

# RETAIL—OFFICE SPACE

111 W. 10th Street  
Carson City, NV 89703

RC—Retail Commercial Zoning

Convenient, Affordable & Attractive



Centrally located next to Carson Station at  
the corner of US HWY 395

◆  
Attractive & highly visible signage on HWY 395

◆  
High quality brick & glass architecture

◆  
Parking spaces allocated exclusively



**CARSON PROPERTIES**  
INC  
187 Sonoma Street  
Carson City, NV 89701

**PROFESSIONAL REAL ESTATE  
INVESTMENT & MANAGEMENT SERVICES**

## FOR LEASE

Suite A — 2,000 sq ft

Offered at ONLY \$1.00/sq ft per month

**\$2,000.00/month plus \$540/mo CAM\***

\*Tenant shall also pay 44.5% of any increase over  
\$0.27/sf/mo of the CAM charges.

Top portion of the monument sign

A & B share power and gas meters therefore; Tenant to be billed back for 67% of the power and gas expenses per month if B is leased. Tenant to be billed back for 100% of the power and gas expense per month if B is vacant.

Suite B — 1,000 sq ft

Offered at ONLY \$1.00/sq ft per month

**\$1,000.00/month plus \$270/mo CAM\***

\*Tenant shall also pay 22.2% of any increase over  
\$0.27/sf/mo of the CAM charges

Top portion of the monument sign

A & B share power and gas meters therefore; Tenant to be billed back for 33% of the power and gas expenses per month if A is leased. Tenant to be billed back for 100% of the power and gas expenses per month if A is vacant.

Suites A & B — 3,000 sq ft

Offered at ONLY \$1.00/sq ft per month

**\$3,000.00/month plus \$810/mo CAM\***

\*Tenant shall also pay 66.7% of any increase over  
\$0.27/sf/mo of the CAM charges

Top portion of the monument sign

Suite C — 1,500 sq ft

Offered at ONLY \$1.00/sq ft per month

**\$1,500.00/month plus \$405/mo CAM**

\*Tenant shall also pay 33.3% of any increase over  
\$0.27/sf/mo of the CAM charges

Bottom portion of monument sign

For Further Info Contact:

**Terry Yeager**

Broker, Owner

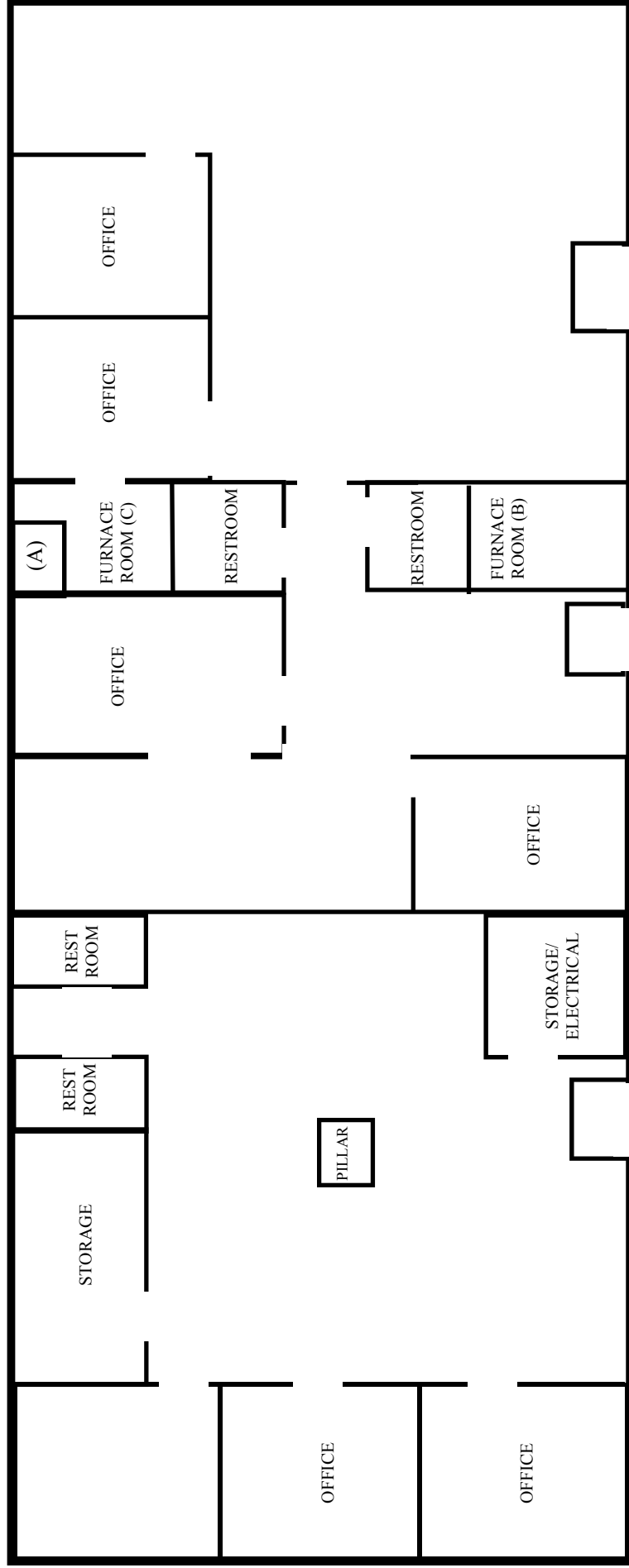
**(775) 882-3211**

Your email is welcome!  
terryyeager@callatg.com  
carsoncommercial.com



This information was obtained from sources deemed reliable but is not guaranteed by the broker. Prospective buyers or lessees should check all facts to their own satisfaction. This offering is subject to prior sale, lease, price change, correction, or withdrawal.

# 111 W. TENTH STREET FLOOR PLAN



125'

39'

**SUITEA**  
2,000 SQ. FT.

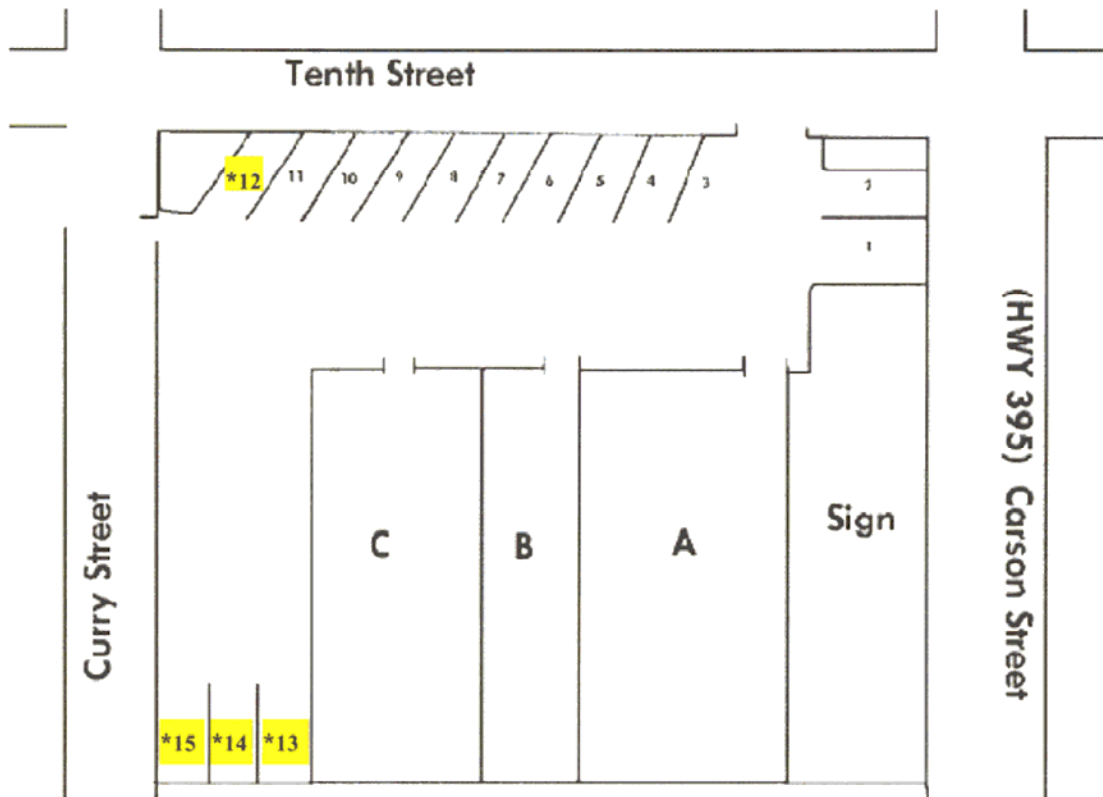
Suites A and B must be rented together. They share gas and electric meters.

**SUITEB**  
1,000 SQ. FT.

Suites B and C have common restrooms.

**SUITEC**  
1,500 SQ. FT.





**111 W. 10th Street, Carson City, NV**

**Parking Space Layout**

Units A and B– Spaces 1-11  
 Unit C Spaces 12-15



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