

# OFFICE FOR LEASE

3476 Executive Pointe Way

Carson City, NV 89706



**9,778 SQFT | \$1.15 / SF Base Rent**

## Property Summary

3476 Executive Pointe Way is a well-located office/light industrial property in the heart of Carson City, offering ±9,778 SF across five flexible suites (1,092–3,792 SF). The property features a prominent monument sign on College Parkway, excellent visibility, and ample on-site parking for employees and clients. Just one mile from Hwy 580, it provides convenient access for local and regional traffic. Qualified tenants benefit from new flooring, professional-grade paint, and additional improvements based on lease terms. Ideal for professional services, engineering, and state-related operations. Call today to schedule a tour.



All information provided is deemed reliable, but it not guaranteed & should be independently verified.



**ROB SKINNER**

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## Location Details

- Located in North Carson City, just off College Parkway
- 1 mile from I-580/US-395 for easy freeway access
- 5 minutes to downtown Carson City and government offices
- 30-minute drive (32 miles) to Reno
- Close to restaurants, retail, and professional services
- High visibility with monument signage on College Parkway
- Convenient for businesses serving both Carson City and Reno markets

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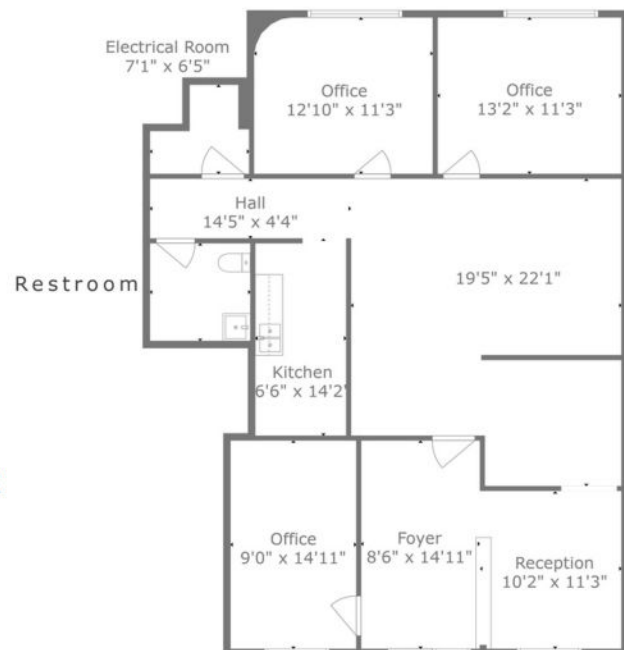
## Suite 11

**1512 SF | \$1.15/SF Base Rent**



## Suite 12

**1296 SF | \$1.15/SF Base Rent**



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## Suite 13

1158 SF | \$1.15/SF Base Rent



## Suite 14

3972 SF | 2 Floors | \$1.15/SF Base Rent



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