



PINE RIDGE PLAZA

\$ 3,350,000

937 Tahoe Blvd, Incline Village, NV

M. Trevor Smith

(775) 831-4834 direct

(888) 882-4632 toll free

- **Multi-tenant professional office building**
- **Prime central location on Tahoe Blvd.**
- **Highway-front signage**
- **Approximately 26 parking spaces plus 9 carport spaces**
- **ADA compliant with elevator access**

This spectacular Class A commercial office building in the heart of Incline Village, Nevada is located across from Raley's shopping center and is within walking distance to several restaurants. This facility was constructed in 1996, has been impeccably maintained, has seasoned tenants and shows pride of ownership. Call for complete details on leases, income and expenses.

**COLDWELL
BANKER**

INCLINE VILLAGE REALTY, INC.

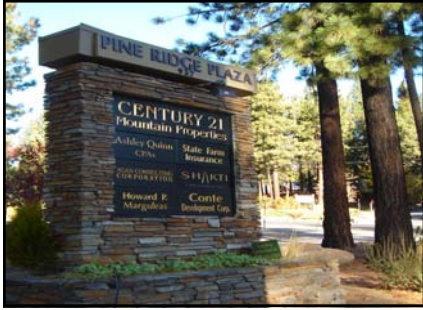
917 Tahoe Blvd., Suite 202

Incline Village, NV. 89451

Ttaho.com

Trevor@Ttaho.com

937 Tahoe Blvd, Incline Village, NV.



DETAILS AT A GLANCE...

- Heat: natural gas forced air & air conditioning
- Approximate square footage: 15,440*
- Year built: 1996
- Lot size: 1 acre*
- 2007/2008 Taxes: \$ 30,373.79*
- Includes 5 full IVGID privileges*
- Assessor's parcel number: 132-231-08
- Legal description: Commercial Subdivision #1, portion of S2-Section 15, 16N, R18E

*IF SQUARE FOOTAGE IS A CRITERIA OF BUYER(S) DECISION TO BUY, BUYER TO VERIFY
All advertising of this property is subject to errors, omissions, price change or withdrawal without notice.



More Agents

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This property is listed by:

M. Trevor Smith

Broker/Salesman

(775) 831-4834 direct

(888) 882-4632 toll free

(775) 831-4833 fax

Trevor@Ttaho.com



Resort
Property Network™



**CONFIDENTIALITY AGREEMENT AND AGREEMENT
FOR RELEASE OF EVALUATION MATERIAL
AND WAIVER OF CLAIMS**

This Confidentiality Agreement and Agreement for the Release of Evaluation Material and Waiver of Claims (“Agreement”) is dated _____ by _____ (“Buyer”) and _____ (“Broker”) regarding the property known as 937 Tahoe Blvd., Incline Village, NV, comprised of a 3-story office building consisting of approximately 15,440 gross square feet of office space (the “Property”).

1. Evaluation Material Representatives. Buyer and Broker are evaluating certain Property owned by Owner for the purpose of purchasing the Property from Owner (the “Transaction”), and, to assist Buyer and Broker in evaluating a possible transaction with Owner, Owner is prepared to make available to the Buyer and Broker certain confidential, non-public or proprietary information concerning the Property and the tenants (the “Evaluation Material”). As a condition to the Evaluation Material being furnished to Buyer and Broker, Buyer and Broker agree to treat the Evaluation Material in accordance with the provisions of this Agreement and to take or abstain from taking certain other actions hereinafter set forth.

2. Excluded Information. The Evaluation Material shall not include information that: (i) is or becomes publicly available other than as a result of acts by Buyer in breach of this Agreement; (ii) is in Buyer’s or Broker’s possession before disclosure by the Owner or is independently derived by Buyer or Broker without the aid, application or use of the Evaluation Material; (iii) is disclosed to Buyer or Broker by a third party on a non-confidential basis; or (iv) counsel for Buyer or Broker advises must be disclosed by law.

3. Non-Disclosure of Evaluation Material. Buyer and Broker shall use the Evaluation Material solely for the purpose of evaluating a possible transaction with Owner. Buyer and Broker shall keep the Evaluation Material confidential and shall not disclose any of the Evaluation Material in any manner whatsoever, provided, however, that Buyer and Broker may make any disclosure of information contained in the Evaluation Material to which Owner gives its prior written consent.

4. Return of Evaluation Material. Promptly upon the written request of Owner, Buyer and Broker will return all copies of the Evaluation Material to the Owner.

5. Subpoena or Court Order. If Buyer or Broker or anyone to whom it discloses the Evaluation Material receives a request to disclose all or any part of the Evaluation Material under the terms of a subpoena or other order issued by court of competent jurisdiction or by a government agency, Buyer or Broker shall (i) promptly notify Owner of the existence, terms and circumstances surrounding such a request; (ii) consult with Owner on the advisability of taking steps to resist or narrow that request; (iii) if disclosure of that Evaluation Material is required, furnish only such portion of the Evaluation Material as Buyer is advised by counsel is legally required to be disclosed; and (iv) cooperate with Owner, at Owner’s expense, in its efforts to obtain an order or other reliable assurance that confidential treatment will be accorded to that portion of the Evaluation Material that is required to be disclosed.

6. Disclaimer of Warranty. Neither Owner nor its Representatives has made or makes any representation or warranty regarding the accuracy or completeness of the Evaluation Material. Buyer and Broker agree that neither Owner nor its Representatives shall have any liability to Buyer or any of its Representatives resulting from Buyer’s or Broker’s use of the Evaluation Material,

except as may be expressly set forth in a definitive written agreement, between the parties hereto with respect to a Transaction in accordance with the terms hereof.

7. Release and Waiver of Warranties and Claims. Except as set forth herein, Buyer and Broker expressly acknowledge that the Evaluation Material are being provided solely as a courtesy and without any representation or warranty of any kind. As part of Buyer's and Broker's agreement to accept and use the Evaluation Material and Audit as such use is defined herein, and as consideration for the release of the Evaluation Material by Owner, BUYER AND BROKER HEREBY WAIVE ANY AND ALL ACTUAL OR POTENTIAL RIGHTS, CLAIMS, CAUSES OF ACTION OR DEMAND BUYER OR BROKER MIGHT HAVE REGARDING ANY FORM OF WARRANTY, EXPRESSED OR IMPLIED, OF ANY KIND OR TYPE, RELATING TO THE EVALUATION MATERIAL.

8. Due Diligence. Buyer and Broker acknowledge they will be conducting due diligence with regard to the Property and that such due diligence is the sole responsibility of Buyer and Broker. Buyer and Broker shall at all times conduct their due diligence review, inspections and examinations in a manner so as to not cause damage, loss, cost or expense to Owner, the Property or the tenants of the Property and so as to not interfere with or disturb any tenant at the Property, and Buyer will indemnify, protect, defend, and hold Owner and the Property harmless from and against any such cancellation of this Agreement. Without limitation on the foregoing, in no event shall Buyer or Broker contact any tenant of the Property without Owner's express written consent. Owner shall have the right, at its option, to cause a representative of Owner to be present at all inspections, reviews and examinations conducted hereunder.

9. Remedies. Buyer and Broker acknowledge that if this Agreement is breached, Owner could not be made whole by monetary damages. Accordingly, Owner, in addition to any other remedy to which it may be entitled by law or in equity, shall be entitled to an injunction to prevent breaches of this Agreement, and to an order compelling specific performance of this Agreement. Buyer shall reimburse Owner for all costs and expenses, including reasonable attorney's fees, incurred by Owner if Owner successfully enforces the obligations of Buyer and its Representatives hereunder.

10. Miscellaneous

a) Assignment; Binding Effect. All of the covenants, conditions and obligations contained in this Agreement shall be binding upon and inure to the benefit of the respective successors, permitted assigns and designees of Owner, and the successors of Buyer. Buyer may not assign this Agreement.

b) Severability. If any provision of this Agreement shall be determined to be invalid or unenforceable, the remaining provisions of this Agreement shall not be affected thereby, and every provision of this Agreement shall remain in full force and effect and enforceable to the fullest extent permitted by law.

c) Headings. The headings appearing in this Agreement are inserted only as a matter of convenience and in no way define, limit, construe or describe the scope or intent of any article or section of this Agreement.

d) Survival. Except as otherwise provided in this Agreement, Owner and Buyer agree that the covenants, warranties and representations contained herein shall survive the completion of the services and the termination of this Agreement.

e) Waiver. Neither party's waiver of the other's breach of any term, covenant or

condition contained in this Agreement shall be deemed to be a waiver of any subsequent breach of the same or any other term, covenant or condition in this Agreement.

f) Governing Law. This Agreement shall be governed by and construed in accordance with the laws of the State of Nevada.

g) Entire Agreement; Modification. This Agreement constitutes the entire agreement of the parties concerning its subject matter. There are no promises or other agreements, oral or written, express or implied, between them other than as set forth in this Agreement concerning the subject matter of this Agreement. No change or modification of, or waiver under, this Agreement shall be valid unless it is in writing and signed by duly authorized representatives of Owner, Buyer, and Broker.

IN WITNESS WHEREOF, the Broker herein causes this Agreement to be duly executed as of the date set forth above. By its signature, Broker herein agrees: (i) to all terms and conditions set forth above (ii) that this agreement authorizes Broker to submit the Evaluation Material to the Buyer named below only, and that prior to providing such Evaluation Material or any portion thereof to any other buyer, Broker and such other buyer must first execute a copy of this Agreement and deliver same to Owner's representatives.

BROKER:

By: _____

Name: _____

Title: _____

Company Name: _____

Address: _____

City, State, Zip: _____

Phone: _____

FAX: _____

e-mail: _____

IN WITNESS WHEREOF, the Buyer has caused this Agreement to be duly executed as of the date

set forth above. By its signature, Buyer herein consents to: (i) all terms and conditions set forth above, and (ii) to be represented by the Broker named above in any prospective purchase of the Property by Buyer.

BUYER:

By: _____

Name: _____

Title: _____

Company Name: _____

Address: _____

City, State, Zip: _____

Phone: _____

FAX: _____

e-mail: _____