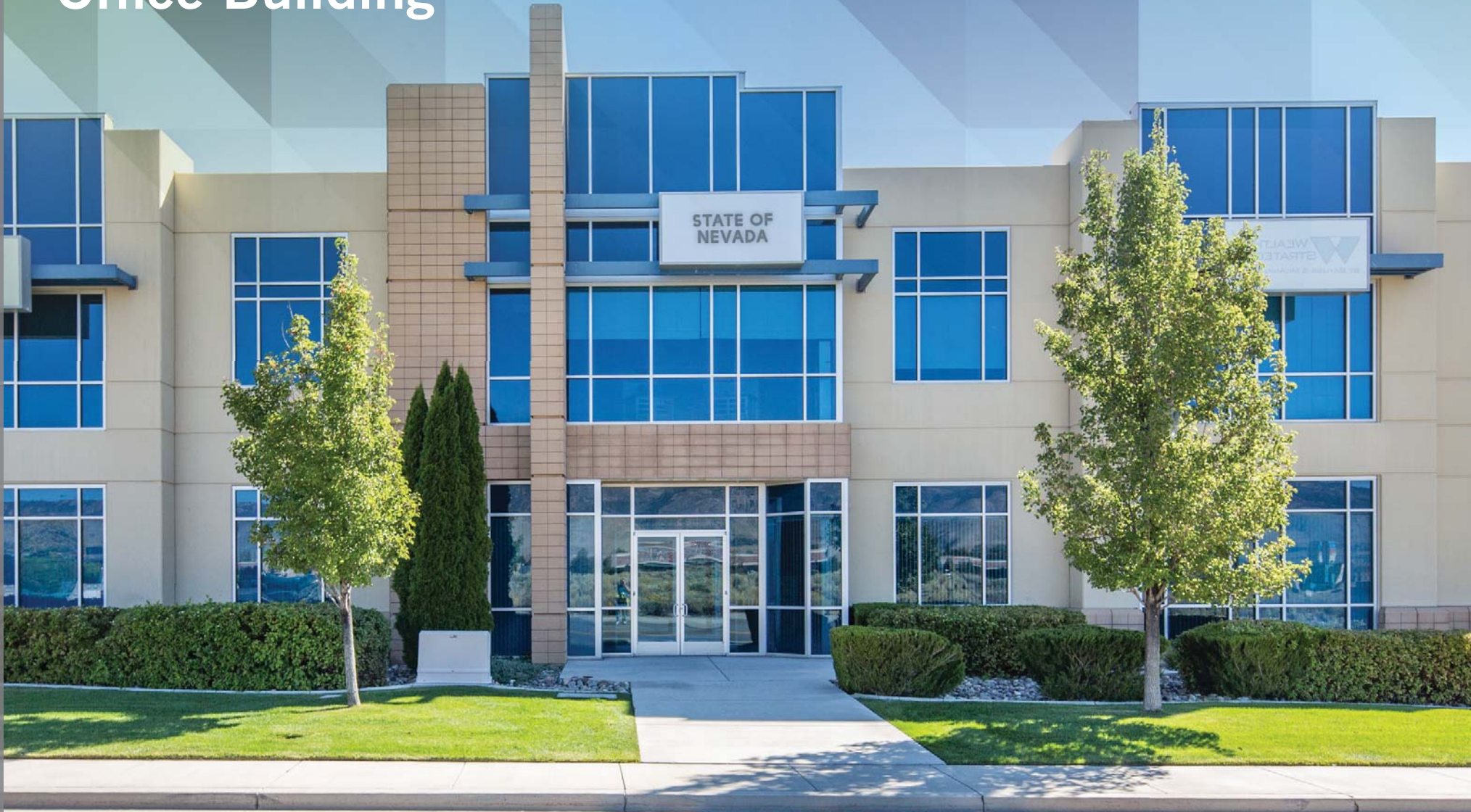


Trophy Class A Office Building

Single Tenant, 100% Leased
Two-Story Office Building

1830 E COLLEGE PKWY
CARSON CITY, NEVADA



CAPITAL MARKETS



SITE SUMMARY

Address	1830 E. College Parkway Carson City, NV
Square Feet (Gross)	22,218 SF
Square Feet (Net)	21,550 SF
Land Size	1.10 acres
APN	008-921-06
Year Built	2006



Property Summary

In addition to its strong location, premier tenancy, high-end building finishes and nearby amenities, below are some additional building features.

+ Building Construction. Modern concrete tilt-up and steel-framed construction. Interior finishes feature upgraded lighting, wood paneling, granite countertops and high-end tile lobby and bathrooms. Two T1 lines run into the property, and three IT rooms feature

dedicated air conditioning units. Originally constructed as a multi-tenant building, the property is capable of accommodating seven suites (separately metered). Fully sprinklered.

- + Parking.** Ample parking in place.
- + Zoning.** The property is located within the LI or Limited Industrial District. The LI District is established to preserve and industrial district restricted to a use engaged in the assembly or

manufacture from previously prepared materials, or finished products or parts, including processing, fabrication, assembly, treatment, packaging, incidental storage, sales, and distribution of such products, but excluding basic industrial processing. Government offices are allowed under this particular zoning.