Downtown Carson City corridor
- **Near** City Hall and Capitol Grounds



Very Walkable

Most errands can be accomplished on foot.



Excellent Transit

Many nearby public transportation options.



Very Bikeable

Biking is convenient for most trips.

PROPERTY PHOTOS





Legislature



Supreme Court



Tourism Bldg



Capitol Bldg



New Downtown Corridor



New Downtown Corridor 2

Why Northern Nevada?

What's your reason for doing business in Greater Northern Nevada? Greater Reno-Sparks-Tahoe is the perfect package. A business friendly and tax friendly environment is hard to find, but add strategic operating benefits as well as unmatched quality of life, and the answer is clear.

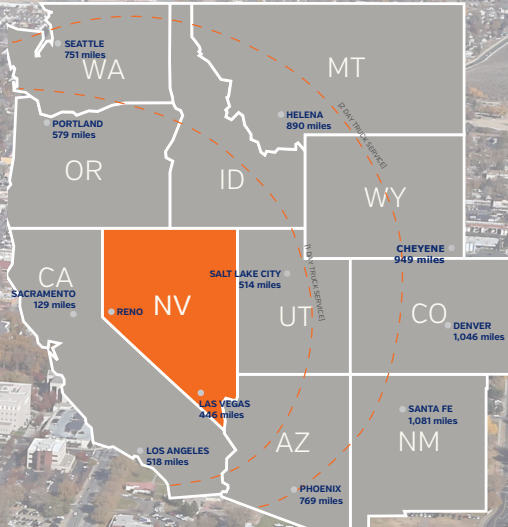
TAX ADVANTAGE

- » NO corporate income tax
- » NO personal income tax
- » NO franchise tax
- » NO unitary tax
- » NO inventory tax
- » NO inheritance tax
- » NO estate tax

QUALITY OF LIFE ADVANTAGE

- » Affordable living costs
- » Emerging new downtown
- » Strong sense of community
- » Four vibrant seasons
- » Endless recreation opportunities
- » Burgeoning arts and culture lifestyle
- » A balanced life pace

TRANSPORTATION



OPERATING ADVANTAGE

- » Strategic location – central among the 11 western states
- » Room for new and expanding companies – over 72 million square feet of industrial space
- » Diverse labor market
- » Wide range of financial resources
- » Entrepreneurial services and support

THE NEW NORTHERN NEVADA

- » 100 companies have relocated here in the last 3 years
- » Home to Tesla's new gigafactory, Switch, Apple, E-Bay, Rackspace, Amazon, Zulily, Jet.com, Cimpress, Alltrade Tools, Micorsoft, Intuit, Sierra Nevada Corp and many more.
- » Affordable large scale real estate and water available
- » Large industrial space
- » Cost of living is .9% lower than national average
- » Ranked #3 in most business friendly tax climate
- » Average commute 22 minutes
- » Ranked #9 in top 100 best places to live

Less than 1-day truck service to >60 MM customers, 8 states, and 5 major ports. 2-day truck service to 11 states.

*Source - www.EDAWN.org

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