



# OFFICE SUITES FOR LEASE

**Historic West Side Office Building**  
**304 West Fifth Street**  
**Carson City, NV 89703**

## SUITE "W"

- \$858 per month plus fees
- Approximately 686 sq. ft.
- Rent includes water and sewer services
- Reception, 2 separate office, storage room, built-in bookshelves and full bath
- Separate rear entry from covered porch
- Separately metered for gas and electric
- Separate HVAC system
- Use of one-half existing signage
- Tenant responsible for quarterly service of HVAC system, snow removal, landscape maintenance and one-half of any increase in taxes over the base year

## SUITE "E"

- \$858 per month plus fees
- Approximately 686 sq. ft.
- Rent includes water and sewer services
- Reception, separate office, kitchen with storage room and full bath
- Separate rear entry into the kitchen
- Separately metered for gas and electric
- Separate HVAC system
- Use of one-half existing signage
- Tenant responsible for quarterly service of HVAC system, snow removal, andscape maintenance and one-half of any increase in taxes over the base year

Lease Term Negotiable \* Suites can be combined under one lease \* RO (Residential Office) Zoning  
Garage is rented separately



**CARSON PROPERTIES**  
INC

187 Sonoma Street  
Carson City, NV 89701

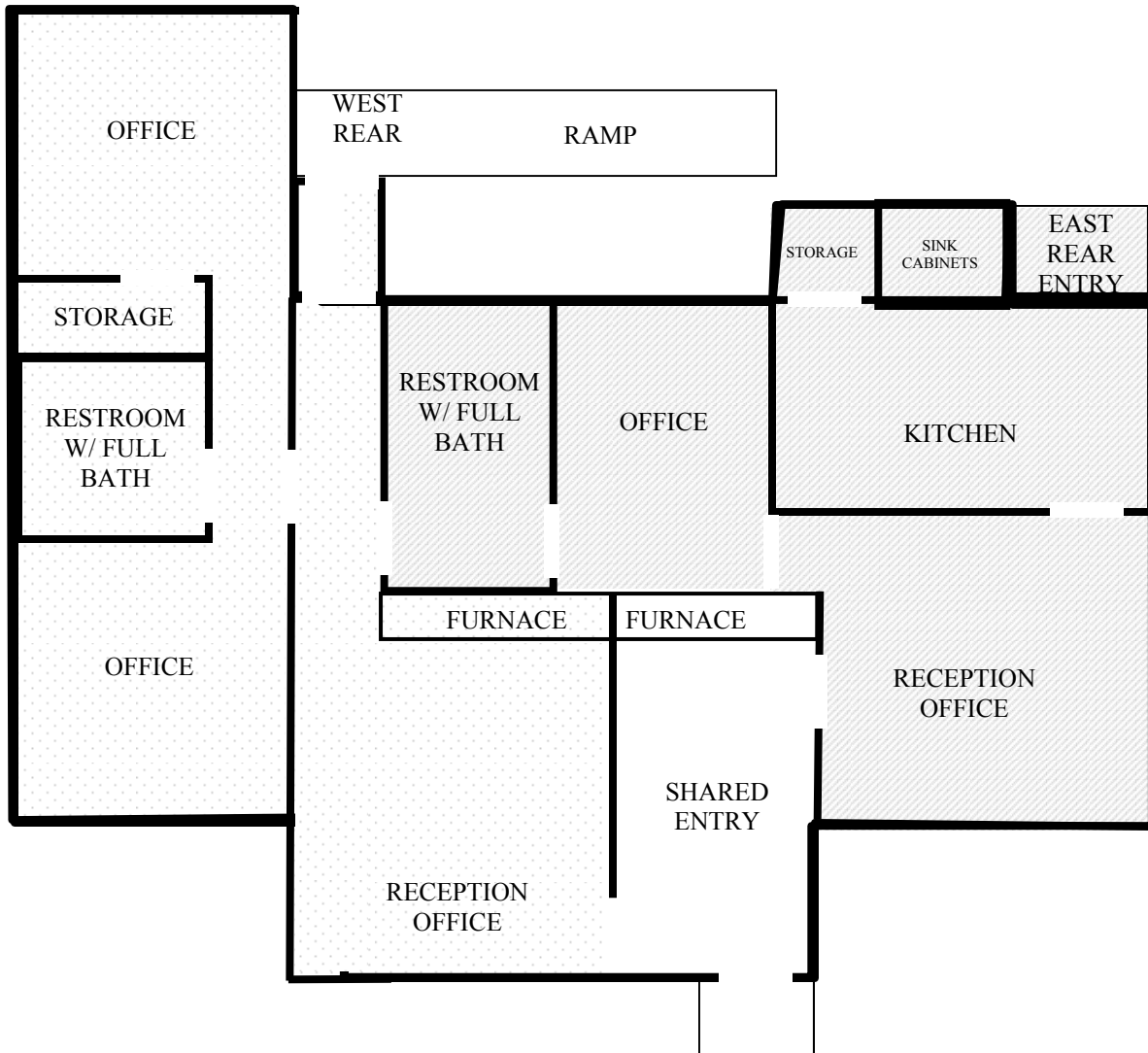
**PROFESSIONAL REAL ESTATE  
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For Further Info Call  
**Terry Yeager**  
CRES, CRS, GRI  
Broker/Owner  
**(775) 882-3211**

Your e-mail is welcome:  
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[www.carsoncommercial.com](http://www.carsoncommercial.com)



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