






CARSON PROPERTIES
INC

OFFICE / RETAIL SPACE FOR LEASE

www.carsoncommercial.com

terryyeager@callatg.com

May 3, 2010

PHOTO	PROPERTY LOCATION	SQUARE FEET	ZONING	TYPE	PER SQ. FT.	\$/MONTH	NOTES
	Clear Creek Plaza 3790 U.S. Highway 395 Carson City, NV 89705	Suite 302 1,280 sq ft	GC	Retail/Office	\$1.75/sf NNN	\$2,240/mo* NNN REDUCED!	Located in the Super Wal-Mart shopping center off of US 395. Excellent tenant mix Outstanding visibility! Call for appt. to show. *Plus \$0.27/mo est. CAM
	King 400 400 W. King Street Carson City, NV 89703	Suite 406 1,610 sq ft	RO	Office	\$1.00/sq ft Gross DRASTIC PRICE REDUCTION	\$1,610/mo	Full service lease! Access to and from Hwy 395 (S. Carson Street) Ample parking on-site and street-side
	111 W. Tenth Street Carson City, NV 89706	Unit A & B A- 2,000 sq ft B- 1,000 sq ft Unit C 1,500 sq ft	RC	Office/Retail	\$1.00/sq ft NNN \$1.00/sq ft NNN	\$3,000/mo* A- \$2,000/mo* B- \$1,000/mo* NNN \$1,500/mo* NNN	Suites A & B share gas and electric meters. (See flyer for details) Suites B & C have common restrooms. Convenient, affordable and attractive. *Plus \$.27/sf/mo CAM fee

Leased and managed by:

Carson Properties, Inc.
187 Sonoma Street
Carson City, Nevada 89701

**PROFESSIONAL REAL ESTATE
INVESTMENT & MANAGEMENT SERVICES**

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	1000 E. William Street Carson City, NV 89701	1000- Suite 117 2,244 sq ft	DC	Retail/Office	\$1.10/sf NNN	\$2,468/mo*	RATES REDUCED TO \$1.05/SF NNN Call for appt. to show.
		1000- Suite 120 630 sq ft				\$693/mo*	1000, Suite 209– Available July 1, 2010
		1000- Suite 209 1,450 sq ft				\$1,595/mo*	Suites: 1000 #117, 1050 #300, 1050 #403, 1050 #405A and 1050 #435 will be available June 1, 2010
		1050- Suite 300 14,154 sq ft All or part– can be divided.				\$15,469/mo*	Easy access, central Location with U.S. Hwy 50 East frontage
		1050- Suite 403 638 sq ft				\$702/mo*	Gas, water, electricity and sewer charges included in CAM Expenses
		1050- Suite 405A 870 sq ft				\$957/mo*	*Plus \$0.15/sf/mo CAM fee (estimated)
		1050- Suite 435 1,646 sq ft				\$1,811/mo*	Minimum 3-year lease

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	Telegraph Square 111 W. Telegraph Carson City, NV 89703	Suites 202 & 204 2,970 sq ft	GI	Office		Call for pricing.	10 offices, reception area, work area, copy/storage room and common area restrooms. Available 02/01/11. Call for appt. to show.
	3086 Silver Sage Dr. Carson City, NV 89703	3,044 sq ft	NB-P	Office	\$1.00/sf	\$3,044/mo	ONE MONTH FREE RENT! Excellent executive office space located in the Wind Tree Office Park. Call for appt. to show. Lease option available!
	707 N. Minnesota Street Carson City, NV 89703	5,000 sq. ft.	RO	Office or Medical Office	\$1.00/sq ft NNN REDUCED!	\$5,000/mo*	Westside office space or medical office space with a surgical suite and recovery room. Centrally located on the west side of Carson City Call for appt. to show.

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	Fairview Garden Office Complex 675 Fairview Drive Carson City, NV 89701	<u>Suite 209</u> 224 sq ft	LI	Office/Retail	\$0.91/sf NNN	\$204/mo + \$77/mo CAM*	NEW LOWER RATES!
		<u>Suite 211</u> 242 sq ft				\$220/mo + \$83/mo CAM*	CAM fee is \$0.34/sf/mo
		<u>Suite 212</u> 164 sq ft				\$149/mo + \$56/mo CAM*	Gas, water, electricity and sewer charges included in CAM expense.
		<u>Suites 214-220, 241,242**</u> 1,848 sq ft				\$1,682/mo + \$629/mo CAM*	Suites 211 and 212 can be combined.
		<u>Suite 224</u> 168 sq ft				\$153/mo + \$58/mo CAM*	Suites 214-220, 241,241 Include a kitchen area, restrooms, offices and open areas. It would be a great space for a small church or community group.
		<u>Suite 238</u> 196 sq ft				\$178/mo + \$67/mo CAM*	**216, 216A, 217 and 218 can be split into a separate unit
		<u>Suites 240-240A</u> 278 sq ft				\$253/mo + \$95/mo CAM*	**219, 220, 241 and 242 can be split into a separate unit.
		<u>Suites 246</u> 196 sq ft				\$178/mo* \$67/mo CAM*	Suite 246– Available 2/1/09

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	<p>Conestoga Business Center 2701 Conestoga Drive Carson City, NV 89706</p>	<p>Unit 107 1,080 sq ft</p>	AIP	Office	\$.65/sq ft Modified Gross	\$702/mo*	<p>Two offices with open reception area, kitchen area and restroom.</p> <p>Available NOW!</p> <p>*Plus \$20 per month for common area maintenance.</p>
	<p>45 Heppner Drive Mound House, NV 89706</p>	780 sq ft	M-1	Office	\$.75/sq ft Gross	\$585/mo*	<p>RECESSION BUSTER PRICING!</p> <p>Three combined offices plus one office with reception window.</p> <p>The entrance and Restroom are shared with the tenant in warehouse Unit A</p>
	<p>South Carson Commercial Center 509 Moses Street Carson City, NV 89703</p>	<p>Office/Storage 78 sq ft</p>	GC	Office	\$.64/sq ft Gross	\$75/mo	<p>Rent includes utilities.</p> <p>Great South Carson location!</p>

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	Deer Run Business Park 3198 N. Deer Run Road Carson City, NV 89701	Units #5/#6 2,500 sq ft	GI	Retail/ Warehouse	\$.65/sf NNN	\$1,625/mo + \$125/mo CAM	Highway 50 E. Frontage *Plus \$.05/sf/mo CAM fee ONE FREE MONTH RENT!!
	4960 Hwy 50 East Mound House, NV 89432	1,600 sq ft	C2	Retail/ Commercial	\$0.50/sf	\$800/mo	Hwy 50 East frontage! Roll-up door in rear of building. Fenced yard.
	Eagle Valley Business Center 5819 Sheep Drive Carson City, NV 89701	Unit 1 2,528 sq ft Unit 2 996 sq ft	GI	Office	\$.80/sf Gross \$1.25/sf Gross	\$2,022/mo \$1,245/mo	ONE MONTH FREE RENT! Unit #1– Call for appt. to show. (Owner occup.) Unit #2– Call for appt. to show.

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