



MCKINNEY & ASSOC.,
INC., REALTORS®

Commercial Properties for Lease- April 2017

2196 LAKE TAHOE BLVD.
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Monthly Amount	Description and Location	Square Feet
\$1.85/sq.ft. Gross Lease (Utilities Included)	<u>Tahoe Star Office Building-</u> 2489 Lake Tahoe Blvd., #5- 560 #23-748, #25-438, #27-692, #28-765 #29/30-360 Professional, A/C Offices, New Carpet	Various
\$2.50/sq.ft. Including CAM Charges, Modified Gross	<u>Tahoe Keys Village-</u> 589 Tahoe Keys Blvd., Great location in the Tahoe Keys Marina and includes a boat dock for the term on the lease!	A 2/3- 1560 D5- 1320 E2- 760 E5/6- 1920 E9-740
\$1.50/sq.ft. base rent (Negotiable Terms)	<u>981 Silver Dollar-</u> Fantastic Parking Lot!! ADA compliant office space, perfect for government offices!	10,498
\$1.35/sq.ft. Modified Gross 3 year lease	<u>Tahoe Keys Center-</u> 2264 Lake Tahoe Blvd., Great location, nice office spaces, and the center has an ADA compliant bathroom.	#1-551 #12-1286
\$1.75/sq.ft. Full Service Lease	<u>1029 Takela-</u> Professional office space, great parking, central location just off of Highway 50.	852 712
\$1.85/sq.ft. Modified Gross Lease	<u>2494 Lake Tahoe Blvd- Pine Cone Plaza,</u> Great central location, busy center, highway frontage space available!	B2-368 B4-567
\$1.35/sq.ft.+CAM ~0.10/sq.ft	<u>Bijou CVS Center-</u> 3459 Lake Tahoe Blvd., Busy center, great location, parking, and signage.	1500
\$1.50/sq.ft. Modified Gross	<u>987 Edgewood Center-</u> Center anchored by Dominos Pizza, great location, parking, and signage.	641- Unit F
\$1.75/sq.ft. Modified Gross Suites 100-200 \$1.75 modified Gross Suites 300 \$2 sq ft full service	<u>Plaza 89- 870 Emerald Bay Road</u> Professional office space, previously housing the USFS, located on two acres of parking and landscaped grounds, with great ingress, egress, and ADA compatibility. #204-1070,#205-538, #207-902,#208-708,#209-722,#306-88	#104-1095 #105-406 #109-1194 #202-600 #203-1091
\$1.50/sq.ft.	<u>960 Emerald Bay Road</u> Upstairs office space available above Pet Supermarket, beautifully remodeled, ADA restrooms, great location at the "Y".	Unit 3- 500 Unit 5-500



\$2.65/sq. ft. NNN	<u>3668 Lake Tahoe Blvd, Ski Run Center</u> Very desirable shopping center and close to Ski Run Marina	Unit F-1632 Unit E-1557
\$1.00/sq ft	<u>1950 Lake Tahoe Blvd-</u> Great location at the "Y", busy center with parking, signage, and a common area.	Upstairs Units #9-735 #11-1246 #10
\$3500/month	<u>1201 Emerald Bay Road-</u> This is a freestanding building next to Ernies Restaurant, currently being used as a dental practice. The current tenant needs to sublease for their existing 3.5 years and different must be approved by landlord.	2,200
\$1.35/ sq. ft. +CAM charges F- 9.45% D-6.9%	<u>2227-2229 Lake Tahoe Blvd-</u> Prior "Franks TV" location and space next door to overland Meat in a busy center anchored by Artemis restaurant and King's Liquor. Great location on highway 50 at the entrance of the Tahoe Keys, with signage, and easy ingress and egress.	Unit F-1,130 Unit D-900
\$2.25/ sq. ft. NNN	<u>3678 Lake Tahoe Blvd-</u> Prime freestanding building at Skin Run, currently "Chevy's" restaurant.	11,670 total. 8,710 usable

Modified Gross Lease:

A type of real estate rental agreement where the tenant pays base rent at the lease's inception but in subsequent years pays the base plus a proportional share of some of the other costs associated with the property, such as property taxes, utilities, insurance, and maintenance.

NNN:

A lease agreement on a property where the tenant or lessee agrees to pay all real estate taxes, building insurance, and maintenance (the three "Nets") on the property in addition to any normal fees that are expected under the agreement (rent, utilities, etc.). In such a lease, the tenant or lessee is responsible for all costs associated with the repair and maintenance of any common area.