



## Exclusive Listings

- > Office > Sale | Lease
- > Industrial > Sale | Lease
- > Retail > Sale | Lease
- > Land > Sale | Lease
- > Multi-Family

# Exclusive Property Summary







COLLIERS INTERNATIONAL > RENO, NV

100 West Liberty Street, Suite 740 > Reno, NV > 89501 > 775 823 9666 > [colliers.com](http://colliers.com)





## INDUSTRIAL - FOR LEASE

	PROPERTY INFORMATION	AVAILABLE INFORMATION	CONTACT / COMMENTS
<b>1</b>	<p><b>740 Bennie Ln</b> <b>Reno, NV 89512</b></p>  <p>1016186438 - Y</p>   <p>Property Type: Industrial Property Subtype: Light Industrial Property SF: 7,800 Lot Size: 4.58 Acres Construction Status: Existing Construction Material: Masonry Year Built: 2007 Class: A Floors: 1 Available Date: Immediate Occupied?: No Zoning: IC Territory: RNO-North Valleys APN: 035-672-01</p>	<p><b>FOR LEASE</b></p> <p>Available SF: 3,900 Office BuildOut SF: 1,100 Light Industrial SF: 2,800 Avail Subtype: Light Industrial Rental Rate: \$5,500/Month NNN Expenses: TBD Grade Level Doors: 1 Clear Height (min - max): 14' - 14'</p> <p><b>FEATURES:</b> Yard - Fenced, secure, graded yard</p>	<p><b>BROKERAGE:</b> Colliers International Greg Shutt 775-823-4667 Chris Fairchild 775-823-4662</p> <p><b>PROPERTY DESCRIPTION</b> &gt;Two 3,900 SF spaces • Each with 1,100 SF office &amp; structural mezzanine • Two 12' x 14' grade level doors • 2007- masonry block construction • Fenced, secure, graded yard</p> <p><b>LEASE NOTES</b> Freestanding industrial flex building with acreage. &gt; 3,900 SF/1 Acre Outdoor Storage 1,100 SF offices &amp; structural mezzanine One 12' x 14' grade level doors 2007- masonry block construction Fenced, secure, graded yard 14' clear height</p>
<b>2</b>	<p><b>1325 Corporate Blvd</b> <b>Reno, NV 89511</b></p>  <p>1016077845 - Y</p>   <p>Property Type: Industrial Property Subtype: Light Industrial Property SF: 33,124 Lot Size: 3.01 Acres Construction Status: Existing Construction Material: Concrete Tilt-Up Year Built: 1993 Floors: 1 Available Date: Immediate Occupied?: No Zoning: IB Territory: RNO-Airport APN: 012-351-02</p>	<p><b>FOR LEASE</b></p> <p>Available SF: 2,044 Avail Subtype: Warehouse Rental Rate: \$0.65 NNN Expenses: TBD Dock High Doors: 1 Grade Level Doors: 1</p>	<p><b>BROKERAGE:</b> Colliers International Melissa Molyneaux, SIOR,CCIM 775-823-4674 Tim Ruffin, SIOR 775-823-4670</p> <p><b>PROPERTY DESCRIPTION</b> Two suites available. 2,167 square feet of flex office and 2,044 square feet of warehouse. Can be combined for a total of 4,211 square feet. These two suites can be leased separately or together. Building signage available. Ample parking. Positioned within minutes of the Reno Tahoe International Airport. Current tenants include State of Nevada &amp; Washoe County School District.</p> <p><b>LEASE NOTES</b> The warehouse includes 2 offices and a dock high door.</p>

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

3



1016183698 - Y



**105 E Parr Blvd  
Reno, NV 89512**

Property Type: Industrial  
 Property Subtype: Light Industrial  
 Property SF: 28,800  
 Construction Status: Existing  
 Construction Material: Concrete Tilt-Up  
 Year Built: 1979  
 Floors: 1  
 Available Date: Immediate  
 Occupied?: No  
 Zoning: MUNV  
 Territory: RNO-North Valleys  
 APN: 003-092-01

**FOR LEASE**

Available SF: 28,800  
 Office BuildOut SF: 2,500  
 Light Industrial SF: 26,300  
 Avail Subtype: Light Industrial  
 Rental Rate: \$0.36 NNN  
 Expenses: \$0.09  
 Rent + Expenses: \$0.45 PSF  
 Floor Num: 1  
 Parking Ratio: 1.0 / 1000  
 Parking Spaces: 30  
 Dock High Doors: 1  
 Grade Level Doors: 2  
 Clear Height (min - max): 16' - 18'  
 Column Spacing: 35'w x 40'd  
 Amps ; Volts: 400 ; 120/208  
 Phase: 3

**BROKERAGE:**  
 Colliers International  
 Chris Fairchild 775-823-4662  
 Greg Shutt 775-823-4667

4



1016182667 - Y



**9240 Prototype Dr  
Reno, NV 89521-8987**

Property Type: Industrial  
 Property Subtype: Warehouse/Distribution  
 Property SF: 46,237  
 Lot Size: 3.48 Acres  
 Construction Status: Existing  
 Construction Material: Concrete Tilt-Up  
 Year Built: 1995  
 Floors: 2  
 Available Date: Immediate  
 Occupied?: No  
 Territory: RNO-South Reno Corridor

**FOR LEASE**

Available SF: 46,237  
 Office BuildOut SF: 10,000  
 Warehouse/Distribution SF: 36,237  
 Avail Subtype: Warehouse/Distribution  
 Rental Rate: \$0.46 NNN  
 Expenses: TBD  
 Floor Num: 1  
 Dock High Doors: 2  
 Column Spacing: 40'w x 48'd  
 Amps ; Volts: 2,000 ; 480

**BROKERAGE:**  
 Colliers International  
 Greg Shutt 775-823-4667

**FEATURES:** Yard

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

5

**120 Woodland Ave, Suite D  
Reno, NV 89523**



1016182965 - Y



Property Type: Industrial  
 Property Subtype: Warehouse/Distribution  
 Property SF: 61,600  
 Lot Size: 2.95 Acres  
 Construction Status: Existing  
 Construction Material: Masonry  
 Year Built: 1974  
 Floors: 1  
 Available Date: Immediate  
 Occupied?: No  
 Zoning: MUW4  
 Territory: RNO-West Reno  
 APN: 212-050-11

**FOR LEASE**

Available SF: 11,040  
 Min - Max Divisibility: 4,000 - 7,040  
 Office BuildOut SF: 2,000  
 Warehouse/Distribution SF: 9,040  
 Avail Subtype: Warehouse/Distribution  
 Rental Rate: \$0.48 MG  
 Expenses: TBD  
 Floor Num: 1  
 Dock High Doors: 3  
 Grade Level Doors: 1  
 Clear Height (min - max): 22' - 24'  
 Column Spacing: 20'w x 43'd  
 Amps ; Volts: 200 ; 480

**FEATURES:** Sprinklers

**BROKERAGE:**

Colliers International  
 Greg Shutt 775-823-4667  
 Chris Fairchild 775-823-4662

**PROPERTY DESCRIPTION**

Close to Trukee and California Border. Property is out of the flood zone.

**LEASE NOTES**

1 Currently built out for bakery. +/- 3,000 SF kitchen. 1200 GA grease interceptor. 1 cooler and 3 freezers. 4 sinks, multiple floor drains.

6

**450 Coney Island Dr  
Sparks, NV 89431**



1016183965 - Y



Property Type: Industrial  
 Property Subtype: Light Industrial  
 Property SF: 42,352  
 Construction Status: Existing  
 Available Date: Immediate  
 Occupied?: No  
 Territory: RNO-Sparks

**FOR LEASE**

Available SF: 7,920  
 Office BuildOut SF: 850  
 Light Industrial SF: 7,070  
 Avail Subtype: Light Industrial  
 Rental Rate: \$0.45 IG  
 Expenses: TBD  
 Floor Num: 1  
 Dock High Doors: 1  
 Grade Level Doors: 1  
 Clear Height (min - max): 18' - 18'  
 Column Spacing: 46'w x 46'd

**BROKERAGE:**

Colliers International  
 Chris Fairchild 775-823-4662  
 Greg Shutt 775-823-4667

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

7

**831 Deming Way  
Sparks, NV 89431**

Property Type: Industrial  
 Property Subtype: Manufacturing  
 Property SF: 61,770  
 Lot Size: 2.05 Acres  
 Construction Status: Existing  
 Construction Material: Concrete Tilt-Up  
 Year Built: 1979  
 Available Date: Immediate  
 Occupied?: No  
 Zoning: I  
 Territory: RNO-Sparks  
 APN: 034-262-08



1016178038 - Y



**FOR LEASE**

Available SF: 15,520  
 Office BuildOut SF: 1,500  
 Manufacturing SF: 14,020  
 Avail Subtype: Manufacturing  
 Rental Rate: \$0.35 NNN  
 Expenses: \$0.06  
 Rent + Expenses: \$0.41 PSF  
 Dock High Doors: 2  
 Grade Level Doors: 1  
 Clear Height (min - max): 21' - 23'  
 Column Spacing: 21'w x 42'd  
 Amps ; Volts: 200 ; 480  
 Phase: 3

**FEATURES:** Skylights -

**BROKERAGE:**

15,520 [Colliers International](#)  
 1,500 [Greg Shutt](#) 775-823-4667  
 14,020 [Chris Fairchild](#) 775-823-4662

**PROPERTY DESCRIPTION**

> Industrial Space For Lease  
 > 15,520± sf Available  
 > 1,500± sf Office Area  
 > 1,500± sf Mezzanine  
 > 2 Dock Doors  
 > (1) 12' x 14' Drive-in Door  
 > 200 amps, 480 V, 3-phase  
 > 21' - 23' Clear Height  
 > 20' x 40' Column Spacing  
 > Skylights & White Walls  
 > Central Sparks Location/Good Accesibility  
 > Charter Cable and Fiber available  
 > 61,777± contiguous For Sale

**LEASE NOTES**

3 Private Offices & 3 Private Restrooms

8

**2365 Glendale Ave  
Sparks, NV 89431-5598**

Property Type: Industrial  
 Property Subtype: Warehouse  
 Property SF: 16,194  
 Lot Size: 0.47 Acre  
 Construction Status: Existing  
 Year Built: 1950  
 Floors: 1  
 Available Date: Immediate  
 Occupied?: No  
 Zoning: IC  
 Territory: RNO-Sparks  
 APN: 034-010-53



1016103967 - Y



**FOR LEASE**

Available SF: 16,194  
 Office BuildOut SF: 1,207  
 Warehouse SF: 14,987  
 Avail Subtype: Warehouse  
 Rental Rate: \$0.55 NNN  
 Expenses: TBD  
 Grade Level Doors: 4  
 Clear Height (min - max): 22' - 22'  
 Amps ; Volts: 250 ; 208

**FEATURES:** Skylights  
 Sprinklers - .2/1950  
 Yard - Can be fenced/secured

**BROKERAGE:**

16,194 [Colliers International](#)  
 1,207 [Chris Fairchild](#) 775-823-4662  
 14,987 [Greg Shutt](#) 775-823-4667

**LEASE NOTES**

Office/showroom. .2/1950 Sprinklers/Skylights, Yard area can be fenced/secured, 10'x14' Grade

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

9

**1484 Kleppe Ln  
Sparks, NV 89431**



1016183966 - Y



Property Type: Industrial  
 Property Subtype: Warehouse/Distribution  
 Property SF: 91,500  
 Lot Size: 3.93 Acres  
 Construction Status: Existing  
 Construction Material: Concrete Tilt-Up  
 Year Built: 1978  
 Floors: 2  
 Available Date: Immediate  
 Occupied?: No  
 Zoning: I  
 Territory: RNO-Sparks  
 APN: 034-391-04

**FOR LEASE**

Available SF: 8,000  
 Office BuildOut SF: 1,220  
 Warehouse/Distribution SF: 6,780  
 Avail Subtype: Warehouse/Distribution  
 Rental Rate: TBD  
 Expenses: TBD  
 Floor Num: 1  
 Dock High Doors: 2  
 Grade Level Doors: 1  
 Clear Height (min - max): 24' - 24'  
 Column Spacing: 20'w x 50'd

**BROKERAGE:**

Colliers International  
 Chris Fairchild 775-823-4662  
 Greg Shutt 775-823-4667



# COLLIERS EXCLUSIVES

## INDUSTRIAL - FOR SUBLEASE

NOVEMBER 17, 2015

### PROPERTY INFORMATION

### AVAILABLE INFORMATION

### CONTACT / COMMENTS

1

**12755 Moya Blvd**  
**Reno, NV 89506-2612**



1016160290 - Y



Property Type: Industrial  
 Property Subtype: Warehouse/Distribution  
 Property SF: 70,070  
 Lot Size: 6.90 Acres  
 Construction Status: Existing  
 Construction Material: Concrete Tilt-Up  
 Year Built: 1992  
 Available Date: Immediate  
 Occupied?: No  
 Territory: RNO-Stead  
 APN: 090-052-03

#### FOR SUBLEASE

Available SF: 70,070  
 Avail Subtype: Warehouse/Distribution  
 Rental Rate: TBD  
 Expenses: TBD  
 Lease Expiration Date: 09/01/2017  
 Clear Height (min - max): 26' - 26'  
 Column Spacing: 40'w x 50'd  
 Amps ; Volts: 800 ; 277/480  
 Phase: 3

**FEATURES:** Lighting - T5  
 Skylights - 2%-3%

#### BROKERAGE:

70,070 [Colliers International](#)  
[Ted Stoever](#)

775-823-4665

#### PROPERTY DESCRIPTION

Cross Docked (6 docks per side)  
 40' x 50' Column Spacing  
 26' Clear Height  
 Fire rating ESFR  
 800 amps, 277/480V, 3-phase  
 T5 lighting  
 Sky light 2%-3%  
 Racking & MHE Available  
 Current Lease through September 2017



## INDUSTRIAL - FOR LEASE AND SALE

### PROPERTY INFORMATION

### AVAILABLE INFORMATION

### CONTACT / COMMENTS

1

**1675 Crane Way  
Sparks, NV 89431**



1016171548 - Y



Property Type: Industrial  
 Property Subtype: Manufacturing  
 Property SF: 33,000  
 Lot Size: 1.57 Acres  
 Construction Status: Existing  
 Year Built: 1964  
 Floors: 1  
 Available Date: Immediate  
 Occupied?: No  
 Zoning: I  
 Territory: RNO-Sparks  
 APN: 032-250-36

### FOR LEASE AND SALE

Available SF: 33,000  
 Office BuildOut SF: 1,500  
 Manufacturing SF: 31,500  
 Avail Subtype: Manufacturing  
 Rental Rate: \$0.32 NNN  
 Expenses: TBD  
 Sale Price: \$2,250,000  
 Price PSF: \$68.18  
 Dock High Doors: 4  
 Grade Level Doors: 3  
 Clear Height (min - max): 20' - 20'  
 Column Spacing: 20'w x 50'd  
 Amps ; Volts: 800 ; 480  
 Phase: 3

### BROKERAGE:

[Colliers International](#)  
[Greg Shutt](#) 775-823-4667  
[Chris Fairchild](#) 775-823-4662

**FEATURES:** Highway Access - I-80  
 Lighting - Motion sensor - T5 light  
 Sprinklers - .6/3,000  
 Yard - small yard space

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

2

**901 Meredith Way  
Sparks, NV 89431-6451**



1016177681 - Y



Property Type: Industrial  
 Property Subtype: Light Industrial  
 Property SF: 10,783  
 Lot Size: 1.00 Acre  
 Construction Status: Existing  
 Construction Material: Metal  
 Year Built: 1987  
 Floors: 1  
 Available Date: Immediate  
 Occupied?: No  
 Zoning: I  
 Territory: RNO-Sparks

**FOR LEASE AND SALE**

Available SF: 10,783  
 Office BuildOut SF: 3,783  
 Light Industrial SF: 7,000  
 Avail Subtype: Light Industrial  
 Rental Rate: \$0.65 NNN  
 Expenses: TBD  
 Sale Price: \$1,400,000  
 Price PSF: \$129.83  
 Dock High Doors: 2  
 Grade Level Doors: 1  
 Clear Height (min - max): 19' - 19'  
 Phase: 3

**FEATURES:** Insulation  
 Yard - 8,000 sf

**BROKERAGE:**

Colliers International  
 Greg Shutt 775-823-4667  
 Chris Fairchild 775-823-4662

**PROPERTY DESCRIPTION**

> 10,783± sf Available For Sale or Lease  
 > 3,783± sf Office Area  
 > 7,000± sf Warehouse  
 > Includes 1,000± sf Mezzanine/Conference Area  
 > Space consists of 3 restrooms, reception, private offices, breakroom, copy room  
 > 200 amps 208V 3-phase  
 > Metal/Block Construction  
 > Well Insulated  
 > 18.5' Clear Height  
 > 2 Dock High Doors  
 > 1 Grade Door - 12' x 14'  
 > year built 1987  
 > Yard space included - approx 8,000 sf

3

**270 N Hwy 95A  
Yerington, NV 89447**



1016168111 - N



Property Type: Industrial  
 Property Subtype: Manufacturing  
 Property SF: 58,000  
 Construction Status: Existing  
 Available Date: Immediate  
 Occupied?: No  
 Territory: RNO-Fernley  
 APN: 004-031-06

**FOR LEASE AND SALE**

Available SF: 58,000  
 Avail Subtype: Manufacturing  
 Rental Rate: \$0.19 NNN  
 Expenses: TBD  
 Sale Price: \$975,000  
 Price PSF: \$16.81

**BROKERAGE:**

Colliers International  
 Chris Fairchild 775-823-4662  
 Greg Shutt 775-823-4667

**PROPERTY DESCRIPTION**

The subject property is an approximately 58,000 sf industrial manufacturing facility with an additional 7,700 sf of engineered mezzanine space and nearly 3,500 sf of finished office situated on approximately 14.6 acres in Wabuska, Nevada. Wabuska is a historic railroad siding site located on North Highway 95A corridor between Silver Springs and Yerington. The Property was excellent highway and direct rail access making it ideal for manufacturing and distribution uses.

The location is also immediately south of the Reno-Tahoe Industrial Center. The new south entrance to TRIC will provide direct access and economic connectivity to the subject property.



## INDUSTRIAL - FOR SALE

### PROPERTY INFORMATION

### AVAILABLE INFORMATION

### CONTACT / COMMENTS

1

**1280 Electric Ave**  
**Mccarran, NV 89434**



1016168021 - N



Property Type: Industrial  
 Property Subtype: Land  
 Lot Size: 11.28 Acres  
 Construction Status: Existing  
 Available Date: Immediate  
 Occupied?: No  
 Territory: RNO-I-80 Corridor  
 APN: 005-111-02

**FOR SALE**

Available SF:  
 Avail Subtype:  
 Price PSF:

491,356  
 Industrial  
 \$2.15

**BROKERAGE:**

Colliers International  
 Greg Shutt  
 Chris Fairchild

775-823-4667  
 775-823-4662

**PROPERTY DESCRIPTION**

Graded, Filled and Compacted Pad. Building Permits in as little as 30 days. Great access off of Electric Avenue. 15 minutes to the Reno Tahoe International Airport. Lowest property taxes in the region. Great drainage. Unique location within TRIC. No impact fees. 90% Compaction. Utilities in the Street. Zoned I-2 -Industrial. No flooding

2

**Tahoe Reno Industrial Center**  
**88-156 Megabyte Dr, Suite 132-156**  
**Mccarran, NV 89434**



1016173511 - Y



Property Type: Industrial  
 Property Subtype: Light Industrial  
 Property SF: 30,000  
 Lot Size: 1.98 Acres  
 Construction Status: Existing  
 Year Built: 2007  
 Class: A  
 Floors: 1  
 Available Date: Immediate  
 Occupied?: No  
 Zoning: I-2  
 Territory: RNO-I-80 Corridor  
 APN: 005-021-24, 005-021-25, 005-021-28,  
 005-021-23, 005-021-26, 005-021-27

**FOR SALE**

Available SF:  
 Min - Max Divisibility:  
 Office BuildOut SF:  
 Light Industrial SF:  
 Avail Subtype:  
 Sale Price:  
 Price PSF:  
 Parking Ratio:  
 Parking Spaces:  
 Grade Level Doors:  
 Clear Height (min - max):  
 Amps ; Volts:  
 Phase:

15,000  
 15,000 - 26,961  
 400  
 14,600  
 Light Industrial  
 \$1,300,000  
 \$80.00  
 2.0 / 1000  
 30  
 3  
 18' - 18'  
 400 ; 208  
 3

**BROKERAGE:**

Colliers International  
 Greg Shutt  
 Chris Fairchild

775-823-4667  
 775-823-4662

**SALE NOTES**

An additional 11,961 sf can be made available for sale.

**FEATURES:** HVAC - in office  
 Sprinklers - .33/3000  
 Yard - 10,000 sf fenced yard

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

3



1016176806 - Y



**740 Bennie Ln  
Reno, NV 89512**

Property Type: Industrial  
 Property Subtype: Light Industrial  
 Property SF: 7,800  
 Lot Size: 4.58 Acres  
 Construction Status: Existing  
 Construction Material: Masonry  
 Year Built: 2007  
 Class: A  
 Floors: 1  
 Available Date: Immediate  
 Occupied?: Yes  
 Zoning: IC  
 Territory: RNO-North Valleys  
 APN: 035-672-01

**FOR SALE**

Available SF: 7,800  
 Office BuildOut SF: 2,200  
 Light Industrial SF: 5,600  
 Avail Subtype: Light Industrial  
 Sale Price: \$1,289,000  
 Cap Rate: 6.79 %  
 Grade Level Doors: 2

**FEATURES:** Yard - Fenced, secure, graded yard

**BROKERAGE:**  
 Colliers International 775-823-4667  
 Greg Shutt 775-823-4662  
 Chris Fairchild 775-823-4662

**PROPERTY DESCRIPTION**  
 >Two 3,900 SF spaces  
 • Each with 1,100 SF office & structural mezzanine  
 • Two 12' x 14' grade level doors  
 • 2007- masonry block construction  
 • Fenced, secure, graded yard

**SALE NOTES**  
 Fully Leased Investment:  
 > Energy Systems, Inc.  
 • Subsidiary of Worth Investments  
 • 5 year term expiring Dec. 2020  
 • \$4,750/month NNN with 3% annual  
 > Hydro Resources  
 • \$2,500/month NNN  
 • Expires Dec 2016

4



1016175118 - N



**Parr Cir  
Reno, NV 89506**

Property Type: Land  
 Property Subtype: Land  
 Property SF: 169,884  
 Lot Size: 3.90 Acres  
 Construction Status: Undeveloped  
 Available Date: Immediate  
 Occupied?: No  
 Zoning: I  
 Territory: RNO-Stead  
 APN: 003-084-05, 003-084-16, 003-084-17,  
 003-084-18

**FOR SALE**

Available SF: 169,884  
 Avail Subtype: Industrial  
 Sale Price: \$467,181  
 Price PSF: \$2.75

**FEATURES:** Highway Access - US 395

**BROKERAGE:**  
 Colliers International 775-823-4667  
 Greg Shutt 775-823-4662  
 Chris Fairchild 775-823-4662

**SALE NOTES**  
 This 3.9 (4 parcels total) acre parcel (s) is well located with easy access to US 395. Perfect for a contractor looking to build an affordable building and have large yard space. The I zoning gives this parcel maximum flexibility. Multiple access points offers great flexibility.  
 Offers are encouraged!

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

5



1016187230 - Y



**525 Reactor Way  
Reno, NV 89502-4108**

Property Type: Industrial  
 Property Subtype: Manufacturing  
 Property SF: 17,500  
 Lot Size: 1.04 Acres  
 Construction Status: Existing  
 Construction Material: Concrete Tilt-Up  
 Year Built: 1970  
 Floors: 2  
 Available Date: Immediate  
 Occupied?: No  
 Zoning: IC  
 Territory: RNO-Airport  
 APN: 012-362-02

**FOR SALE**

Available SF: 17,500  
 Office BuildOut SF: 3,500  
 Manufacturing SF: 14,000  
 Avail Subtype: Manufacturing  
 Sale Price: \$1,525,000  
 Price PSF: \$87.14  
 Dock High Doors: 1  
 Grade Level Doors: 1  
 Clear Height (min - max): 16' - 16'  
 Column Spacing: 20'w x 40'd  
 Amps ; Volts: 400 ; 208  
 Phase: 3

**FEATURES:** Yard - 87'x166' - 14,442 SF (expandable)

**BROKERAGE:**

Colliers International  
 Ted Stoever 775-823-4665  
 Chris Fairchild 775-823-4662  
 Greg Shutt 775-823-4667

**PROPERTY DESCRIPTION**

> Total usable square footage as 17,500 SF  
 > Fenced, paved, secure yard  
 > Central location in the airport submarket  
 > Zoning is Industrial Commercial (IC)  
 > Ideal for light manufacturing or servicer

**SALE NOTES**

> Clear height – 16'  
 > Column Spacing - 20'x40'  
 > One dock high door  
 > Once grade level door – 12'x12'  
 > Approximately 2,500 SF 1st and 1000 SF 2nd Floor  
 > Yard 87' x 166'- 14,442 SF (expandable)  
 > Fiber to building  
 > Food prep area  
 > Floor drains  
 > 400 Amps, 208 Volt, 3 Phase

6



1016178116 - Y



**7950 Sugar Pine Ct  
Reno, NV 89523-8943**

Property Type: Industrial  
 Property Subtype: Light Industrial  
 Property SF: 18,970  
 Lot Size: 1.01 Acres  
 Construction Status: Existing  
 Year Built: 1997  
 Floors: 1  
 Available Date: Immediate  
 Occupied?: No  
 Zoning: IC  
 Territory: RNO-West Reno  
 APN: 212-050-08

**FOR SALE**

Available SF: 18,970  
 Avail Subtype: Light Industrial  
 Price PSF: \$125.00  
 Parking Type: Ample Parking  
 Grade Level Doors: 3  
 Amps ; Volts: 800 ; 480  
 Phase: 3

**FEATURES:** HVAC - throughout the building  
 Security - Video Surveillance  
 Sprinklers - .20/1500

**BROKERAGE:**

Colliers International  
 Greg Shutt 775-823-4667  
 Chris Fairchild 775-823-4662

**PROPERTY DESCRIPTION**

> Almost all of this building is built out and conditioned laboratory space for a research or fabrication orientated company  
 > Beautiful Location along the Truckee River in West Reno  
 > Pride of Ownership Property  
 > Ample parking  
 > 9 Offices  
 > HVAC throughout the building  
 > 3 Grade Levels  
 > Nitrous and Compressed Air Lines  
 > Power and Water throughout  
 > Floor Drains  
 > 800 amps 480V 3-phase  
 > .20/1500 sprinkler system  
 > Men and Women Restrooms /Shower  
 > Epoxy Floors  
 > Security / Video Surveillance  
 > Intercom System  
 > Independently Metered Areas

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

7



1016142553 - N



**41 S Wells Ave**  
**Reno, NV 89502**

Property Type: Industrial  
 Property Subtype: Other/Special Use  
 Property SF: 4,304  
 Construction Status: Existing  
 Available Date: Immediate  
 Occupied?: Yes  
 Territory: RNO-Downtown  
 APN: 012-012-22

**FOR SALE**

Available SF: 4,304  
 Avail Subtype: Other/Special Use  
 Sale Price: \$465,000  
 Price PSF: \$108.04

**BROKERAGE:**  
 4,304 [Colliers International](#)  
 Greg Shutt 775-823-4667  
 Chris Fairchild 775-823-4662

**PROPERTY DESCRIPTION**  
 Freestanding automotive building at 2nd Street & Wells Ave.  
 (2) Double vehicle bays  
 (1) Service pit  
 (3) Vehicle Lifts  
 Central location on Wells Ave with high visibility. Great signage with large pole sign on the corner

8



1016178039 - Y



**831 Deming Way**  
**Sparks, NV 89431**

Property Type: Industrial  
 Property Subtype: Manufacturing  
 Property SF: 61,770  
 Lot Size: 2.05 Acres  
 Construction Status: Existing  
 Construction Material: Concrete Tilt-Up  
 Year Built: 1979  
 Available Date: Immediate  
 Occupied?: No  
 Zoning: I  
 Territory: RNO-Sparks  
 APN: 034-262-08

**FOR SALE**

Available SF: 61,770  
 Avail Subtype: Manufacturing  
 Sale Price: \$3,500,000  
 Price PSF: \$56.66  
 Dock High Doors: 2  
 Grade Level Doors: 1  
 Clear Height (min - max): 18' - 23'  
 Column Spacing: 20'w x 40'd  
 Amps ; Volts: 200 ; 480  
 Phase: 3

**BROKERAGE:**  
 61,770 [Colliers International](#)  
 Greg Shutt 775-823-4667  
 Chris Fairchild 775-823-4662

**FEATURES:** Skylights -

**PROPERTY DESCRIPTION**  
 > Industrial Space For Lease  
 > 15,520± sf Available  
 > 1,500± sf Office Area  
 > 1,500± sf Mezzanine  
 > 2 Dock Doors  
 > (1) 12' x 14' Drive-in Door  
 > 200 amps, 480 V, 3-phase  
 > 21' - 23' Clear Height  
 > 20' x 40' Column Spacing  
 > Skylights & White Walls  
 > Central Sparks Location/Good Accesibility  
 > Charter Cable and Fiber available  
 > 61,777± contiguous For Sale

9



1016182797 - Y



**1200 USA Pkwy**  
**Sparks, NV 89434**

Property Type: Industrial  
 Property Subtype: Industrial  
 Property SF: 100,000  
 Lot Size: 18.40 Acres  
 Construction Status: Build-To-Suit  
 Available Date: Immediate  
 Occupied?: No  
 Zoning: Industrial  
 Territory: RNO-Sparks  
 APN: 005-051-29

**FOR SALE**

Available SF: 100,000  
 Avail Subtype: Industrial

**BROKERAGE:**  
 100,000 [Colliers International](#)  
 Chris Fairchild 775-823-4662  
 Greg Shutt 775-823-4667

**SALE NOTES**  
 Potential 100,000 SF industrial build-to-suit.



# COLLIERS EXCLUSIVES

## INDUSTRIAL - FOR SALE PENDING

NOVEMBER 17, 2015

### PROPERTY INFORMATION

### AVAILABLE INFORMATION

### CONTACT / COMMENTS

1

**3200 Arrowhead Dr  
Carson City, NV 89706**



1016182822 - Y



Property Type: Industrial  
 Property Subtype: Warehouse/Distribution  
 Property SF: 78,416  
 Lot Size: 6.07 Acres  
 Construction Status: Existing  
 Construction Material: Concrete Tilt-Up  
 Year Built: 1989  
 Floors: 2  
 Available Date: Immediate  
 Occupied?: Yes  
 Zoning: Light Industrial  
 Territory: RNO-Carson  
 APN: 005-051-01

### FOR SALE PENDING

Available SF: 78,416  
 Office BuildOut SF: 9,990  
 Warehouse/Distribution SF: 68,426  
 Avail Subtype: Light Industrial  
 Sale Price: \$6,000,000  
 Price PSF: \$76.52  
 Parking Ratio: 1.0 / 1000  
 Parking Spaces: 75  
 Dock High Doors: 2  
 Grade Level Doors: 4  
 Clear Height (min - max): 22' - 28'  
 Amps ; Volts: 1,600 ; 480  
 Phase: 3

### BROKERAGE:

[Colliers International](#)  
[Chris Fairchild](#) 775-823-4662  
[Greg Shutt](#) 775-823-4667



# COLLIERS EXCLUSIVES










NOVEMBER 17, 2015

## LAND - FOR SALE

### PROPERTY INFORMATION

### AVAILABLE INFORMATION

### CONTACT / COMMENTS

	PROPERTY INFORMATION	AVAILABLE INFORMATION	CONTACT / COMMENTS
<b>1</b>	<p><b>1201 Fremont Street</b> <b>Fernley, NV 89408-9649</b></p>  <p>1016179472 - N</p>   <p>Property Type: Land  Property Subtype: Multi-Family  Property SF: 0  Lot Size: 9.41 Acres  Construction Status: Undeveloped  Class: A  Available Date: Immediate  Occupied?: No  Territory: RNO-Fernley  APN: 021-271-05-06-07</p>	<p><b>FOR SALE</b></p> <p>Available SF:  Avail Subtype:  Sale Price:  Price PSF:</p>	<p><b>BROKERAGE:</b></p> <p>409,899 <a href="#">Colliers International</a>  Residential <a href="#">Ted Stoever</a> 775-823-4665</p> <p><b>PROPERTY DESCRIPTION</b></p> <p>\$4.88 Arguably the best location in Fernley for MF. Adjacent to numerous amenities &amp; close proximity to future employment centers. Zoned NR-2 (Lyon County), Multi-Family Approved for 198 units (Can be easily converted to Commercial). Newer commercial development area in the heart of Fernley with prime access and visibility (Exposure to 25,000 ADT). 42 acre feet of water rights included.</p>
<b>2</b>	<p><b>1280 Electric Ave</b> <b>Mccarran, NV 89434</b></p>  <p>1016168021 - N</p>   <p>Property Type: Industrial  Property Subtype: Land  Lot Size: 11.28 Acres  Construction Status: Existing  Available Date: Immediate  Occupied?: No  Territory: RNO-I-80 Corridor  APN: 005-111-02</p>	<p><b>FOR SALE</b></p> <p>Available SF:  Avail Subtype:  Price PSF:</p>	<p><b>BROKERAGE:</b></p> <p>491,356 <a href="#">Colliers International</a>  Land <a href="#">Greg Shutt</a> 775-823-4667  \$2.15 <a href="#">Chris Fairchild</a> 775-823-4662</p> <p><b>PROPERTY DESCRIPTION</b></p> <p>Graded, Filled and Compacted Pad. Building Permits in as little as 30 days. Great access off of Electric Avenue. 15 minutes to the Reno Tahoe International Airport. Lowest property taxes in the region. Great drainage. Unique location within TRIC. No impact fees. 90% Compaction. Utilities in the Street. Zoned 1-2 -Industrial. No flooding</p>
<b>3</b>	<p><b>USA Pkwy near Britain Way</b> <b>Mccarran, NV 89701</b></p>  <p>1016179471 - Y</p>   <p>Property Type: Land  Property Subtype: Land  Lot Size: 6.38 Acres  Construction Status: Undeveloped  Available Date: Immediate  Occupied?: No  Territory: RNO-Sparks  APN: 005-041-26</p>	<p><b>FOR SALE</b></p> <p>Available SF:  Avail Subtype:</p>	<p><b>BROKERAGE:</b></p> <p>277,913 <a href="#">Colliers International</a>  Land <a href="#">Ted Stoever</a> 775-823-4665</p> <p><b>PROPERTY DESCRIPTION</b></p> <p>Hotel/retail site at the entrance to Tahoe Reno Industrial Center. Flexible sizing and configuration. Exclusive Hotel &amp; Retail Development Opportunity.</p>

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

4



1016179473 - N



**Tahoe Reno Industrial Center**  
**2729 Waltham Way**  
**Mccarran, NV 89434**

Property Type: Land  
 Property Subtype: Land  
 Property SF: 261,360  
 Lot Size: 6.00 Acres  
 Construction Status: Existing  
 Available Date: Immediate  
 Occupied?: No  
 Zoning: I  
 Territory: RNO-South Reno Corridor  
 APN: 005-041-07

**FOR SALE**  
 Available SF: 261,360  
 Avail Subtype: Land

**FEATURES:** Yard - Fenced

**BROKERAGE:**  
 Colliers International  
 Ted Stoever  
 775-823-4665

**PROPERTY DESCRIPTION**  
 > APN: 005-041-07  
 > For Sale: Flexible Size & Config.  
 > JV/For sale/BTS  
 > Fenced Yard with Metal building  
 > Project is on the corner of Waltham Way and Britain Drive  
 > Located in the heart of TRI  
 > Tahoe Reno Industrial Center is the new home of Tesla  
 > Perfect for Contractors

5



1016140630 - N



**I-80 near Robb Dr**  
**Reno, NV 89523**

Property Type: Land  
 Property Subtype: Land  
 Lot Size: 34.60 Acres  
 Construction Status: Undeveloped  
 Available Date: Immediate  
 Occupied?: No  
 Zoning: Mixed Use  
 Territory: RNO-West Reno  
 APN: 212-112-01

**FOR SALE**  
 Available SF: 1,509,354  
 Avail Subtype: Land, Residential  
 Sale Terms: open  
 Utilities: To Site  
 Topography: Will provide Rough Graded

**BROKERAGE:**  
 Colliers International  
 Ted Stoever  
 Rick Casazza  
 Roxanne Stevenson  
 775-823-4665  
 775-823-4666  
 775-823-4661

**PROPERTY DESCRIPTION**  
 Adjacent to Interstate I-80 West. Directly off the Robb Blvd. exit. Incredible freeway visibility & access. One of the last remaining opportunities for anchor & junior anchor retailers in the NW Reno submarket. Geothermal potential.

6



1016141758 - N



**Mt Rose Hwy near Montreux**  
**Reno, NV 89511**

Property Type: Land  
 Property Subtype: Land  
 Lot Size: 3.80 Acres  
 Construction Status: Potential Development  
 Available Date: Immediate  
 Occupied?: No  
 Territory: RNO-South Reno Corridor  
 APN: 047-161-08

**FOR SALE**  
 Available SF: 165,528  
 Avail Subtype: Land, Residential  
 Sale Price: \$1,280,000

**BROKERAGE:**  
 Colliers International  
 Ted Stoever  
 775-823-4665

**PROPERTY DESCRIPTION**  
 Water rights included. Approved entitlement within the Forest Area Plan – 10% Commercial use plus 5 dwelling units per acre. Original project was approved for 24 townhomes and 18,000 SF of retail commercial.  
  
 High end community in a forest setting. Various reports and studies available. Income producing 2,800 Sq Ft residential building & a 1,300 Sq Ft residential unit.

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

7



1016175118 - N



**Parr Cir  
Reno, NV 89506**

Property Type: Land  
 Property Subtype: Land  
 Property SF: 169,884  
 Lot Size: 3.90 Acres  
 Construction Status: Undeveloped  
 Available Date: Immediate  
 Occupied?: No  
 Zoning: I  
 Territory: RNO-Stead  
 APN: 003-084-05, 003-084-16, 003-084-17, 003-084-18

**FOR SALE**

Available SF: 169,884  
 Avail Subtype: Land  
 Sale Price: \$467,181  
 Price PSF: \$2.75

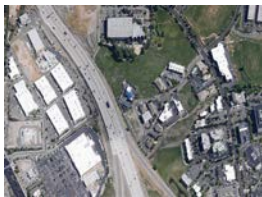
**FEATURES:** Highway Access - US 395

**BROKERAGE:**  
 Colliers International  
 Greg Shutt 775-823-4667  
 Chris Fairchild 775-823-4662

**SALE NOTES**  
 This 3.9 (4 parcels total) acre parcel (s) is well located with easy access to US 395. Perfect for a contractor looking to build an affordable building and have large yard space. The I zoning gives this parcel maximum flexibility. Multiple access points offers great flexibility.

Offers are encouraged!

8



1016175431 - N



**Prototype Dr, Suite Land  
Reno, NV 89521**

Property Type: Land  
 Property Subtype: Land  
 Property SF: 43,560  
 Lot Size: 1.00 Acre  
 Construction Status: Undeveloped  
 Available Date: Immediate  
 Occupied?: No  
 Territory: RNO-North Valleys  
 APN: 163-072-15

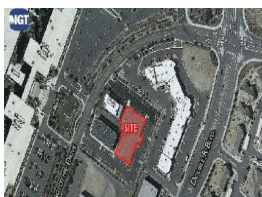
**FOR SALE**

Available SF: 43,560  
 Avail Subtype: Land  
 Sale Price: \$631,620  
 Price PSF: \$14.50

**BROKERAGE:**  
 Colliers International  
 Tim Ruffin, SIOR 775-823-4670  
 Melissa Molyneaux, SIOR,CCIM 775-823-4674

**SALE NOTES**  
 43,560 sf lot is available for sale. Part of the "South Meadows Planned Unit Development". Zoning allows for most uses under "Industrial" classification. Water and waste water service is provided by the City of Reno, electric and gas service is provided by NV Energy, and telephone service from AT&T. Near the intersection of Gateway Drive and Prototype Court in the South Reno Submarket

9



1016009678 - N



**9216 Prototype Dr  
Reno, NV 89521**

Property Type: Land  
 Property Subtype: Land  
 Property SF: 55,847  
 Lot Size: 1.28 Acres  
 Construction Status: Existing  
 Available Date: Immediate  
 Occupied?: No  
 Territory: RNO-O-South Reno Corridor  
 APN: 163-101-07

**FOR SALE**

Available SF: 55,847  
 Avail Subtype: Land  
 Sale Price: \$750,000  
 Price PSF: \$13.43

**BROKERAGE:**  
 Colliers International  
 Tim Ruffin, SIOR 775-823-4670  
 Melissa Molyneaux, SIOR,CCIM 775-823-4674

**PROPERTY DESCRIPTION**  
 PRICE REDUCED \$100,000!!!  
 Site is ready for building. Landscaping, Parking and Lot improvements in place. Building plans and permits for a 15,000sf office building are included in purchase price.

**SALE NOTES**  
 Commercial zoned pad ready for building. Approved plans for a 15,700 SF building. Parking and landscaping complete. Great South Meadows location with easy access to US 395. Close to hotels, retail establishments, and executive housing. Across from IGT near Prototype and Double R intersection. APN: 163-101-07

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

10



1016169795 - N



**Mixed Use Land**  
**Virginia St near Mount Rose HWY**  
**Reno, NV 89511**

---

Property Type: Land  
 Property Subtype: Land  
 Property SF: 3,862,901  
 Lot Size: 88.68 Acres  
 Construction Status: Undeveloped  
 Class: A  
 Available Date: Immediate  
 Occupied?: No  
 Zoning: MU (Mixed Use)  
 Territory: RNO-R-South Reno  
 APN: 049-384-03

**FOR SALE**  
 Available SF:  
 Avail Subtype:

3,862,900  
 Land

**BROKERAGES:**  
[Colliers International](#)  
[Mike Mixer](#)  
[Ted Stoever](#)

702-836-3722  
 775-823-4665

**PROPERTY DESCRIPTION**

This mixed-use land is situated at the center of a regional commercial and residential hub. The views of the surrounding area include the Sierra Nevada Mountain range to the West and the Virginia Mountain range to the East. The property is ideally located at the intersection of South Virginia Street and Mount Rose Highway, adjacent to the interchange of I-580. The interchange of I-580 at Mt. Rose Highway is the first in Reno from Carson City and Lake Tahoe. Additionally, the recent completion (summer 2013) of the I-580 extension provides easy access and faster drive times to the affluent residential communities in Reno, Lake Tahoe and Carson City.

**SALE NOTES**

350 acre feet of water included.

11



1016153471 - N



**The Summit**  
**13925 S Virginia St, Suite Pad 12**  
**Reno, NV 89511**

---

Property Type: Retail  
 Property Subtype: Lifestyle  
 Property SF: 605,612  
 Construction Status: Existing  
 Class: A  
 Available Date: Immediate  
 Occupied?: No  
 Territory: RNO-R-South Reno  
 APN: 049-384-03

**FOR SALE**  
 Available SF:  
 Avail Subtype:  
 Floor Num:

15,567  
 Land  
 15,567

**BROKERAGE:**  
[Colliers International](#)  
[Roxanne Stevenson](#)  
[Rick Casazza](#)

775-823-4661  
 775-823-4666

**PROPERTY DESCRIPTION**

The top performing open air retail fashion center in Northern Nevada. Ideally located where I-580/Mt. Rose Highway and S. Virginia Street converge. Tenant mix includes Dillard's, Apple, Pottery Barn, Century Theaters, Williams Sonoma, Chico, Coach, Charming Charlie, Sephora, B.J.'s Brewhouse, White House/Black Market and DeVon's Jewelry.

**LEASE NOTES**

Ground Lease. Building up to 6,500 square feet.

12



1016136165 - N



**The Summit**  
**13925 S Virginia St, Suite Pad 3**  
**Reno, NV 89511**

---

Property Type: Retail  
 Property Subtype: Lifestyle  
 Property SF: 605,612  
 Construction Status: Existing  
 Class: A  
 Available Date: Immediate  
 Occupied?: No  
 Territory: RNO-R-South Reno  
 APN: 049-384-03

**FOR SALE**  
 Available SF:  
 Avail Subtype:

24,917  
 Land

**BROKERAGE:**  
[Colliers International](#)  
[Roxanne Stevenson](#)  
[Rick Casazza](#)

775-823-4661  
 775-823-4666

**PROPERTY DESCRIPTION**

The top performing open air retail fashion center in Northern Nevada. Ideally located where I-580/Mt. Rose Highway and S. Virginia Street converge. Tenant mix includes Dillard's, Apple, Pottery Barn, Century Theaters, Williams Sonoma, Chico, Coach, Charming Charlie, Sephora, B.J.'s Brewhouse, White House/Black Market and DeVon's Jewelry.

**LEASE NOTES**


Ground Lease. Building up to 7,500 square feet.

PROPERTY INFORMATION



AVAILABLE INFORMATION

CONTACT / COMMENTS

**13**



1016136166 - N

**The Summit**  
**13925 S Virginia St, Suite Pad 4**  
**Reno, NV 89511**

Property Type: Retail  
 Property Subtype: Lifestyle  
 Property SF: 605,612  
 Construction Status: Existing  
 Class: A  
 Available Date: Immediate  
 Occupied?: No  
 Territory: RNO-R-South Reno  
 APN: 049-384-03

**FOR SALE**  
 Available SF:  
 Avail Subtype:

22,734  
 Land

**BROKERAGE:**  
[Colliers International](#)  
[Roxanne Stevenson](#) 775-823-4661  
[Rick Casazza](#) 775-823-4666

**PROPERTY DESCRIPTION**  
 The top performing open air retail fashion center in Northern Nevada. Ideally located where I-580/Mt. Rose Highway and S. Virginia Street converge. Tenant mix includes Dillard's, Apple, Pottery Barn, Century Theaters, Williams Sonoma, Chico, Coach, Charming Charlie, Sephora, BJ's Brewhouse, White House/Black Market and DeVon's Jewelry.

**LEASE NOTES**  
 Ground Lease. Building up to 6,500 square feet.

**14**



1016136169 - N




**The Summit**  
**13925 S Virginia St, Suite Pad 8**  
**Reno, NV 89511**

Property Type: Retail  
 Property Subtype: Lifestyle  
 Property SF: 605,612  
 Construction Status: Existing  
 Class: A  
 Available Date: Immediate  
 Occupied?: No  
 Territory: RNO-R-South Reno  
 APN: 049-384-03

**FOR SALE**  
 Available SF:  
 Avail Subtype:

20,322  
 Land

**BROKERAGE:**  
[Colliers International](#)  
[Roxanne Stevenson](#) 775-823-4661  
[Rick Casazza](#) 775-823-4666



**PROPERTY DESCRIPTION**  
 The top performing open air retail fashion center in Northern Nevada. Ideally located where I-580/Mt. Rose Highway and S. Virginia Street converge. Tenant mix includes Dillard's, Apple, Pottery Barn, Century Theaters, Williams Sonoma, Chico, Coach, Charming Charlie, Sephora, BJ's Brewhouse, White House/Black Market and DeVon's Jewelry.

**LEASE NOTES**  
 Ground Lease. Building up to 7,000 square feet.

**15**



1016136170 - N

**The Summit**  
**13925 S Virginia St, Suite Pad 9**  
**Reno, NV 89511**

Property Type: Retail  
 Property Subtype: Lifestyle  
 Property SF: 605,612  
 Construction Status: Existing  
 Class: A  
 Available Date: Immediate  
 Occupied?: No  
 Territory: RNO-R-South Reno  
 APN: 049-384-03

**FOR SALE**  
 Available SF:  
 Avail Subtype:

14,512  
 Land

**BROKERAGE:**  
[Colliers International](#)  
[Roxanne Stevenson](#) 775-823-4661  
[Rick Casazza](#) 775-823-4666

**PROPERTY DESCRIPTION**  
 The top performing open air retail fashion center in Northern Nevada. Ideally located where I-580/Mt. Rose Highway and S. Virginia Street converge. Tenant mix includes Dillard's, Apple, Pottery Barn, Century Theaters, Williams Sonoma, Chico, Coach, Charming Charlie, Sephora, BJ's Brewhouse, White House/Black Market and DeVon's Jewelry.

**LEASE NOTES**  
 Ground Lease. Building up to 8,100 square feet.

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

**16**

**Prater Way near Vista Blvd  
Sparks, NV 89434**



1016123440 - N





Property Type:	Land	Available SF:	171,190	<b>BROKERAGE:</b>	
Property Subtype:	Land	Avail Subtype:	Land	<a href="#">Colliers International</a>	
Property SF:	171,190	Sale Price:	\$1,027,145	<a href="#">Ted Stoever</a>	775-823-4665
Lot Size:	3.93 Acres	Price PSF:	\$6.00	<a href="#">Tim Ruffin, SIOR</a>	775-823-4670
Construction Status:	Potential Development			<a href="#">Melissa Molyneaux, SIOR,CCIM</a>	775-823-4674
Available Date:	Immediate				
Occupied?:	No				
Territory:	RNO-Sparks				
APN:	037-320-23				



**SALE NOTES**  
Excellent medical development site. Senior Housing Potential.

**17**

**1200 USA Pkwy  
Sparks, NV 89434**



1016182796 - Y

Property Type:	Land	Available SF:	801,504	<b>BROKERAGE:</b>	
Property Subtype:	Land	Avail Subtype:	Land	<a href="#">Colliers International</a>	
Lot Size:	18.40 Acres			<a href="#">Chris Fairchild</a>	775-823-4662
Construction Status:	Undeveloped			<a href="#">Greg Shutt</a>	775-823-4667
Available Date:	Immediate				
Occupied?:	No				
Zoning:	Industrial				
Territory:	RNO-Sparks				
APN:	005-051-29				

**18**

**Stremmel East  
335 Interstate 80  
Verdi, NV 89442**



1016179475 - N




Property Type:	Land	Available SF:	281,380	<b>BROKERAGE:</b>	
Property Subtype:	Land	Avail Subtype:	Land	<a href="#">Colliers International</a>	
Lot Size:	6.46 Acres	Sale Price:	\$1,688,280	<a href="#">Ted Stoever</a>	775-823-4665
Construction Status:	Undeveloped	Price PSF:	\$6.00		
Available Date:	Immediate			<b>PROPERTY DESCRIPTION</b>	
Occupied?:	No			This "gateway" property is ideally located to maximize interstate visibility. Having 960 feet of freeway frontage the property has the potential of exposure to 27,500 vehicles a day. The Community Commercial zoning provides for a large range of retail and commercial uses.	
Zoning:	CC			<b>SALE NOTES</b>	
Territory:	RNO-Fernley			\$6.00 per Square Foot	
APN:	038-230-15, 038-230-07			*Based on net usable square footage.	

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

19



1016179474 - N



**Stremmel West**  
**350 Interstate 80**  
**Verdi, NV 89442**

Property Type: Land  
 Property Subtype: Land  
 Lot Size: 34.91 Acres  
 Construction Status: Existing  
 Available Date: Immediate  
 Occupied?: No  
 Zoning: MGRC  
 Territory: RNO-Fernley  
 APN: 038-861-02

**FOR SALE**

Available SF:  
 Avail Subtype:  
 Sale Price:  
 Price PSF:

1,520,680  
 Land, Residential  
 \$5,250,000  
 \$3.45

**BROKERAGE:**

[Colliers International](#)  
**Ted Stoeber**

775-823-4665

**PROPERTY DESCRIPTION**

This "gateway" property is ideally located to maximize interstate visibility as well as offers the serenity of the Sierra Nevada Mountains. The property would be ideal for a commercial component but also offers a unique setting to create a mountain community. Being one of the last parcels before crossing into California, there is a strong potential to attract California residents who are looking to take advantage of the Nevada tax environment yet still be close to California. There is an additional 25 acres contiguous on the other side of the state line.



# COLLIERS EXCLUSIVES

NOVEMBER 17, 2015

## LAND - FOR SALE PENDING

### PROPERTY INFORMATION

### AVAILABLE INFORMATION

### CONTACT / COMMENTS

1

**11555 S Virginia St**  
**Reno, NV 89521**



1016121346 - Y



Property Type: Land  
 Property Subtype: Land  
 Lot Size: 5.00 Acres  
 Construction Status: Undeveloped  
 Available Date: Immediate  
 Occupied?: No  
 Zoning: MU-SVTC  
 Territory: RNO-South Reno Corridor  
 APN: 162-03-033

**FOR SALE PENDING**

Available SF:  
 Avail Subtype:  
 Sale Price:  
 Price PSF:

217,800  
 Land  
 \$4,573,800  
 \$21.00

**BROKERAGE:**

Colliers International  
 Land [Tim Ruffin, SIOR](#) 775-823-4670  
[Roxanne Stevenson](#) 775-823-4661  
[Rick Casazza](#) 775-823-4666

**PROPERTY DESCRIPTION**

In Escrow. Excellent location on South Virginia Street, Reno's major North-South roadway. Utilities to site. Surrounded by Bishop Manogue High School, auto dealerships, residential and retail to the South. Located just north of Northern Nevada's only Lifestyle Mall, which draws customers from Reno, Sparks, Carson City, Fernley, Truckee, Douglas County and Lake Tahoe. Mixed Use - South Virginia Street Transit Corridor Plan

2

**9720 S Virginia St**  
**Reno, NV 89521**



1016166292 - N



Property Type: Land  
 Property Subtype: Land  
 Property SF: 30,428  
 Lot Size: 0.71 Acre  
 Construction Status: Planned (w/in 12 mos)  
 Year Built: 2008  
 Class: A  
 Available Date: Immediate  
 Occupied?: No  
 Zoning: PUD  
 Territory: RNO-R-South Reno  
 APN: 163-120-04

**FOR SALE PENDING**

Available SF:  
 Avail Subtype:  
 Sale Price:  
 Price PSF:

61,855  
 Land  
 \$927,828  
 \$15.00

**BROKERAGE:**

Colliers International  
 Land [Rick Casazza](#) 775-823-4666  
[Roxanne Stevenson](#) 775-823-4661

**PROPERTY DESCRIPTION**

Situated on the NWC of S Virginia Steet and South Meadows Parkway in the WinCo Foods Anchored Center.

Exellent access to US Highway 395 via the South Meadows Parkway on/off ramps.

Exposure to over 29,000 vehicles per day on S Virginia Street at South Meadows Parkway.



# COLLIERS EXCLUSIVES

NOVEMBER 17, 2015

## MULTI-FAMILY - FOR SALE

	PROPERTY INFORMATION	AVAILABLE INFORMATION	CONTACT / COMMENTS
<b>1</b>	<p><b>1201 Fremont Street Fernley, NV 89408-9649</b></p> <p>Property Type: Land Property Subtype: Multi-Family Property SF: 0 Lot Size: 9.41 Acres Construction Status: Undeveloped Class: A Available Date: Immediate Occupied?: No Territory: RNO-Fernley APN: 021-271-05-06-07</p>	<p><b>FOR SALE</b></p> <p>Available SF: 409,899 Avail Subtype: Multi-Family Sale Price: \$2,000,000 Price PSF: \$4.88</p>	<p><b>BROKERAGE:</b> Colliers International <u>Ted Stoever</u> 775-823-4665</p> <p><b>PROPERTY DESCRIPTION</b> Arguably the best location in Fernley for MF. Adjacent to numerous amenities &amp; close proximity to future employment centers. Zoned NR-2 (Lyon County), Multi-Family Approved for 198 units (Can be easily converted to Commercial). Newer commercial development area in the heart of Fernley with prime access and visibility (Exposure to 25,000 ADT). 42 acre feet of water rights included.</p>
<b>2</b>	<p><b>I-80 near Robb Dr Reno, NV 89523</b></p> <p>Property Type: Land Property Subtype: Land Lot Size: 34.60 Acres Construction Status: Undeveloped Available Date: Immediate Occupied?: No Zoning: Mixed Use Territory: RNO-West Reno APN: 212-112-01</p>	<p><b>FOR SALE</b></p> <p>Available SF: 1,509,354 Avail Subtype: Multi-Family Sale Terms: open Utilities: To Site Topography: Will provide Rough Graded</p>	<p><b>BROKERAGE:</b> Colliers International <u>Ted Stoever</u> 775-823-4665 <u>Rick Casazza</u> 775-823-4666 <u>Roxanne Stevenson</u> 775-823-4661</p> <p><b>PROPERTY DESCRIPTION</b> Adjacent to Interstate I-80 West. Directly off the Robb Blvd. exit. Incredible freeway visibility &amp; access. One of the last remaining opportunities for anchor &amp; junior anchor retailers in the NW Reno submarket. Geothermal potential.</p>
<b>3</b>	<p><b>Mt Rose Hwy near Montreux Reno, NV 89511</b></p> <p>Property Type: Land Property Subtype: Land Lot Size: 3.80 Acres Construction Status: Potential Development Available Date: Immediate Occupied?: No Territory: RNO-South Reno Corridor APN: 047-161-08</p>	<p><b>FOR SALE</b></p> <p>Available SF: 165,528 Avail Subtype: Multi-Family Sale Price: \$1,280,000</p>	<p><b>BROKERAGE:</b> Colliers International <u>Ted Stoever</u> 775-823-4665</p> <p><b>PROPERTY DESCRIPTION</b> Water rights included. Approved entitlement within the Forest Area Plan – 10% Commercial use plus 5 dwelling units per acre. Original project was approved for 24 townhomes and 18,000 SF of retail commercial.</p> <p>High end community in a forest setting. Various reports and studies available. Income producing 2,800 Sq Ft residential building &amp; a 1,300 Sq Ft residential unit.</p>

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

4



1016179474 - N



**Stremmel West**  
**350 Interstate 80**  
**Verdi, NV 89442**

Property Type: Land  
 Property Subtype: Land  
 Lot Size: 34.91 Acres  
 Construction Status: Existing  
 Available Date: Immediate  
 Occupied?: No  
 Zoning: MGRC  
 Territory: RNO-Fernley  
 APN: 038-861-02

**FOR SALE**

Available SF:  
 Avail Subtype:  
 Sale Price:  
 Price PSF:

1,520,680  
 Multi-Family  
 \$5,250,000  
 \$3.45

**BROKERAGE:**

[Colliers International](#)  
**Ted Stoeber**

775-823-4665

**PROPERTY DESCRIPTION**

This "gateway" property is ideally located to maximize interstate visibility as well as offers the serenity of the Sierra Nevada Mountains. The property would be ideal for a commercial component but also offers a unique setting to create a mountain community. Being one of the last parcels before crossing into California, there is a strong potential to attract California residents who are looking to take advantage of the Nevada tax environment yet still be close to California. There is an additional 25 acres contiguous on the other side of the state line.



## OFFICE - FOR LEASE

### PROPERTY INFORMATION

### AVAILABLE INFORMATION

### CONTACT / COMMENTS

1



1016164118 - Y



**40 W 1st St**  
**Reno, NV 89501**

Property Type: Office  
 Property Subtype: Office  
 Property SF: 95,862  
 Construction Status: Existing  
 Class: B  
 Available Date: Immediate  
 Occupied?: No  
 Territory: RNO-O-Downtown  
 APN: 011-601-01

**FOR LEASE**

Available SF:  
 Avail Subtype:  
 Rental Rate:  
 Expenses:

**BROKERAGE:**

9,000 [Colliers International](#)  
 Office [Tim Ruffin, SIOR](#) 775-823-4670  
 \$1.00 MG [Melissa Molyneaux, SIOR,CCIM](#) 775-823-4674

TBD **PROPERTY DESCRIPTION**

Downtown Office Location on the River. Low Cost alternative on the Truckee River. Second floor space has views of Downtown Reno and Truckee River. Landlord willing to offer free rent in lieu of tenant improvement allowance. Ideal for a start-up technology firm. Residential and restaurant properties within walking distance

**LEASE NOTES**

Tenant pays utilities and janitorial.

2



1016174960 - Y



**785 W 6th St**  
**Reno, NV 89503**

Property Type: Office  
 Property Subtype: Professional  
 Property SF: 5,592  
 Lot Size: 0.80 Acre  
 Construction Status: Existing  
 Year Built: 1972  
 Class: B  
 Floors: 1  
 Available Date: Immediate  
 Occupied?: No  
 Zoning: MUDR  
 Territory: RNO-O-Downtown  
 APN: 007-241-24

**FOR LEASE**

Available SF:  
 Min - Max Divisibility:  
 Avail Subtype:  
 Rental Rate:  
 Expenses:  
**FEATURES:** Freeway Visibility

**BROKERAGE:**

5,592 [Colliers International](#)  
 2,500 - 5,592 [Tim Ruffin, SIOR](#) 775-823-4670  
 Professional [Melissa Molyneaux, SIOR,CCIM](#) 775-823-4674

**LEASE NOTES**

TBD Building can be demised to 2,500SF. Detached storage garage available. Low rent options ideal for non-profits and other price conscious users. Freeway visibility. Fully built-out office with private offices and meeting space. The lease is subject to approval from the ground owner as the building is a ground lease with Junior Achievement

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

3

**1 California Ave, Suite Floor 3  
Reno, NV 89501**



1016165109 - Y



Property Type: Office  
 Property Subtype: Office  
 Property SF: 22,127  
 Lot Size: 0.48 Acre  
 Construction Status: Existing  
 Year Built: 1973  
 Class: B  
 Floors: 4  
 Available Date: Immediate  
 Occupied?: No  
 Zoning: MUDR  
 Territory: RNO-O-Downtown  
 APN: 011-183-06

**FOR LEASE**

Available SF:  
 Avail Subtype:  
 Rental Rate:  
 Floor Num:  
 Parking Ratio:  
 Parking Type:

**BROKERAGE:**

5,932 [Colliers International](#)  
 Office [Tim Ruffin, SIOR](#) 775-823-4670  
 \$1.25 FS [Melissa Molyneaux, SIOR,CCIM](#) 775-823-4674

**PROPERTY DESCRIPTION**

3  
 3.0 / 1000  
 Surface  
 Free-standing office building in the heart of downtown available for lease. Well located at the corner of California Ave. and S. Virginia Street. Building is within walking distance to courthouses and financial district. Ample parking at 3 spaces per 1,000sf. Free use of conference facilities in basement. Reno-Sparks Chamber of Commerce is on the first and second floor.

**LEASE NOTES**

Third floor is built-out with a mix of private offices, open bull pen, coffee bar, IT room and reception. Great views and easy access to downtown Reno.

4

**1325 Corporate Blvd  
Reno, NV 89511**



1016148353 - Y



Property Type: Industrial  
 Property Subtype: Light Industrial  
 Property SF: 33,124  
 Lot Size: 3.01 Acres  
 Construction Status: Existing  
 Construction Material: Concrete Tilt-Up  
 Year Built: 1993  
 Floors: 1  
 Available Date: Immediate  
 Occupied?: No  
 Zoning: IB  
 Territory: RNO-Airport  
 APN: 012-351-02

**FOR LEASE**

Available SF:  
 Avail Subtype:  
 Rental Rate:  
 Expenses:  
 Dock High Doors:  
 Grade Level Doors:

**BROKERAGE:**

2,167 [Colliers International](#)  
 Office/Flex [Melissa Molyneaux, SIOR,CCIM](#) 775-823-4674  
 \$1.35 FSG [Tim Ruffin, SIOR](#) 775-823-4670

**PROPERTY DESCRIPTION**

1  
 1  
 Two suites available. 2,167 square feet of flex office and 2,044 square feet of warehouse. Can be combined for a total of 4,211 square feet. These two suites can be leased separately or together. Building signage available. Ample parking. Positioned within minutes of the Reno Tahoe International Airport. Current tenants include State of Nevada & Washoe County School District.

**LEASE NOTES**

Flex office floor plan includes 1 private office, open area, and storage space with roll-up door.

## PROPERTY INFORMATION

## AVAILABLE INFORMATION

## CONTACT / COMMENTS

5

**343 Elm St, Suite 201  
Reno, NV 89503**

Property Type: Office  
 Property Subtype: Medical  
 Property SF: 73,015  
 Lot Size: 0.77 Acre  
 Construction Status: Existing  
 Construction Material: Steel  
 Year Built: 1991  
 Class: A  
 Floors: 4  
 Available Date: Immediate  
 Occupied?: No  
 Zoning: PO  
 Territory: RNO-O-Downtown  
 APN: 7-202-24



1016155488 - Y

**FOR LEASE**

Available SF:  
 Avail Subtype:  
 Rental Rate:  
 Floor Num:

**BROKERAGE:**

1,536 Colliers International  
 Medical Tim Ruffin, SIOR 775-823-4670  
 \$2.15 FS Melissa Molyneaux, SIOR,CCIM 775-823-4674

**2 PROPERTY DESCRIPTION**

Class A Medical Office Space Available on the St. Mary's Medical Campus. 343 Elm Street is professionally managed with on-site maintenance. Tenants and employees benefit from free and convenient parking in covered garage located adjacent to the office building. Building is occupied by medical office users including a Surgery Center on the first floor. The building offers a wide range of suite sizes available from 1,150 sf up. The ownership group is open to leasing incentives and tenant improvements. The lease rate is exclusive of suite janitorial service.

**LEASE NOTES**

1,536sf of medical office space available. Includes 2 exam rooms, storage space, private office, reception area and waiting room. Well located directly off the lobby.

6

**343 Elm St, Suite 202/203  
Reno, NV 89503**

Property Type: Office  
 Property Subtype: Medical  
 Property SF: 73,015  
 Lot Size: 0.77 Acre  
 Construction Status: Existing  
 Construction Material: Steel  
 Year Built: 1991  
 Class: A  
 Floors: 4  
 Available Date: Immediate  
 Occupied?: No  
 Zoning: PO  
 Territory: RNO-O-Downtown  
 APN: 7-202-24



1016175354 - Y

**FOR LEASE**

Available SF:  
 Min - Max Divisibility:  
 Avail Subtype:  
 Rental Rate:

2,856 Colliers International  
 1,150 - 2,856 Tim Ruffin, SIOR 775-823-4670  
 Medical Melissa Molyneaux, SIOR,CCIM 775-823-4674  
 \$2.15 FS

**PROPERTY DESCRIPTION**

Class A Medical Office Space Available on the St. Mary's Medical Campus. 343 Elm Street is professionally managed with on-site maintenance. Tenants and employees benefit from free and convenient parking in covered garage located adjacent to the office building. Building is occupied by medical office users including a Surgery Center on the first floor. The building offers a wide range of suite sizes available from 1,150 sf up. The ownership group is open to leasing incentives and tenant improvements. The lease rate is exclusive of suite janitorial service.

**LEASE NOTES**

Can be demised to 1,150 sf or 1,706 sf.

## PROPERTY INFORMATION

## AVAILABLE INFORMATION

## CONTACT / COMMENTS

7

**343 Elm St, Suite 305  
Reno, NV 89503**

Property Type: Office  
 Property Subtype: Medical  
 Property SF: 73,015  
 Lot Size: 0.77 Acre  
 Construction Status: Existing  
 Construction Material: Steel  
 Year Built: 1991  
 Class: A  
 Floors: 4  
 Available Date: Immediate  
 Occupied?: No  
 Zoning: PO  
 Territory: RNO-O-Downtown  
 APN: 7-202-24



1016039926 - Y

**FOR LEASE**

Available SF:  
 Avail Subtype:  
 Rental Rate:  
 Floor Num:

**BROKERAGE:**

2,283 Colliers International  
 Medical Tim Ruffin, SIOR 775-823-4670  
 \$2.15 FS Melissa Molyneaux, SIOR,CCIM 775-823-4674

**3 PROPERTY DESCRIPTION**

Class A Medical Office Space Available on the St. Mary's Medical Campus. 343 Elm Street is professionally managed with on-site maintenance. Tenants and employees benefit from free and convenient parking in covered garage located adjacent to the office building. Building is occupied by medical office users including a Surgery Center on the first floor. The building offers a wide range of suite sizes available from 1,150 sf up. The ownership group is open to leasing incentives and tenant improvements. The lease rate is exclusive of suite janitorial service.

**LEASE NOTES**

3rd floor office with 6 exam rooms, doctors office, staff kitchen, internal restroom, reception and waiting area.

8

**343 Elm St, Suite 306  
Reno, NV 89503**

Property Type: Office  
 Property Subtype: Medical  
 Property SF: 73,015  
 Lot Size: 0.77 Acre  
 Construction Status: Existing  
 Construction Material: Steel  
 Year Built: 1991  
 Class: A  
 Floors: 4  
 Available Date: Immediate  
 Occupied?: No  
 Zoning: PO  
 Territory: RNO-O-Downtown  
 APN: 7-202-24



1016155487 - Y

**FOR LEASE**

Available SF:  
 Avail Subtype:  
 Rental Rate:  
 Floor Num:

**BROKERAGE:**

4,820 Colliers International  
 Medical Tim Ruffin, SIOR 775-823-4670  
 \$2.15 FS Melissa Molyneaux, SIOR,CCIM 775-823-4674

**3 PROPERTY DESCRIPTION**

Class A Medical Office Space Available on the St. Mary's Medical Campus. 343 Elm Street is professionally managed with on-site maintenance. Tenants and employees benefit from free and convenient parking in covered garage located adjacent to the office building. Building is occupied by medical office users including a Surgery Center on the first floor. The building offers a wide range of suite sizes available from 1,150 sf up. The ownership group is open to leasing incentives and tenant improvements. The lease rate is exclusive of suite janitorial service.

**LEASE NOTES**

Third floor suite. Former OBGYN office, 18+ office/exam rooms, waiting room, reception, staff kitchen and storage. Owner is willing to provide tenant improvements.

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

9

**4930 Energy Way  
Reno, NV 89502-4106**



1016180893 - Y



Property Type: Industrial  
 Property Subtype: Office/Flex  
 Property SF: 38,904  
 Lot Size: 2.76 Acres  
 Construction Status: Existing  
 Construction Material: Concrete Tilt-Up  
 Year Built: 1972  
 Available Date: Immediate  
 Occupied?: No  
 Zoning: IC  
 Territory: RNO-Airport  
 APN: 012-362-06

**FOR LEASE**

Available SF:  
 Office BuildOut SF:  
 Office/Flex SF:  
 Avail Subtype:  
 Rental Rate:  
 Expenses:  
 Floor Num:  
 Parking Spaces:

38,904  
 20,000  
 18,904  
 Office/Flex  
 \$0.80 NNN  
 TBD  
 1  
 143

**BROKERAGE:**

[Colliers International](#)  
[Tim Ruffin, SIOR](#)  
[Melissa Molyneaux, SIOR,CCIM](#)

775-823-4670  
 775-823-4674

**PROPERTY DESCRIPTION**

Flex building available for lease. The majority of the building is built-out for office space as it was the former headquarters for Washoe County Water Resources. The layout features many private offices, bullpen space, conference rooms, kitchen/break, storage and reception area. There are warehouse areas in the rear of the building. The back of the property is fenced off. Currently there are 143 parking spaces but the property is on 2 acres and a reconfiguration of the parking lot could yield more spaces. Possible call center, charter school, or headquarters location. Well located on Energy Way near Longley Lane with access to South Reno, Tahoe International Airport and Sparks.

10

**5485 Kietzke Ln  
Reno, NV 89511**



1016178254 - Y



Property Type: Office  
 Property Subtype: Professional  
 Property SF: 3,000  
 Construction Status: Existing  
 Construction Material: Other  
 Year Built: 2006  
 Class: A  
 Floors: 2  
 Available Date: Immediate  
 Occupied?: No  
 Zoning: SPD  
 Territory: RNO-O-Meadowood  
 APN: 040-972-21

**FOR LEASE**

Available SF:  
 Min - Max Divisibility:  
 Avail Subtype:  
 Rental Rate:  
 Expenses:

3,000  
 1,500 - 3,000  
 Professional  
 \$2.30 NNN  
 TBD

**BROKERAGE:**

[Colliers International](#)  
[Tim Ruffin, SIOR](#)  
[Melissa Molyneaux, SIOR,CCIM](#)

775-823-4670  
 775-823-4674

**LEASE NOTES**

Rare two story 3,000 square foot office building available for lease in the Meadowood Submarket. Located in the Mountain View Corporate Center at the roundabout at Kietzke Lane near Neil Road. High-end finishes and outstanding views. Covered parking at the property with shared parking throughout the office park. The entire building is available or only the ground floor can be leased for 1,500 square feet.

11

**1695 Meadow Wood Ln, Suite 200  
Reno, NV 89502**



1016169799 - Y



Property Type: Office  
 Property Subtype: Office  
 Property SF: 10,699  
 Construction Status: Existing  
 Year Built: 1987  
 Class: B  
 Floors: 2  
 Available Date: Immediate  
 Occupied?: No  
 Territory: RNO-O-Meadowood

**FOR LEASE**

Available SF:  
 Avail Subtype:  
 Rental Rate:  
 Parking Ratio:  
 Parking Type:

1,854  
 Office  
 \$1.25 FS  
 4.5 / 1000  
 Covered parking is available

**BROKERAGE:**

[Colliers International](#)  
[Tim Ruffin, SIOR](#)  
[Melissa Molyneaux, SIOR,CCIM](#)

775-823-4670  
 775-823-4674

**PROPERTY DESCRIPTION**

Two-story office building in the Meadowood Submarket. Located on the Moana/Double R Extension making it convenient to Meadowood and South Reno as well as the Reno Tahoe International Airport.

**LEASE NOTES**

Office space available on the second floor of this 10,699 square foot building. Built-out and ready for occupancy. Floor plan offers mix of offices, open bull pen, reception, conference room and kitchen. Parked at 4.5:1,000 and covered parking is available. Men's and Women's restrooms include showers and lockers for daily use.

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

12

**850 Mill St, Suite 200**  
**Reno, NV 89502**



1016168860 - Y



Property Type: Office  
 Property Subtype: Office  
 Property SF: 21,165  
 Construction Status: Existing  
 Year Built: 1973  
 Floors: 3  
 Available Date: Immediate  
 Occupied?: No  
 Territory: RNO-O-Central

**FOR LEASE**  
 Available SF:  
 Min - Max Divisibility:  
 Avail Subtype:  
 Rental Rate:  
 Expenses:  
 Floor Num:

**BROKERAGE:**  
 1,779 Colliers International  
 1,779 - 6,639 Tim Ruffin, SIOR  
 Office Melissa Molyneaux, SIOR,CCIM  
 \$1.70 MG

775-823-4670  
 775-823-4674

**PROPERTY DESCRIPTION**

TBD Space available in this 21,000 square foot, medical office building near the Renown Regional Hospital Campus. Property is ideal for medical office users. Building has 150 surface level parking spaces. Property is well managed. Monument signage available on Mill Street. Property provides easy access to downtown Reno and US 395. This is a modified gross lease with the landlord paying utilities and common area janitorial. Tenant is only responsible for suite janitorial.

**LEASE NOTES**

Entire second floor is available for lease. Suite is fully built-out for medical use. Layout includes many private offices with sinks.

13

**850 Mill St, Suite 201**  
**Reno, NV 89502**



1016168750 - Y



Property Type: Office  
 Property Subtype: Office  
 Property SF: 21,165  
 Construction Status: Existing  
 Year Built: 1973  
 Floors: 3  
 Available Date: Immediate  
 Occupied?: No  
 Territory: RNO-O-Central

**FOR LEASE**  
 Available SF:  
 Min - Max Divisibility:  
 Avail Subtype:  
 Rental Rate:  
 Expenses:  
 Floor Num:

**BROKERAGE:**  
 1,219 Colliers International  
 1,219 - 6,639 Tim Ruffin, SIOR  
 Office Melissa Molyneaux, SIOR,CCIM  
 \$1.70 MG

775-823-4670  
 775-823-4674

**PROPERTY DESCRIPTION**

TBD Space available in this 21,000 square foot, medical office building near the Renown Regional Hospital Campus. Property is ideal for medical office users. Building has 150 surface level parking spaces. Property is well managed. Monument signage available on Mill Street. Property provides easy access to downtown Reno and US 395. This is a modified gross lease with the landlord paying utilities and common area janitorial. Tenant is only responsible for suite janitorial.

**LEASE NOTES**

Entire second floor is available for lease. Suite is fully built-out for medical use. Layout includes many private offices with sinks.

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**850 Mill St, Suite 202**  
**Reno, NV 89502**



1016168751 - Y



Property Type: Office  
 Property Subtype: Office  
 Property SF: 21,165  
 Construction Status: Existing  
 Year Built: 1973  
 Floors: 3  
 Available Date: Immediate  
 Occupied?: No  
 Territory: RNO-O-Central

**FOR LEASE**  
 Available SF:  
 Min - Max Divisibility:  
 Avail Subtype:  
 Rental Rate:  
 Expenses:  
 Floor Num:

**BROKERAGE:**  
 1,236 Colliers International  
 1,236 - 6,639 Tim Ruffin, SIOR  
 Office Melissa Molyneaux, SIOR,CCIM  
 \$1.70 MG

775-823-4670  
 775-823-4674

**PROPERTY DESCRIPTION**

TBD Space available in this 21,000 square foot, medical office building near the Renown Regional Hospital Campus. Property is ideal for medical office users. Building has 150 surface level parking spaces. Property is well managed. Monument signage available on Mill Street. Property provides easy access to downtown Reno and US 395. This is a modified gross lease with the landlord paying utilities and common area janitorial. Tenant is only responsible for suite janitorial.

**LEASE NOTES**

Entire second floor is available for lease. Suite is fully built-out for medical use. Layout includes many private offices with sinks.

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

15



1016168861 - Y



**850 Mill St, Suite 203  
Reno, NV 89502**

Property Type: Office  
 Property Subtype: Office  
 Property SF: 21,165  
 Construction Status: Existing  
 Year Built: 1973  
 Floors: 3  
 Available Date: Immediate  
 Occupied?: No  
 Territory: RNO-O-Central

**FOR LEASE**

Available SF:  
 Min - Max Divisibility:  
 Avail Subtype:  
 Rental Rate:  
 Expenses:  
 Floor Num:

**BROKERAGE:**  
 1,566 [Colliers International](#)  
 1,566 - 6,639 [Tim Ruffin, SIOR](#) 775-823-4670  
 Office [Melissa Molyneaux, SIOR,CCIM](#) 775-823-4674

**PROPERTY DESCRIPTION**

\$1.70 MG  
 TBD  
 2  
 Space available in this 21,000 square foot, medical office building near the Renown Regional Hospital Campus. Property is ideal for medical office users. Building has 150 surface level parking spaces. Property is well managed. Monument signage available on Mill Street. Property provides easy access to downtown Reno and US 395. This is a modified gross lease with the landlord paying utilities and common area janitorial. Tenant is only responsible for suite janitorial.

**LEASE NOTES**

Entire second floor is available for lease. Suite is fully built-out for medical use. Layout includes many private offices with sinks.

16



1016168862 - Y



**850 Mill St, Suite 205  
Reno, NV 89502**

Property Type: Office  
 Property Subtype: Office  
 Property SF: 21,165  
 Construction Status: Existing  
 Year Built: 1973  
 Floors: 3  
 Available Date: Immediate  
 Occupied?: No  
 Territory: RNO-O-Central

**FOR LEASE**

Available SF:  
 Min - Max Divisibility:  
 Avail Subtype:  
 Rental Rate:  
 Expenses:  
 Floor Num:

**BROKERAGE:**  
 839 [Colliers International](#)  
 839 - 6,639 [Tim Ruffin, SIOR](#) 775-823-4670  
 Office [Melissa Molyneaux, SIOR,CCIM](#) 775-823-4674

**PROPERTY DESCRIPTION**

\$1.70 MG  
 TBD  
 2  
 Space available in this 21,000 square foot, medical office building near the Renown Regional Hospital Campus. Property is ideal for medical office users. Building has 150 surface level parking spaces. Property is well managed. Monument signage available on Mill Street. Property provides easy access to downtown Reno and US 395. This is a modified gross lease with the landlord paying utilities and common area janitorial. Tenant is only responsible for suite janitorial.

**LEASE NOTES**

Entire second floor is available for lease. Suite is fully built-out for medical use. Layout includes many private offices with sinks.

17



1016169628 - Y



**850 Mill St, Suite Area 1  
Reno, NV 89502**

Property Type: Office  
 Property Subtype: Office  
 Property SF: 21,165  
 Construction Status: Existing  
 Year Built: 1973  
 Floors: 3  
 Available Date: Immediate  
 Occupied?: No  
 Territory: RNO-O-Central

**FOR LEASE**

Available SF:  
 Min - Max Divisibility:  
 Avail Subtype:  
 Rental Rate:  
 Expenses:  
 Floor Num:

**BROKERAGE:**  
 2,998 [Colliers International](#)  
 2,998 - 6,639 [Tim Ruffin, SIOR](#) 775-823-4670  
 Office [Melissa Molyneaux, SIOR,CCIM](#) 775-823-4674

**PROPERTY DESCRIPTION**

\$1.70 MG  
 TBD  
 2,998  
 Space available in this 21,000 square foot, medical office building near the Renown Regional Hospital Campus. Property is ideal for medical office users. Building has 150 surface level parking spaces. Property is well managed. Monument signage available on Mill Street. Property provides easy access to downtown Reno and US 395. This is a modified gross lease with the landlord paying utilities and common area janitorial. Tenant is only responsible for suite janitorial.

**LEASE NOTES**

Entire second floor is available for lease. Suite is fully built-out for medical use. Layout includes many private offices with sinks.

## PROPERTY INFORMATION

## AVAILABLE INFORMATION

## CONTACT / COMMENTS

18

**850 Mill St, Suite Area 2  
Reno, NV 89502**

1016169629 - Y



Property Type: Office  
 Property Subtype: Office  
 Property SF: 21,165  
 Construction Status: Existing  
 Year Built: 1973  
 Floors: 3  
 Available Date: Immediate  
 Occupied?: No  
 Territory: RNO-O-Central

**FOR LEASE**

Available SF:  
 Min - Max Divisibility:  
 Avail Subtype:  
 Rental Rate:  
 Expenses:  
 Floor Num:

3,641  
 3,641 - 6,639  
 Office  
 \$1.70 MG  
 TBD  
 2

**BROKERAGE:**

Colliers International  
 Tim Ruffin, SIOR  
 Melissa Molyneaux, SIOR,CCIM

775-823-4670  
 775-823-4674

**PROPERTY DESCRIPTION**

Space available in this 21,000 square foot, medical office building near the Renown Regional Hospital Campus. Property is ideal for medical office users. Building has 150 surface level parking spaces. Property is well managed. Monument signage available on Mill Street. Property provides easy access to downtown Reno and US 395. This is a modified gross lease with the landlord paying utilities and common area janitorial. Tenant is only responsible for suite janitorial.

**LEASE NOTES**

Entire second floor is available for lease. Suite is fully built-out for medical use. Layout includes many private offices with sinks.

19

**604 W Moana Ln  
Reno, NV 89509**

1016176148 - Y



Property Type: Office  
 Property Subtype: Office  
 Property SF: 13,304  
 Lot Size: 0.95 Acre  
 Construction Status: Existing  
 Construction Material: Masonry  
 Year Built: 1980  
 Class: B  
 Floors: 1  
 Available Date: 1/01/2016  
 Occupied?: No  
 Zoning: NC  
 Territory: RNO-O-Central  
 APN: 024-122-10

**FOR LEASE**

Available SF:  
 Avail Subtype:  
 Rental Rate:  
 Parking Type:

13,304  
 Office  
 \$1.65 FS  
 Surface Parking

**BROKERAGE:**

Colliers International  
 Tim Ruffin, SIOR  
 Melissa Molyneaux, SIOR,CCIM

775-823-4670  
 775-823-4674

**PROPERTY DESCRIPTION**

Great location in Southwest Reno. Five Minutes to the airport. Walking distance to restaurants.

**LEASE NOTES**

Designed for a sales or administrative office. Outstanding sinage on Moana Lane. Location is availale January 1, 2016. 5% commission to procuring broker.

## PROPERTY INFORMATION

## AVAILABLE INFORMATION

## CONTACT / COMMENTS

20

**6140 Plumas St, Suite 1st Floor**  
**Reno, NV 89509**



1016171840 - Y



Property Type: Office  
 Property Subtype: Office  
 Property SF: 27,676  
 Lot Size: 2.10 Acres  
 Construction Status: Existing  
 Year Built: 1991  
 Class: B  
 Floors: 2  
 Available Date: Immediate  
 Occupied?: No  
 Zoning: NC  
 Territory: RNO-O-Meadowood  
 APN: 042-222-27

**FOR LEASE**

Available SF:  
 Avail Subtype:  
 Rental Rate:  
 Expenses:  
 Floor Num:

**BROKERAGE:**  
 7,734 [Colliers International](#)  
 Office [Tim Ruffin, SIOR](#) 775-823-4670  
 \$1.85 FSG [Melissa Molyneaux, SIOR,CCIM](#) 775-823-4674

**TBD PROPERTY DESCRIPTION**

1 Located in the Lakeridge area of Reno. Easy access to executive housing, restaurants, downtown, and Meadowood. Very Quiet Professional Office Setting.

**LEASE NOTES**

The first floor is fully built out with open areas, multiple offices.

21

**6140 Plumas St, Suite 2nd Floor**  
**Reno, NV 89509**



1016167517 - Y



Property Type: Office  
 Property Subtype: Office  
 Property SF: 27,676  
 Lot Size: 2.10 Acres  
 Construction Status: Existing  
 Year Built: 1991  
 Class: B  
 Floors: 2  
 Available Date: Immediate  
 Occupied?: No  
 Zoning: NC  
 Territory: RNO-O-Meadowood  
 APN: 042-222-27

**FOR LEASE**

Available SF:  
 Avail Subtype:  
 Rental Rate:  
 Expenses:  
 Floor Num:

**BROKERAGE:**  
 14,132 [Colliers International](#)  
 Office [Tim Ruffin, SIOR](#) 775-823-4670  
 \$1.85 FSG [Melissa Molyneaux, SIOR,CCIM](#) 775-823-4674

**TBD PROPERTY DESCRIPTION**

2 Located in the Lakeridge area of Reno. Easy access to executive housing, restaurants, downtown, and Meadowood. Very Quiet Professional Office Setting.

**LEASE NOTES**

Second floor is built out with offices along the window line, bathrooms in the middle and open areas.

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

22

**10651 Professional Cir , Suite B  
Reno, NV 89521**



1016183991 - Y



Property Type: Office  
 Property Subtype: Professional  
 Property SF: 2,986  
 Lot Size: 0.16 Acre  
 Construction Status: Existing  
 Construction Material: Other  
 Year Built: 2006  
 Class: A  
 Floors: 1  
 Available Date: Immediate  
 Occupied?: No  
 Zoning: PUD  
 Territory: RNO-O-South Reno Corridor  
 APN: 160-900-10

**FOR LEASE**

Available SF:  
 Avail Subtype:  
 Rental Rate:  
 Expenses:  
 Floor Num:  
 Parking Ratio:

**BROKERAGE:**  
 2,986 Colliers International  
 Professional Office [Tim Ruffin, SIOR](#) 775-823-4670  
 \$1.60 MG [Melissa Molyneaux, SIOR,CCIM](#) 775-823-4674

**PROPERTY DESCRIPTION**

TBD  
 1 New building, built in 2006, with TI's completed in 2007. The space is ready for immediate occupancy. Ample parking. Building signage is available which is visible from Double R and Professional Circle. Located in South Meadows on Professional Circle/Double R Blvd., which provides easy access to US 395 via Damonte Ranch and South Meadows Parkway. The location is also near many amenities and executive housing. RTTC Town Center is located within the Reno Tahoe Tech Center, a 70 acre, master - planned community in the heart of South Meadows.

**LEASE NOTES**

Three offices, open bull pen area, conference room, break room with sink, storage, work/copy room and beautiful reception area.

23

**9590 Prototype Ct, Suite 100  
Reno, NV 89521**



1016186534 - Y



Property Type: Office  
 Property Subtype: Office  
 Property SF: 13,000  
 Construction Status: Existing  
 Class: A  
 Floors: 1  
 Available Date: Immediate  
 Occupied?: No  
 Territory: RNO-O-South Reno Corridor

**FOR LEASE**

Available SF:  
 Avail Subtype:  
 Rental Rate:  
 Parking Ratio:

**BROKERAGE:**  
 2,409 Colliers International  
 Office [Tim Ruffin, SIOR](#) 775-823-4670  
 \$1.65 FS [Melissa Molyneaux, SIOR,CCIM](#) 775-823-4674

**PROPERTY DESCRIPTION**

4.0 / 1000  
 Building well located in the South Reno Corridor with easy access to US 395 via South Meadows Parkway. The building has a shower with a locker room for Tenant's use.

24

**1745 S Wells Ave  
Reno, NV 89502**



1016164956 - Y



Property Type: Retail  
 Property Subtype: Office  
 Property SF: 6,239  
 Lot Size: 0.23 Acre  
 Construction Status: Existing  
 Year Built: 1945  
 Floors: 1  
 Available Date: Immediate  
 Occupied?: No  
 Zoning: CC  
 Territory: RNO-R-Park Lane  
 APN: 014-233-17

**FOR LEASE**

Available SF:  
 Avail Subtype:  
 Rental Rate:  
 Expenses:

**BROKERAGE:**  
 3,870 Colliers International  
 Office [Rick Casazza](#) 775-823-4666  
 \$0.85 MG [Roxanne Stevenson](#) 775-823-4661

**PROPERTY DESCRIPTION**

TBD  
 Directly adjacent to midtown district. Located in Wells Avenue District. 1/4 mile from S. Virginia Street and E. Plumb Lane intersection. Pole signage available. Densely populated with over 22,000 people within a one mile radius. Daytime population within a one mile radius is 9,885.

**LEASE NOTES**

Full office build out.

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

25



1016126853 - Y



**Aspen Meadows Medical Offices**  
**5605 Riggins Ct, Suite 102**  
**Reno, NV 89502**

Property Type: Office  
 Property Subtype: Medical  
 Property SF: 14,078  
 Lot Size: 1.04 Acres  
 Construction Status: Existing  
 Year Built: 1995  
 Class: B  
 Floors: 2  
 Available Date: Immediate  
 Occupied?: No  
 Zoning: MUCC  
 Territory: RNO-O-Meadowood  
 APN: 025-552-10

**FOR LEASE**

Available SF:  
 Avail Subtype:  
 Rental Rate:  
 Floor Num:  
 Parking Ratio:  
 Parking Type:  
 Passenger/Freight Elevators:

**BROKERAGE:**

1,477 Colliers International  
 Office, Medical \$1.50 FS  
 Melissa Molyneaux, SIOR,CCIM 775-823-4674  
 Tim Ruffin, SIOR 775-823-4670

**PROPERTY DESCRIPTION**

1 Space available on the first floor of a two-story building in the Meadowood Submarket. Building is owned and partially occupied by Corporate Service Center Inc. who occupies the entire second floor. Building manager on-site. Building was recently remodeled and looks contemporary and updated. Landlord willing to provide tenant improvement allowance and rent concessions for qualified tenants and deals. Building is parked at 6 spaces per 1,000 rentable square feet. Suites can accommodate medical use. Suites are medical ready. Building has high speed Internet service available. Well located on Riggins Court just east of Meadowood Mall with easy access to McCarran Blvd. and Double R Blvd. Close to I-580/US 395. Zoning is MUCC.

26



1016107779 - Y



**Aspen Meadows Medical Offices**  
**5605 Riggins Ct, Suite 103**  
**Reno, NV 89502**

Property Type: Office  
 Property Subtype: Medical  
 Property SF: 14,078  
 Lot Size: 1.04 Acres  
 Construction Status: Existing  
 Year Built: 1995  
 Class: B  
 Floors: 2  
 Available Date: Immediate  
 Occupied?: No  
 Zoning: MUCC  
 Territory: RNO-O-Meadowood  
 APN: 025-552-10

**FOR LEASE**

Available SF:  
 Avail Subtype:  
 Rental Rate:  
 Floor Num:  
 Parking Ratio:  
 Parking Type:  
 Passenger/Freight Elevators:

**BROKERAGE:**

2,267 Colliers International  
 Medical \$1.50 FS  
 Melissa Molyneaux, SIOR,CCIM 775-823-4674  
 Tim Ruffin, SIOR 775-823-4670

**PROPERTY DESCRIPTION**

1 Space available on the first floor of a two-story building in the Meadowood Submarket. Building is owned and partially occupied by Corporate Service Center Inc. who occupies the entire second floor. Building manager on-site. Building was recently remodeled and looks contemporary and updated. Landlord willing to provide tenant improvement allowance and rent concessions for qualified tenants and deals. Building is parked at 6 spaces per 1,000 rentable square feet. Suites can accommodate medical use. Suites are medical ready. Building has high speed Internet service available. Well located on Riggins Court just east of Meadowood Mall with easy access to McCarran Blvd. and Double R Blvd. Close to I-580/US 395. Zoning is MUCC.

**LEASE NOTES**

Suite is built-out for a medical user. Former Podiatrist office.

## PROPERTY INFORMATION

## AVAILABLE INFORMATION

## CONTACT / COMMENTS

27

**Aspen Meadows Medical Offices**  
**5605 Riggins Ct, Suite 104**  
**Reno, NV 89502**


1016184572 - Y



Property Type:	Office
Property Subtype:	Medical
Property SF:	14,078
Lot Size:	1.04 Acres
Construction Status:	Existing
Year Built:	1995
Class:	B
Floors:	2
Available Date:	Immediate
Occupied?:	No
Zoning:	MUCC
Territory:	RNO-O-Meadowood
APN:	025-552-10

**FOR LEASE**

Available SF:	
Avail Subtype:	
Rental Rate:	
Floor Num:	
Parking Ratio:	
Parking Spaces:	
Monthly Parking:	
Parking Type:	
Passenger/Freight Elevators:	

**BROKERAGE:**

840	<a href="#">Colliers International</a>	
Medical	<a href="#">Melissa Molyneaux, SIOR,CCIM</a>	775-823-4674
\$1.50 FS	<a href="#">Tim Ruffin, SIOR</a>	775-823-4670

**PROPERTY DESCRIPTION**

1  
6.0 / 1000  
84  
\$0.00  
Surface  
1/0

Space available on the first floor of a two-story building in the Meadowood Submarket. Building is owned and partially occupied by Corporate Service Center Inc. who occupies the entire second floor. Building manager on-site. Building was recently remodeled and looks contemporary and updated. Landlord willing to provide tenant improvement allowance and rent concessions for qualified tenants and deals. Building is parked at 6 spaces per 1,000 rentable square feet. Suites can accommodate medical use. Suites are medical ready. Building has high speed Internet service available. Well located on Riggins Court just east of Meadowood Mall with easy access to McCarran Blvd. and Double R Blvd. Close to I-580/US 395. Zoning is MUCC.

28

**Bank of the West Building**  
**4950 Kietzke Ln, Suite 102**  
**Reno, NV 89511**


16036544 - Y



Property Type:	Office
Property Subtype:	Office
Property SF:	28,566
Lot Size:	3.00 Acres
Construction Status:	Existing
Year Built:	1996
Class:	A
Floors:	3
Available Date:	Immediate
Occupied?:	No
Zoning:	AC
Territory:	RNO-O-Meadowood
APN:	024-053-11

**FOR LEASE**

Available SF:	
Avail Subtype:	
Rental Rate:	
Floor Num:	

**BROKERAGE:**

1,471	<a href="#">Colliers International</a>	
Office	<a href="#">Tim Ruffin, SIOR</a>	775-823-4670
\$1.45 FS	<a href="#">Melissa Molyneaux, SIOR,CCIM</a>	775-823-4674

**PROPERTY DESCRIPTION**

1

Three story class "A" office building. Easy access to U.S. 395/I580. Bank of the West branch on the main level. Great visibility from freeway and McCarran. Well located in the Meadowood submarket on the corner of McCarran and Kietzke Ln. Located near many retail establishments and restaurants.

**LEASE NOTES**

Located on the lower level. Built-out and ready for occupancy. Suite offers entrance from elevator lobby.

## PROPERTY INFORMATION

## AVAILABLE INFORMATION

## CONTACT / COMMENTS

29


**Bank of the West Building**  
**4950 Kietzke Ln, Suite 303**  
**Reno, NV 89511**

Property Type: Office  
 Property Subtype: Office  
 Property SF: 28,566  
 Lot Size: 3.00 Acres  
 Construction Status: Existing  
 Year Built: 1996  
 Class: A  
 Floors: 3  
 Available Date: Immediate  
 Occupied?: No  
 Zoning: AC  
 Territory: RNO-O-Meadowood  
 APN: 024-053-11

**FOR LEASE**

Available SF:  
 Avail Subtype:  
 Rental Rate:  
 Floor Num:

**BROKERAGE:**

1,008 [Colliers International](#)  
 Office [Tim Ruffin, SIOR](#) 775-823-4670  
 \$1.45 FS [Melissa Molyneaux, SIOR,CCIM](#) 775-823-4674

1016128453 - Y

**3 PROPERTY DESCRIPTION**

Three story class "A" office building. Easy access to U.S. 395/I580. Bank of the West branch on the main level. Great visibility from freeway and McCarran. Well located in the Meadowood submarket on the corner of McCarran and Kietzke Ln. Located near many retail establishments and restaurants.

**LEASE NOTES**

Located on the upper level. Built-out with private offices.

30


**Caughlin Professional Center**  
**4773 Caughlin Pkwy, Suite 1**  
**Reno, NV 89509**

Property Type: Office  
 Property Subtype: Professional  
 Property SF: 3,237  
 Construction Status: Existing  
 Year Built: 1997  
 Class: B  
 Floors: 2  
 Available Date: Immediate  
 Occupied?: No  
 Territory: RNO-O-West Reno  
 APN: 041-490-11

**FOR LEASE**

Available SF:  
 Min - Max Divisibility:  
 Avail Subtype:  
 Rental Rate:

**BROKERAGE:**

1,867 [Colliers International](#)  
 304 - 1,867 [Melissa Molyneaux, SIOR,CCIM](#) 775-823-4674  
 Professional [Tim Ruffin, SIOR](#) 775-823-4670  
 \$1.45 FS

1016160351 - Y

**PROPERTY DESCRIPTION**

Beautiful building located at Caughlin Parkway Professional Office near the corner of Caughlin Parkway and S. McCarran Blvd. Two-story office building provides beautiful views of the Sierra Mountains and downtown Reno. Well located with easy access to banks, schools, shopping centers and executive housing. Within a block of Village Green Park, Wells Fargo Bank, shopping center with supermarket, childcare, restaurants, shops and public park.

**LEASE NOTES**

Suite 1 is fully furnished and ready for immediate occupancy. Good mix of offices and bullpen, coffee bar and work area. Can be demised (Suite 1A 304 SF or 1B 1,563 SF)

## PROPERTY INFORMATION

## AVAILABLE INFORMATION

## CONTACT / COMMENTS

31



1016167325 - Y


**Isbell Office Suites**  
**639 Isbell Rd, Suite 240**  
**Reno, NV 89509**

Property Type: Office  
 Property Subtype: Office  
 Property SF: 40,000  
 Lot Size: 1.63 Acres  
 Construction Status: Existing  
 Year Built: 1996  
 Class: A  
 Floors: 4  
 Available Date: Immediate  
 Occupied?: No  
 Zoning: GC  
 Territory: RNO-O-Central  
 APN: 019-351-10

**FOR LEASE**

Available SF:  
 Avail Subtype:  
 Rental Rate:  
 Parking Ratio:  
 Passenger/Freight Elevators:

**BROKERAGE:**

2,907 Colliers International  
 Office [Tim Ruffin, SIOR](#) 775-823-4670  
 \$1.45 FS [Melissa Molyneaux, SIOR,CCIM](#) 775-823-4674

**PROPERTY DESCRIPTION**

4.0 / 1000  
 2/ Recently Remodeled –Building shows very well and is ideal for back office users or professional service firms. Three-story, Class A, Office Building in the Central Submarket. Built in 1996 and renovated in 2007. Parking is 4 spaces per 1,000sf and covered parking is available in addition to ample street parking. Well maintained property with a fresh contemporary look. Building is zoned General Commercial (GC). Well located in central Reno with easy access to all areas of town and with close proximity to numerous restaurants and daycare.

<http://639isbell.com/>

**LEASE NOTES**

Suite has a server room, conference room, break room, 3 offices and an open office in the center of the floor plan.

32



1016181468 - Y


**Isbell Office Suites**  
**639 Isbell Rd, Suite 320**  
**Reno, NV 89509**

Property Type: Office  
 Property Subtype: Office  
 Property SF: 40,000  
 Lot Size: 1.63 Acres  
 Construction Status: Existing  
 Year Built: 1996  
 Class: A  
 Floors: 4  
 Available Date: Immediate  
 Occupied?: No  
 Zoning: GC  
 Territory: RNO-O-Central  
 APN: 019-351-10

**FOR LEASE**

Available SF:  
 Avail Subtype:  
 Rental Rate:  
 Floor Num:  
 Parking Ratio:  
 Passenger/Freight Elevators:

**BROKERAGE:**

2,262 Colliers International  
 Office [Tim Ruffin, SIOR](#) 775-823-4670  
 \$1.45 FS [Melissa Molyneaux, SIOR,CCIM](#) 775-823-4674

**PROPERTY DESCRIPTION**

4.0 / 1000  
 2/ Recently Remodeled –Building shows very well and is ideal for back office users or professional service firms. Three-story, Class A, Office Building in the Central Submarket. Built in 1996 and renovated in 2007. Parking is 4 spaces per 1,000sf and covered parking is available in addition to ample street parking. Well maintained property with a fresh contemporary look. Building is zoned General Commercial (GC). Well located in central Reno with easy access to all areas of town and with close proximity to numerous restaurants and daycare.

<http://639isbell.com/>

**LEASE NOTES**

Open floor plan offers private offices and a bull pen.

## PROPERTY INFORMATION

## AVAILABLE INFORMATION

## CONTACT / COMMENTS

33

**Lakeridge Building**  
**6100 Plumas St, Suite 100**  
**Reno, NV 89519**



1016187997 - Y



Property Type: Office  
 Property Subtype: Office  
 Property SF: 11,150  
 Lot Size: 1.12 Acres  
 Construction Status: Existing  
 Year Built: 1990  
 Class: B  
 Floors: 2  
 Available Date: Immediate  
 Occupied?: No  
 Zoning: SPD  
 Territory: RNO-O-Meadowood  
 APN: 042-221-06

**FOR LEASE**

Available SF: 5,740  
 Avail Subtype: Office  
 Rental Rate: \$1.60 FS  
 Parking Ratio: 5.0 / 1000

**FEATURES: HVAC -****BROKERAGE:**

Colliers International  
 Office [Melissa Molyneaux, SIOR,CCIM](#) 775-823-4674

**PROPERTY DESCRIPTION**

Two story, 11,150 square foot, office building located in the heart of the Meadowood Submarket on Plumas Street near Lakeridge Golf Course and Country Club. The new ownership group completed a major interior remodel to the suites and common area. The building is complete with high-end finishes and contemporary features. Building is elevator served. Building is well maintained and the HVAC system was recently upgraded. Mature and manicured landscaping.

**LEASE NOTES**

Can be demised to 3,020 or 2,720 square feet. Entire first floor available for lease with the ability to demise in to two suites. The building has multiple entrances. Suite offers interior restrooms as well as break rooms. Suite is ready for Tenant's finishes and ownership is planning to install LED lighting and upgrade the suites finishes. Suite has ample natural light and views of mature landscaping. Ideal for professional service firms.

34

**Lakeridge Building**  
**6100 Plumas St, Suite 200**  
**Reno, NV 89519**



1016187998 - Y



Property Type: Office  
 Property Subtype: Office  
 Property SF: 11,150  
 Lot Size: 1.12 Acres  
 Construction Status: Existing  
 Year Built: 1990  
 Class: B  
 Floors: 2  
 Available Date: Immediate  
 Occupied?: No  
 Zoning: SPD  
 Territory: RNO-O-Meadowood  
 APN: 042-221-06

**FOR LEASE**

Available SF: 2,122  
 Avail Subtype: Office  
 Rental Rate: \$1.60 FS  
 Parking Ratio: 5.0 / 1000

**FEATURES: HVAC -****BROKERAGE:**

Colliers International  
 Office [Melissa Molyneaux, SIOR,CCIM](#) 775-823-4674

**PROPERTY DESCRIPTION**

Two story, 11,150 square foot, office building located in the heart of the Meadowood Submarket on Plumas Street near Lakeridge Golf Course and Country Club. The new ownership group completed a major interior remodel to the suites and common area. The building is complete with high-end finishes and contemporary features. Building is elevator served. Building is well maintained and the HVAC system was recently upgraded. Mature and manicured landscaping.

**LEASE NOTES**

The suites has ample natural light from multiple windows. Layout includes open area, multiple offices, break area and storage/IT closet. Suite was recently remodeled with wood laminate floors, upgraded doors and new LED lights.

## PROPERTY INFORMATION

## AVAILABLE INFORMATION

## CONTACT / COMMENTS

35



**Lakeridge Building**  
**6100 Plumas St, Suite 201**  
**Reno, NV 89519**

Property Type: Office  
 Property Subtype: Office  
 Property SF: 11,150  
 Lot Size: 1.12 Acres  
 Construction Status: Existing  
 Year Built: 1990  
 Class: B  
 Floors: 2  
 Available Date: Immediate  
 Occupied?: No  
 Zoning: SPD  
 Territory: RNO-O-Meadowood  
 APN: 042-221-06

1016187999 - Y

**FOR LEASE**

Available SF:  
 Avail Subtype:  
 Rental Rate:  
 Parking Ratio:

688  
 Office  
 \$1.60 FS  
 5.0 / 1000

**FEATURES: HVAC -****BROKERAGE:**

688 [Colliers International](#)  
 Office [Melissa Molyneaux, SIOR,CCIM](#)

775-823-4674

**PROPERTY DESCRIPTION**

Two story, 11,150 square foot, office building located in the heart of the Meadowood Submarket on Plumas Street near Lakeridge Golf Course and Country Club. The new ownership group completed a major interior remodel to the suites and common area. The building is complete with high-end finishes and contemporary features. Building is elevator served. Building is well maintained and the HVAC system was recently upgraded. Mature and manicured landscaping.

**LEASE NOTES**

Ideal suite for smaller professional firms. Executive office with secretarial area. Suite has laminate wood floors, upgraded doors, LED lights and blinds and extra window facing outside the suite entrance.

36



**Lakeridge Building**  
**6100 Plumas St, Suite 203**  
**Reno, NV 89519**

Property Type: Office  
 Property Subtype: Office  
 Property SF: 11,150  
 Lot Size: 1.12 Acres  
 Construction Status: Existing  
 Year Built: 1990  
 Class: B  
 Floors: 2  
 Available Date: Immediate  
 Occupied?: No  
 Zoning: SPD  
 Territory: RNO-O-Meadowood  
 APN: 042-221-06

1016188000 - Y

**FOR LEASE**

Available SF:  
 Avail Subtype:  
 Rental Rate:  
 Parking Ratio:

1,076  
 Office  
 \$1.60 FS  
 5.0 / 1000

**FEATURES: HVAC -****BROKERAGE:**

1,076 [Colliers International](#)  
 Office [Melissa Molyneaux, SIOR,CCIM](#)

775-823-4674

**PROPERTY DESCRIPTION**

Two story, 11,150 square foot, office building located in the heart of the Meadowood Submarket on Plumas Street near Lakeridge Golf Course and Country Club. The new ownership group completed a major interior remodel to the suites and common area. The building is complete with high-end finishes and contemporary features. Building is elevator served. Building is well maintained and the HVAC system was recently upgraded. Mature and manicured landscaping.

**LEASE NOTES**

Ideal suite for a small professional firm. Large executive office, open area and single office. Suite is finished with laminate wood floors, upgraded doors, LED lights and blinds. Ample natural light from windows.

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

37



1016174297 - Y



**Magnolia Double R**  
**730 Sandhill Rd, Suite 250**  
**Reno, NV 89521**

---

Property Type: Office  
 Property Subtype: Office  
 Property SF: 33,875  
 Lot Size: 1.70 Acres  
 Construction Status: Existing  
 Year Built: 2004  
 Class: A  
 Floors: 3  
 Available Date: Immediate  
 Occupied?: No  
 Zoning: PUD  
 Territory: RNO-O-South Reno Corridor  
 APN: 163-281-05

**FOR LEASE**  
 Available SF: 5,260  
 Avail Subtype: Office  
 Rental Rate: \$1.80 FS  
 Floor Num: 2  
 Parking Ratio: 4.0 / 1000

**FEATURES:** Sprinklers

**BROKERAGE:**  
 Colliers International  
 Office [Tim Ruffin, SIOR](#) 775-823-4670  
[Melissa Molyneaux, SIOR,CCIM](#) 775-823-4674

**PROPERTY DESCRIPTION**  
 ±33,875 SF, three-story office building, built in 2004. Ideal office location with numerous amenities nearby, within close proximity to executive housing and easy freeway access via South Meadows Parkway. Lobby and common-areas are high-end with top of the line design work and finishes. One of the most up-scale office properties in Northern Nevada. Well located at the corner of Double R. Blvd and Sandhill in the heart of the South Reno Corridor. Access to Meadowood Submarket via the Double R/Moana Lane expansion. Easy to find and positioned near many businesses and retail establishments.

**LEASE NOTES**  
 Second floor suite available for lease in one of South Meadow's finest office buildings. Suite is well positioned directly off the elevator. The suite is fully built-out with a nice mix of private offices and open bull pen. In addition, the suite offers reception area, conference room, break area, balcony and storage. The suite has ample window line with outstanding natural light. There is furniture available for use.

38



1016107106 - Y



**Magnolia Lakeside**  
**6151 Lakeside Dr, Suite 2000**  
**Reno, NV 89511**

---

Property Type: Office  
 Property Subtype: Office  
 Property SF: 20,025  
 Construction Status: Existing  
 Year Built: 1996  
 Class: A  
 Floors: 2  
 Available Date: Immediate  
 Occupied?: No  
 Zoning: NC  
 Territory: RNO-O-Meadowood  
 APN: 042-222-18

**FOR LEASE**  
 Available SF: 6,338  
 Min - Max Divisibility: 2,699 - 6,338  
 Avail Subtype: Office  
 Rental Rate: \$1.60 FS  
 Floor Num: 2  
 Parking Ratio: 4.0 / 1000

**BROKERAGE:**  
 Colliers International  
 Office [Tim Ruffin, SIOR](#) 775-823-4670  
[Melissa Molyneaux, SIOR,CCIM](#) 775-823-4674

**PROPERTY DESCRIPTION**  
 20,025 square foot office building is well located on Lakeside Drive near S. McCarran Blvd. Beautiful building with high-end interior common area finishes. Building offers surface level parking as well as covered parking.

**LEASE NOTES**  
 Rent reduced! Second floor suite available for lease. Can be reduced to accommodate 2,699sf or 3,639sf. Layout includes private offices, open bull pen, break area, reception area and storage. Showers are in the building for tenants use. Motivated landlord! Leasing incentives available.

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

39



1016180895 - Y



**Meadow Wood Crown Plaza**  
**1575 Delucchi Ln, Suite 103**  
**Reno, NV 89502**

---

Property Type: Office  
 Property Subtype: Office  
 Property SF: 77,000  
 Lot Size: 4.09 Acres  
 Construction Status: Existing  
 Year Built: 1989  
 Class: B  
 Floors: 2  
 Available Date: Immediate  
 Occupied?: No  
 Zoning: IB  
 Territory: RNO-O-Meadowood  
 APN: 025-441-05

**FOR LEASE**  
 Available SF:  
 Avail Subtype:  
 Rental Rate:  
 Floor Num:  
 Parking Ratio:

**BROKERAGE:**  
 2,400 [Colliers International](#)  
 Office [Tim Ruffin, SIOR](#) 775-823-4670  
 \$1.00 FS [Melissa Molyneaux, SIOR,CCIM](#) 775-823-4674

1 **PROPERTY DESCRIPTION**  
 4.0 / 1000 Great pricing for the Meadowood Submarket. Professionally managed. A variety of suite sizes available Rent is paid on usable square footage – NO LOAD FACTOR. Use of common area lobby, restrooms and corridors. Mailing station with Fed Ex and UPS drops in the building. Owner is willing to provide tenant improvements for qualified tenants and transactions. Starting Rates as low as \$1.00 per square foot.

**LEASE NOTES**  
 Functional layout with multiple private offices

40



1016186532 - Y



**Meadow Wood Crown Plaza**  
**1575 Delucchi Ln, Suite 116B**  
**Reno, NV 89502**

---

Property Type: Office  
 Property Subtype: Office  
 Property SF: 77,000  
 Lot Size: 4.09 Acres  
 Construction Status: Existing  
 Year Built: 1989  
 Class: B  
 Floors: 2  
 Available Date: Immediate  
 Occupied?: No  
 Zoning: IB  
 Territory: RNO-O-Meadowood  
 APN: 025-441-05

**FOR LEASE**  
 Available SF:  
 Avail Subtype:  
 Rental Rate:  
 Parking Ratio:

**BROKERAGE:**  
 904 [Colliers International](#)  
 Office [Tim Ruffin, SIOR](#) 775-823-4670  
 \$1.00 FS [Melissa Molyneaux, SIOR,CCIM](#) 775-823-4674

4.0 / 1000 **PROPERTY DESCRIPTION**  
 Great pricing for the Meadowood Submarket. Professionally managed. A variety of suite sizes available Rent is paid on usable square footage – NO LOAD FACTOR. Use of common area lobby, restrooms and corridors. Mailing station with Fed Ex and UPS drops in the building. Owner is willing to provide tenant improvements for qualified tenants and transactions. Starting Rates as low as \$1.00 per square foot.

**LEASE NOTES**  
 Suite offers open floor plan with several private offices.

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

41



1016176165 - Y



**Meadow Wood Crown Plaza**  
**1575 Delucchi Ln, Suite 118**  
**Reno, NV 89502**

---

Property Type: Office  
 Property Subtype: Office  
 Property SF: 77,000  
 Lot Size: 4.09 Acres  
 Construction Status: Existing  
 Year Built: 1989  
 Class: B  
 Floors: 2  
 Available Date: Immediate  
 Occupied?: No  
 Zoning: IB  
 Territory: RNO-O-Meadowood  
 APN: 025-441-05

**FOR LEASE**  
 Available SF: 1,560  
 Avail Subtype: Office  
 Rental Rate: \$1.00 FS  
 Parking Ratio: 4.0 / 1000

**BROKERAGE:**  
 Colliers International  
 Office [Tim Ruffin, SIOR](#) 775-823-4670  
[Melissa Molyneaux, SIOR,CCIM](#) 775-823-4674

**PROPERTY DESCRIPTION**  
 Great pricing for the Meadowood Submarket. Professionally managed. A variety of suite sizes available Rent is paid on usable square footage – NO LOAD FACTOR. Use of common area lobby, restrooms and corridors. Mailing station with Fed Ex and UPS drops in the building. Owner is willing to provide tenant improvements for qualified tenants and transactions. Starting Rates as low as \$1.00 per square foot.

**LEASE NOTES**  
 Functional layout with conference room, multiple private offices and storage room.

42



1016173727 - Y



**Meadow Wood Crown Plaza**  
**1575 Delucchi Ln, Suite 205**  
**Reno, NV 89502**

---

Property Type: Office  
 Property Subtype: Office  
 Property SF: 77,000  
 Lot Size: 4.09 Acres  
 Construction Status: Existing  
 Year Built: 1989  
 Class: B  
 Floors: 2  
 Available Date: Immediate  
 Occupied?: No  
 Zoning: IB  
 Territory: RNO-O-Meadowood  
 APN: 025-441-05

**FOR LEASE**  
 Available SF: 929  
 Avail Subtype: Office  
 Rental Rate: \$1.00 FS  
 Parking Ratio: 4.0 / 1000

**BROKERAGE:**  
 Colliers International  
 Office [Tim Ruffin, SIOR](#) 775-823-4670  
[Melissa Molyneaux, SIOR,CCIM](#) 775-823-4674

**PROPERTY DESCRIPTION**  
 Great pricing for the Meadowood Submarket. Professionally managed. A variety of suite sizes available Rent is paid on usable square footage – NO LOAD FACTOR. Use of common area lobby, restrooms and corridors. Mailing station with Fed Ex and UPS drops in the building. Owner is willing to provide tenant improvements for qualified tenants and transactions. Starting Rates as low as \$1.00 per square foot.

**LEASE NOTES**  
 Small suite with open space and two offices.

## PROPERTY INFORMATION

## AVAILABLE INFORMATION

## CONTACT / COMMENTS

43



**Meadow Wood Crown Plaza**  
**1575 Delucchi Ln, Suite 207**  
**Reno, NV 89502**

Property Type: Office  
 Property Subtype: Office  
 Property SF: 77,000  
 Lot Size: 4.09 Acres  
 Construction Status: Existing  
 Year Built: 1989  
 Class: B  
 Floors: 2  
 Available Date: Immediate  
 Occupied?: No  
 Zoning: IB  
 Territory: RNO-O-Meadowood  
 APN: 025-441-05

**FOR LEASE**  
 Available SF:  
 Avail Subtype:  
 Rental Rate:  
 Parking Ratio:

1,248  
 Office  
 \$1.00 FS  
 4.0 / 1000

**BROKERAGE:**

[Colliers International](#)  
 Office [Tim Ruffin, SIOR](#)  
[Melissa Molyneaux, SIOR,CCIM](#)

775-823-4670  
 775-823-4674

**PROPERTY DESCRIPTION**

Great pricing for the Meadowood Submarket. Professionally managed. A variety of suite sizes available Rent is paid on usable square footage – NO LOAD FACTOR. Use of common area lobby, restrooms and corridors. Mailing station with Fed Ex and UPS drops in the building. Owner is willing to provide tenant improvements for qualified tenants and transactions. Starting Rates as low as \$1.00 per square foot.

**LEASE NOTES**

Small suite with open space and two offices

1016186533 - Y



44



**Meadow Wood Crown Plaza**  
**1575 Delucchi Ln, Suite 224**  
**Reno, NV 89502**

Property Type: Office  
 Property Subtype: Office  
 Property SF: 77,000  
 Lot Size: 4.09 Acres  
 Construction Status: Existing  
 Year Built: 1989  
 Class: B  
 Floors: 2  
 Available Date: Immediate  
 Occupied?: No  
 Zoning: IB  
 Territory: RNO-O-Meadowood  
 APN: 025-441-05

**FOR LEASE**  
 Available SF:  
 Avail Subtype:  
 Rental Rate:  
 Parking Ratio:

3,153  
 Office  
 \$1.00 FS  
 4.0 / 1000

**BROKERAGE:**

[Colliers International](#)  
 Office [Tim Ruffin, SIOR](#)  
[Melissa Molyneaux, SIOR,CCIM](#)

775-823-4670  
 775-823-4674

**PROPERTY DESCRIPTION**

Great pricing for the Meadowood Submarket. Professionally managed. A variety of suite sizes available Rent is paid on usable square footage – NO LOAD FACTOR. Use of common area lobby, restrooms and corridors. Mailing station with Fed Ex and UPS drops in the building. Owner is willing to provide tenant improvements for qualified tenants and transactions. Starting Rates as low as \$1.00 per square foot.

**LEASE NOTES**

Multiple private offices with an open bullpen.

1016186721 - Y



PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

45



1016188218 - Y



**Museum Tower**  
**100 W Liberty St, Suite 670**  
**Reno, NV 89501**

---

Property Type: Office  
 Property Subtype: Office  
 Property SF: 151,500  
 Construction Status: Existing  
 Year Built: 1987  
 Class: A  
 Available Date: Immediate  
 Occupied?: No  
 Territory: RNO-O-Downtown  
 APN: 011-182-29

**FOR LEASE**  
 Available SF: 4,730  
 Min - Max Divisibility: 4,730 - 7,802  
 Avail Subtype: Office  
 Rental Rate: \$2.05 FS  
 Floor Num: 6  
 Parking Ratio: 4.0 / 1000  
 Parking Type: Covered parking  
 Passenger/Freight Elevators: 4/  
**FEATURES:** Sprinklers

**BROKERAGE:**  
 4,730 [Colliers International](#)  
 775-823-4670  
 Tim Ruffin, SIOR  
 Office [Melissa Molyneaux, SIOR,CCIM](#)  
 775-823-4674

**PROPERTY DESCRIPTION**  
 Newest Class "A" Office Building in the Central Business District. Conveniently located on W. Liberty next to the Nevada Museum of Art and is within walking distance to all major court facilities, banks, and numerous restaurants. On-site workout facility and Anatomie Personal Training conveniently located on the lobby floor. Covered and secure parking on-site. Parking garage served by main elevator bank. Newly remodeled lobby. Balconies on upper floors. On-site property manager. Spectacular views of the Sierra Nevada Mountain Range.

**LEASE NOTES**  
 Suite 690 - 3,072 RSF, Suite 670 - 4,730 RSF, can be combined for a total of ±7,802 SF.

46



1016115526 - Y



**Museum Tower**  
**100 W Liberty St, Suite 690**  
**Reno, NV 89501**

---

Property Type: Office  
 Property Subtype: Office  
 Property SF: 151,500  
 Construction Status: Existing  
 Year Built: 1987  
 Class: A  
 Available Date: Immediate  
 Occupied?: Yes  
 Territory: RNO-O-Downtown  
 APN: 011-182-29

**FOR LEASE**  
 Available SF: 3,072  
 Min - Max Divisibility: 3,072 - 7,802  
 Avail Subtype: Office  
 Rental Rate: \$2.05 FS  
 Floor Num: 6  
 Parking Ratio: 4.0 / 1000  
 Parking Type: Covered parking available  
 Passenger/Freight Elevators: 4/  
**FEATURES:** Sprinklers

**BROKERAGE:**  
 3,072 [Colliers International](#)  
 775-823-4670  
 Tim Ruffin, SIOR  
 Office [Melissa Molyneaux, SIOR,CCIM](#)  
 775-823-4674

**PROPERTY DESCRIPTION**  
 Newest Class "A" Office Building in the Central Business District. Conveniently located on W. Liberty next to the Nevada Museum of Art and is within walking distance to all major court facilities, banks, and numerous restaurants. On-site workout facility and Anatomie Personal Training conveniently located on the lobby floor. Covered and secure parking on-site. Parking garage served by main elevator bank. Newly remodeled lobby. Balconies on upper floors. On-site property manager. Spectacular views of the Sierra Nevada Mountain Range.

**LEASE NOTES**  
 6th Floor - Fully built out with 15 private offices. Conference room, fire room, break area, bull pen and reception area. Great views.  
 Suite 690 - 3,072 RSF, Suite 670 - 4,730 RSF, can be combined for a total of ±7,802 SF.

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

47



1016178249 - Y



**Northwest Professional Building**  
**855 W 7th St, Suite 1**  
**Reno, NV 89503**

Property Type: Office  
 Property Subtype: Medical  
 Property SF: 6,559  
 Lot Size: 0.92 Acre  
 Construction Status: Existing  
 Year Built: 1978  
 Class: C  
 Floors: 2  
 Available Date: Immediate  
 Occupied?: No  
 Zoning: PO  
 Territory: RNO-O-West Reno  
 APN: 006-122-13

**FOR LEASE**

Available SF:  
 Min - Max Divisibility:  
 Avail Subtype:  
 Rental Rate:  
 Expenses:  
 Parking Ratio:  
 Parking Spaces:  
 Parking Type:

1,590  
 1,590 - 6,806  
 Medical  
 \$1.65 MG  
 TBD  
 1.8 / 1000  
 70  
 Surface

**BROKERAGE:**

Colliers International  
 Tim Ruffin, SIOR  
 Melissa Molyneaux, SIOR,CCIM

775-823-4670  
 775-823-4674

**PROPERTY DESCRIPTION**

Medical, dental or general office space available in this 14,500sf two-story building. Other tenants in the building include: Renown HHP Management, Chiropractor, Dental Lab and Reno Dentist. The building is currently undergoing a major interior and exterior renovation. Owner willing to provide TI Allowance for qualified leases.

**LEASE NOTES**

\*Suites 1 & 2 can be combined for 3,606 SF  
 \*\*Suites can be combined for a total of 6,806 SF

48



1016178250 - Y



**Northwest Professional Building**  
**855 W 7th St, Suite 2**  
**Reno, NV 89503**

Property Type: Office  
 Property Subtype: Medical  
 Property SF: 6,559  
 Lot Size: 0.92 Acre  
 Construction Status: Existing  
 Year Built: 1978  
 Class: C  
 Floors: 2  
 Available Date: Immediate  
 Occupied?: No  
 Zoning: PO  
 Territory: RNO-O-West Reno  
 APN: 006-122-13

**FOR LEASE**

Available SF:  
 Min - Max Divisibility:  
 Avail Subtype:  
 Rental Rate:  
 Expenses:  
 Parking Ratio:  
 Parking Spaces:  
 Parking Type:

2,016  
 2,016 - 6,806  
 Medical  
 \$1.65 MG  
 TBD  
 1.8 / 1000  
 70  
 Surface

**BROKERAGE:**

Colliers International  
 Tim Ruffin, SIOR  
 Melissa Molyneaux, SIOR,CCIM

775-823-4670  
 775-823-4674

**PROPERTY DESCRIPTION**

Medical, dental or general office space available in this 14,500sf two-story building. Other tenants in the building include: Renown HHP Management, Chiropractor, Dental Lab and Reno Dentist. The building is currently undergoing a major interior and exterior renovation. Owner willing to provide TI Allowance for qualified leases.

**LEASE NOTES**

\*Suites 1 & 2 can be combined for 3,606 SF  
 \*\*Suites can be combined for a total of 6,806 SF

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

49



1016184855 - Y



**Northwest Professional Building**  
**855 W 7th St, Suite 5**  
**Reno, NV 89503**

Property Type: Office  
 Property Subtype: Medical  
 Property SF: 6,559  
 Lot Size: 0.92 Acre  
 Construction Status: Existing  
 Year Built: 1978  
 Class: C  
 Floors: 2  
 Available Date: Immediate  
 Occupied?: No  
 Zoning: PO  
 Territory: RNO-O-West Reno  
 APN: 006-122-13

**FOR LEASE**

Available SF:  
 Min - Max Divisibility:  
 Avail Subtype:  
 Rental Rate:  
 Expenses:  
 Floor Num:  
 Parking Ratio:  
 Parking Spaces:  
 Parking Type:

3,200  
 3,200 - 6,806  
 Medical  
 \$1.65 MG  
 TBD  
 1  
 1.8 / 1000  
 70  
 Surface

**BROKERAGE:**

Colliers International  
 Tim Ruffin, SIOR  
 Melissa Molyneaux, SIOR,CCIM  
 775-823-4670  
 775-823-4674

**PROPERTY DESCRIPTION**

Medical, dental or general office space available in this 14,500sf two-story building. Other tenants in the building include: Renown HHP Management, Chiropractor, Dental Lab and Reno Dentist. The building is currently undergoing a major interior and exterior renovation. Owner willing to provide TI Allowance for qualified leases.

**LEASE NOTES**

\*\*Suites can be combined for a total of 6,806 SF

50



16033846 - Y



**Park Center West**  
**9805 Double R Blvd, Suite 102**  
**Reno, NV 89521**

Property Type: Office  
 Property Subtype: Office  
 Property SF: 80,000  
 Construction Status: Existing  
 Year Built: 1999  
 Class: A  
 Floors: 3  
 Available Date: Immediate  
 Occupied?: No  
 Zoning: PUD  
 Territory: RNO-O-South Reno Corridor

**FOR LEASE**

Available SF:  
 Min - Max Divisibility:  
 Avail Subtype:  
 Rental Rate:  
 Floor Num:  
 Passenger/Freight Elevators:

5,710  
 5,710 - 9,791  
 Office  
 \$1.75 FS

**BROKERAGE:**

Colliers International  
 Tim Ruffin, SIOR  
 Melissa Molyneaux, SIOR,CCIM  
 775-823-4670  
 775-823-4674

**PROPERTY DESCRIPTION**

1 Three story class "A" building in the South Meadows Business Park.  
 2/ Premier location on Double R Blvd. with access to US 395 via South Meadows Parkway. Lease Rate Reduced!

**LEASE NOTES**

Space is move in ready condition. Builtout with private offices, conference room, kitchen and open bullpen. Located at the front of the lobby. Rear exit/entrance to common area restrooms.

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

51



16049530 - Y



**Park Center West**  
**9805 Double R Blvd, Suite 103**  
**Reno, NV 89521**

Property Type: Office  
 Property Subtype: Office  
 Property SF: 80,000  
 Construction Status: Existing  
 Year Built: 1999  
 Class: A  
 Floors: 3  
 Available Date: Immediate  
 Occupied?: No  
 Zoning: PUD  
 Territory: RNO-O-South Reno Corridor

**FOR LEASE**

Available SF:  
 Avail Subtype:  
 Rental Rate:  
 Floor Num:  
 Passenger/Freight Elevators:

**BROKERAGE:**

4,461 Colliers International  
 Office Tim Ruffin, SIOR 775-823-4670  
 \$1.75 FS Melissa Molyneaux, SIOR,CCIM 775-823-4674

**1 PROPERTY DESCRIPTION**

2/ Three story class "A" building in the South Meadows Business Park. Premier location on Double R Blvd. with access to US 395 via South Meadows Parkway. Lease Rate Reduced!

**LEASE NOTES**

Shell condition and tenant improvement ready.

52



1016120778 - Y



**Park Center West**  
**9805 Double R Blvd, Suite 300**  
**Reno, NV 89521**

Property Type: Office  
 Property Subtype: Office  
 Property SF: 80,000  
 Construction Status: Existing  
 Year Built: 1999  
 Class: A  
 Floors: 3  
 Available Date: Immediate  
 Occupied?: No  
 Zoning: PUD  
 Territory: RNO-O-South Reno Corridor

**FOR LEASE**

Available SF:  
 Min - Max Divisibility:  
 Avail Subtype:  
 Rental Rate:  
 Parking Ratio:  
 Passenger/Freight Elevators:

**BROKERAGE:**

26,646 Colliers International  
 6,000 - 26,646 Tim Ruffin, SIOR 775-823-4670  
 Office Melissa Molyneaux, SIOR,CCIM 775-823-4674

**4.0 / 1000 PROPERTY DESCRIPTION**

2/ Three story class "A" building in the South Meadows Business Park. Premier location on Double R Blvd. with access to US 395 via South Meadows Parkway. Lease Rate Reduced!

**LEASE NOTES**

Entire third floor available. Can be demised. Built out and ready for occupancy. Great for corporate office users. Offer pending.

## PROPERTY INFORMATION

## AVAILABLE INFORMATION

## CONTACT / COMMENTS

53



1016142475 - Y



**Quail Northwest**  
**6330 Mae Anne Ave, Suite 1-4**  
**Reno, NV 89503**

---

Property Type: Office  
 Property Subtype: Office  
 Property SF: 30,380  
 Construction Status: Existing  
 Year Built: 2006  
 Class: A  
 Floors: 1  
 Available Date: Immediate  
 Occupied?: No  
 Zoning: NC  
 Territory: RNO-O-West Reno  
 APN: 200-600-18

**FOR LEASE**  
 Available SF:  
 Min - Max Divisibility:  
 Avail Subtype:  
 Rental Rate:  
 Expenses:  
 Sale Price:  
 Price PSF:

**BROKERAGE:**  
 8,606 [Colliers International](#)  
 1,915 - 8,606 [Tim Ruffin, SIOR](#) 775-823-4670  
 Office [Melissa Molyneaux, SIOR,CCIM](#) 775-823-4674

**PROPERTY DESCRIPTION**  
 \$1.32 MG  
 TBD  
 Call  
 \$80.00  
 Suites available in single story garden office/retail complex. Variety of sizes available. Under new ownership with TI dollars available. Buildings are located in a managed association and landscaping provides great curb appeal. Common area parking.

**LEASE NOTES**

Under new ownership. 8,606 square feet total available. In shell condition. Can be demised to 1,915 square feet.

54



1016142476 - Y



**Quail Northwest**  
**6340 Mae Anne Ave, Suite 7**  
**Reno, NV 89523**

---

Property Type: Office  
 Property Subtype: Office  
 Property SF: 30,380  
 Construction Status: Existing  
 Year Built: 2005  
 Class: A  
 Floors: 1  
 Available Date: Immediate  
 Occupied?: No  
 Zoning: NC  
 Territory: RNO-O-West Reno  
 APN: 200-600-21

**FOR LEASE**  
 Available SF:  
 Avail Subtype:  
 Rental Rate:  
 Expenses:  
 Sale Price:  
 Price PSF:

**BROKERAGE:**  
 2,800 [Colliers International](#)  
 Office [Tim Ruffin, SIOR](#) 775-823-4670  
 \$1.32 MG [Melissa Molyneaux, SIOR,CCIM](#) 775-823-4674

**PROPERTY DESCRIPTION**  
 TBD  
 Call  
 \$80.00  
 Suites available in single story garden office/retail complex. Variety of sizes available. Under new ownership with TI dollars available. Buildings are located in a managed association and landscaping provides great curb appeal. Common area parking.

**LEASE NOTES**

Under new ownership. In shell condition. Ready for custom improvements. Ownership has TI dollars available.

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

55



1016156007 - N



**Quail Northwest**  
**6370 Mae Anne Ave, Suite 1 & 2**  
**Reno, NV 89523**

---

Property Type: Office  
 Property Subtype: Office  
 Property SF: 30,380  
 Construction Status: Existing  
 Year Built: 2005  
 Class: A  
 Floors: 1  
 Available Date: Immediate  
 Occupied?: No  
 Zoning: NC  
 Territory: RNO-O-West Reno  
 APN: 200-600-18

**FOR LEASE**  
 Available SF:  
 Min - Max Divisibility:  
 Avail Subtype:  
 Rental Rate:  
 Expenses:  
 Sale Price:  
 Price PSF:

**BROKERAGE:**  
 6,188 [Colliers International](#)  
 2,800 - 6,188 [Tim Ruffin, SIOR](#) 775-823-4670  
 Office [Melissa Molyneaux, SIOR,CCIM](#) 775-823-4674

**PROPERTY DESCRIPTION**  
 \$1.32 MG  
 TBD End cap units in shell condition. Professional landscaping provides great curb appeal. Common area parking. Units 3/4/5 are leased to Anytime Fitness.  
 Call  
 \$80.00

**LEASE NOTES**  
 Under new ownership. Can accomodate 2,800 sf, 3,388 sf or 6,188 sf.

56



1016142477 - N



**Quail Northwest**  
**6370 Mae Anne Ave, Suite 6 & 7**  
**Reno, NV 89523**

---

Property Type: Office  
 Property Subtype: Office  
 Property SF: 30,380  
 Construction Status: Existing  
 Year Built: 2005  
 Class: A  
 Floors: 1  
 Available Date: Immediate  
 Occupied?: No  
 Zoning: NC  
 Territory: RNO-O-West Reno  
 APN: 200-600-18

**FOR LEASE**  
 Available SF:  
 Min - Max Divisibility:  
 Avail Subtype:  
 Rental Rate:  
 Expenses:  
 Sale Price:  
 Price PSF:

**BROKERAGE:**  
 6,188 [Colliers International](#)  
 2,800 - 6,188 [Tim Ruffin, SIOR](#) 775-823-4670  
 Office [Melissa Molyneaux, SIOR,CCIM](#) 775-823-4674

**PROPERTY DESCRIPTION**  
 \$1.32 MG  
 TBD End cap units in shell condition. Professional landscaping provides great curb appeal. Common area parking. Units 3/4/5 are leased to Anytime Fitness.  
 Call  
 \$80.00

**LEASE NOTES**  
 Under new ownership. Can accomodate 2,800 sf, 3,388 sf or 6,188 sf.

## PROPERTY INFORMATION

## AVAILABLE INFORMATION

## CONTACT / COMMENTS

57



1016115068 - Y



**RTTC Town Center**  
**10765 Double R Blvd, Suite 1**  
**Reno, NV 89521**

Property Type: Office  
 Property Subtype: Office  
 Property SF: 15,542  
 Lot Size: 0.92 Acre  
 Construction Status: Existing  
 Year Built: 2007  
 Class: A  
 Floors: 2  
 Available Date: Immediate  
 Occupied?: No  
 Zoning: PUD  
 Territory: RNO-O-South Reno Corridor  
 APN: 160-900-20

**FOR LEASE**

Available SF:  
 Avail Subtype:  
 Rental Rate:  
 Floor Num:  
 Parking Ratio:  
 Parking Type:

4,214  
 Office  
 \$1.75 FS  
 1  
 4.0 / 1000  
 Surface

**BROKERAGE:**

Colliers International  
 Office [Melissa Molyneaux, SIOR,CCIM](#) 775-823-4674  
[Tim Ruffin, SIOR](#) 775-823-4670

**PROPERTY DESCRIPTION**

Great South Meadows location. Located in the most attractive and active submarket in Reno in the master-planned Reno Tahoe Tech Center Town Center office park. Security system in the building. Outstanding sign visibility from US 395/I-580. Convenient access to freeways via South Meadows Parkway and Damonte Ranch Parkway. Located near the Hampton Inn, retail establishments and executive housing.

**LEASE NOTES**

Built-out with mostly open floor plan. Suite has a break area/work room, one private office and IT room. Owner is willing to perform tenant improvements. 1,551sf up to 6,874sf available on the 1st floor and 4,250sf on the 2nd floor.

58



1016182567 - Y



**RTTC Town Center**  
**10765 Double R Blvd, Suite 1/2**  
**Reno, NV 89521**

Property Type: Office  
 Property Subtype: Office  
 Property SF: 15,542  
 Lot Size: 0.92 Acre  
 Construction Status: Existing  
 Year Built: 2007  
 Class: A  
 Floors: 2  
 Available Date: Immediate  
 Occupied?: No  
 Zoning: PUD  
 Territory: RNO-O-South Reno Corridor  
 APN: 160-900-20

**FOR LEASE**

Available SF:  
 Avail Subtype:  
 Rental Rate:  
 Floor Num:  
 Parking Ratio:  
 Parking Type:

5,320  
 Office  
 \$1.75 FS  
 1  
 4.0 / 1000  
 Surface

**BROKERAGE:**

Colliers International  
 Office [Melissa Molyneaux, SIOR,CCIM](#) 775-823-4674  
[Tim Ruffin, SIOR](#) 775-823-4670

**PROPERTY DESCRIPTION**

Great South Meadows location. Located in the most attractive and active submarket in Reno in the master-planned Reno Tahoe Tech Center Town Center office park. Security system in the building. Outstanding sign visibility from US 395/I-580. Convenient access to freeways via South Meadows Parkway and Damonte Ranch Parkway. Located near the Hampton Inn, retail establishments and executive housing.

**LEASE NOTES**

Built-out with mostly open floor plan. Suite has a break area/work room, one private office and IT room. Owner is willing to perform tenant improvements. 1,551sf up to 6,874sf available on the 1st floor and 4,250sf on the 2nd floor.

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

59



1016182566 - Y



**RTTC Town Center**  
**10765 Double R Blvd, Suite 1/2/3**  
**Reno, NV 89521**

Property Type: Office  
 Property Subtype: Office  
 Property SF: 15,542  
 Lot Size: 0.92 Acre  
 Construction Status: Existing  
 Year Built: 2007  
 Class: A  
 Floors: 2  
 Available Date: Immediate  
 Occupied?: No  
 Zoning: PUD  
 Territory: RNO-O-South Reno Corridor  
 APN: 160-900-20

**FOR LEASE**

Available SF:  
 Avail Subtype:  
 Rental Rate:  
 Floor Num:  
 Parking Ratio:  
 Parking Type:

**BROKERAGE:**

6,874 Colliers International  
 Office Melissa Molyneaux, SIOR,CCIM 775-823-4674  
 \$1.75 FS Tim Ruffin, SIOR 775-823-4670

**PROPERTY DESCRIPTION**

1  
 4.0 / 1000  
 Surface  
 Great South Meadows location. Located in the most attractive and active submarket in Reno in the master-planned Reno Tahoe Tech Center Town Center office park. Security system in the building. Outstanding sign visibility from US 395/I-580. Convenient access to freeways via South Meadows Parkway and Damonte Ranch Parkway. Located near the Hampton Inn, retail establishments and executive housing.

**LEASE NOTES**

Built-out with mostly open floor plan. Suite has a break area/work room, one private office and IT room. Owner is willing to perform tenant improvements. 1,551sf up to 6,874sf available on the 1st floor and 4,250sf on the 2nd floor.

60



1016181680 - Y



**RTTC Town Center**  
**10765 Double R Blvd, Suite 2**  
**Reno, NV 89521**

Property Type: Office  
 Property Subtype: Office  
 Property SF: 15,542  
 Lot Size: 0.92 Acre  
 Construction Status: Existing  
 Year Built: 2007  
 Class: A  
 Floors: 2  
 Available Date: Immediate  
 Occupied?: No  
 Zoning: PUD  
 Territory: RNO-O-South Reno Corridor  
 APN: 160-900-20

**FOR LEASE**

Available SF:  
 Avail Subtype:  
 Rental Rate:  
 Floor Num:  
 Parking Ratio:  
 Parking Type:

**BROKERAGE:**

1,106 Colliers International  
 Office Melissa Molyneaux, SIOR,CCIM 775-823-4674  
 \$1.75 FS Tim Ruffin, SIOR 775-823-4670

**PROPERTY DESCRIPTION**

1  
 4.0 / 1000  
 Surface  
 Great South Meadows location. Located in the most attractive and active submarket in Reno in the master-planned Reno Tahoe Tech Center Town Center office park. Security system in the building. Outstanding sign visibility from US 395/I-580. Convenient access to freeways via South Meadows Parkway and Damonte Ranch Parkway. Located near the Hampton Inn, retail establishments and executive housing.

**LEASE NOTES**

Built-out with mostly open floor plan. Suite has a break area/work room, one private office and IT room. Owner is willing to perform tenant improvements. 1,551sf up to 6,874sf available on the 1st floor and 4,250sf on the 2nd floor.

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

61



1016182568 - Y



**RTTC Town Center**  
**10765 Double R Blvd, Suite 2/3**  
**Reno, NV 89521**

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Property Type: Office  
 Property Subtype: Office  
 Property SF: 15,542  
 Lot Size: 0.92 Acre  
 Construction Status: Existing  
 Year Built: 2007  
 Class: A  
 Floors: 2  
 Available Date: Immediate  
 Occupied?: No  
 Zoning: PUD  
 Territory: RNO-O-South Reno Corridor  
 APN: 160-900-20

**FOR LEASE**  
 Available SF: 2,657  
 Avail Subtype: Office  
 Rental Rate: \$1.75 FS  
 Floor Num: 1  
 Parking Ratio: 4.0 / 1000  
 Parking Type: Surface

**BROKERAGE:**  
 2,657 [Colliers International](#)  
 Office [Melissa Molyneaux, SIOR,CCIM](#) 775-823-4674  
 \$1.75 FS [Tim Ruffin, SIOR](#) 775-823-4670

**PROPERTY DESCRIPTION**

Great South Meadows location. Located in the most attractive and active submarket in Reno in the master-planned Reno Tahoe Tech Center Town Center office park. Security system in the building. Outstanding sign visibility from US 395/I-580. Convenient access to freeways via South Meadows Parkway and Damonte Ranch Parkway. Located near the Hampton Inn, retail establishments and executive housing.

**LEASE NOTES**

Built-out with mostly open floor plan. Suite has a break area/work room, one private office and IT room. Owner is willing to perform tenant improvements. 1,551sf up to 6,874sf available on the 1st floor and 4,250sf on the 2nd floor.

62



1016181681 - Y



**RTTC Town Center**  
**10765 Double R Blvd, Suite 3**  
**Reno, NV 89521**

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Property Type: Office  
 Property Subtype: Office  
 Property SF: 15,542  
 Lot Size: 0.92 Acre  
 Construction Status: Existing  
 Year Built: 2007  
 Class: A  
 Floors: 2  
 Available Date: Immediate  
 Occupied?: No  
 Zoning: PUD  
 Territory: RNO-O-South Reno Corridor  
 APN: 160-900-20

**FOR LEASE**  
 Available SF: 1,551  
 Avail Subtype: Office  
 Rental Rate: \$1.75 FS  
 Floor Num: 1  
 Parking Ratio: 4.0 / 1000  
 Parking Type: Surface

**BROKERAGE:**  
 1,551 [Colliers International](#)  
 Office [Melissa Molyneaux, SIOR,CCIM](#) 775-823-4674  
 \$1.75 FS [Tim Ruffin, SIOR](#) 775-823-4670

**PROPERTY DESCRIPTION**

Great South Meadows location. Located in the most attractive and active submarket in Reno in the master-planned Reno Tahoe Tech Center Town Center office park. Security system in the building. Outstanding sign visibility from US 395/I-580. Convenient access to freeways via South Meadows Parkway and Damonte Ranch Parkway. Located near the Hampton Inn, retail establishments and executive housing.

**LEASE NOTES**

Built-out with mostly open floor plan. Suite has a break area/work room, one private office and IT room. Owner is willing to perform tenant improvements. 1,551sf up to 6,874sf available on the 1st floor and 4,250sf on the 2nd floor.

## PROPERTY INFORMATION

## AVAILABLE INFORMATION

## CONTACT / COMMENTS

63



1016173071 - Y


**RTTC Town Center**  
**10765 Double R Blvd, Suite 4**  
**Reno, NV 89521**

Property Type:	Office
Property Subtype:	Office
Property SF:	15,542
Lot Size:	0.92 Acre
Construction Status:	Existing
Year Built:	2007
Class:	A
Floors:	2
Available Date:	Immediate
Occupied?:	No
Zoning:	PUD
Territory:	RNO-O-South Reno Corridor
APN:	160-900-20

**FOR LEASE**

Available SF:	4,250
Avail Subtype:	Office
Rental Rate:	\$1.75 FS
Floor Num:	2
Parking Type:	Surface

**BROKERAGE:**

4,250	<a href="#">Colliers International</a>	
Office	<a href="#">Melissa Molyneaux, SIOR,CCIM</a>	775-823-4674
\$1.75 FS	<a href="#">Tim Ruffin, SIOR</a>	775-823-4670

**PROPERTY DESCRIPTION**

Great South Meadows location. Located in the most attractive and active submarket in Reno in the master-planned Reno Tahoe Tech Center Town Center office park. Security system in the building. Outstanding sign visibility from US 395/I-580. Convenient access to freeways via South Meadows Parkway and Damonte Ranch Parkway. Located near the Hampton Inn, retail establishments and executive housing.

**LEASE NOTES**

1,551sf up to 6,874sf available on the 1st floor and 4,250sf on the 2nd floor.

64



1016179380 - N


**Southwest Professional Center**  
**429 W Plumb Ln, Suite Admin**  
**Reno, NV 89509-3766**

Property Type:	Office
Property Subtype:	Professional
Property SF:	6,032
Construction Status:	Existing
Year Built:	1990
Class:	B
Floors:	1
Available Date:	Immediate
Occupied?:	No
Zoning:	PO
Territory:	RNO-O-Downtown
APN:	014-280-08

**FOR LEASE**

Available SF:	243
Avail Subtype:	Professional
Rental Rate:	\$300/Month FS

**BROKERAGE:**

243	<a href="#">Colliers International</a>	
Professional	<a href="#">Tim Ruffin, SIOR</a>	775-823-4670
\$300/Month FS	<a href="#">Melissa Molyneaux, SIOR,CCIM</a>	775-823-4674

**PROPERTY DESCRIPTION**

Property is centrally located at the corner of Plumb Lane and Plumus Street. Free-standing office building in a professionally managed and well-maintained association. Built in 1990 and very well maintained. Attached five car garage with seven reserved spaces plus a handicap space. Unique opportunity for an owner-user to purchase with existing income or with room for future growth. Zoned for Professional Office (PO) with neighboring tenants from the professional services industries (CPA, attorney, real estate, government services, insurance, etc).

**LEASE NOTES**

Admin space is an open area that can be leased separately or with Office 4. Owner will lease individual offices or a combination of offices. Rental rate includes copy machine (pay per page), janitorial and all building expenses. Tenant responsible for phone and internet.

## PROPERTY INFORMATION

## AVAILABLE INFORMATION

## CONTACT / COMMENTS

65

**Southwest Professional Center**  
**429 W Plumb Ln, Suite Office 4**  
**Reno, NV 89509-3766**



1016179377 - N



Property Type: Office  
 Property Subtype: Professional  
 Property SF: 6,032  
 Construction Status: Existing  
 Year Built: 1990  
 Class: B  
 Floors: 1  
 Available Date: Immediate  
 Occupied?: No  
 Zoning: PO  
 Territory: RNO-O-Downtown  
 APN: 014-280-08

**FOR LEASE**

Available SF:  
 Avail Subtype:  
 Rental Rate:

306  
 Professional  
 \$650/Month FS

**BROKERAGE:**

[Colliers International](#)  
 Tim Ruffin, SIOR  
 Melissa Molyneaux, SIOR,CCIM

775-823-4670  
 775-823-4674

**PROPERTY DESCRIPTION**

Property is centrally located at the corner of Plumb Lane and Plumlas Street. Free-standing office building in a professionally managed and well-maintained association. Built in 1990 and very well maintained. Attached five car garage with seven reserved spaces plus a handicap space. Unique opportunity for an owner-user to purchase with existing income or with room for future growth. Zoned for Professional Office (PO) with neighboring tenants from the professional services industries (CPA, attorney, real estate, government services, insurance, etc).

**LEASE NOTES**

Private corner office. Owner will lease individual offices or a combination of offices. Rental rate includes copy machine (pay per page), janitorial and all building expenses. Tenant responsible for phone and internet.

66

**The Comstock Building**  
**295 Holcomb Ave, Suite 1**  
**Reno, NV 89501**



1016177589 - Y



Property Type: Office  
 Property Subtype: Professional  
 Property SF: 14,260  
 Lot Size: 0.23 Acre  
 Construction Status: Existing  
 Year Built: 1982  
 Class: B  
 Floors: 2  
 Available Date: Immediate  
 Occupied?: No  
 Zoning: MUDR  
 Territory: RNO-O-Downtown  
 APN: 012-133-10

**FOR LEASE**

Available SF:  
 Avail Subtype:  
 Rental Rate:  
 Parking Ratio:

2,794  
 Professional  
 \$1.25 FS  
 2.0 / 1000

**FEATURES:** Sprinklers**BROKERAGE:**

[Colliers International](#)  
 Tim Ruffin, SIOR  
 Melissa Molyneaux, SIOR,CCIM

775-823-4670  
 775-823-4674

**PROPERTY DESCRIPTION**

Two story office building in Downtown Reno. Easily accessible and conveniently located. Building constructed in 1982 and has been well maintained. Building is professionally managed. Building parked at 2:1000 in covered parking as well as on the street. Parking in the covered garage is at no charge. Zoned MUDR. Common area restrooms recently remodeled. Storage space is available.

**LEASE NOTES**

Suite is currently laid out with nine private offices, conference room, kitchen, copy area, and a welcoming reception area with bull pen.

## PROPERTY INFORMATION

## AVAILABLE INFORMATION

## CONTACT / COMMENTS

67



1016178029 - Y


**The Comstock Building**  
**295 Holcomb Ave, Suite 2A**  
**Reno, NV 89501**

Property Type: Office  
 Property Subtype: Professional  
 Property SF: 14,260  
 Lot Size: 0.23 Acre  
 Construction Status: Existing  
 Year Built: 1982  
 Class: B  
 Floors: 2  
 Available Date: Immediate  
 Occupied?: No  
 Zoning: MUDR  
 Territory: RNO-O-Downtown  
 APN: 012-133-10

**FOR LEASE**

Available SF: 216  
 Avail Subtype: Professional  
 Rental Rate: \$1.25 FS  
 Parking Ratio: 2.0 / 1000

**FEATURES:** Sprinklers**BROKERAGE:**

216 [Colliers International](#)  
 Professional [Tim Ruffin, SIOR](#) 775-823-4670  
[Melissa Molyneaux, SIOR,CCIM](#) 775-823-4674

**PROPERTY DESCRIPTION**

Two story office building in Downtown Reno. Easily accessible and conveniently located. Building constructed in 1982 and has been well maintained. Building is professionally managed. Building parked at 2:1000 in covered parking as well as on the street. Parking in the covered garage is at no charge. Zoned MUDR. Common area restrooms recently remodeled. Storage space is available.

**LEASE NOTES**

Suite 2 is Open

68



1016181256 - Y


**The Comstock Building**  
**295 Holcomb Ave, Suite 2B/C**  
**Reno, NV 89501**

Property Type: Office  
 Property Subtype: Professional  
 Property SF: 14,260  
 Lot Size: 0.23 Acre  
 Construction Status: Existing  
 Year Built: 1982  
 Class: B  
 Floors: 2  
 Available Date: Immediate  
 Occupied?: No  
 Zoning: MUDR  
 Territory: RNO-O-Downtown  
 APN: 012-133-10

**FOR LEASE**

Available SF: 459  
 Avail Subtype: Professional  
 Rental Rate: \$1.25 FS  
 Floor Num: 2  
 Parking Ratio: 2.0 / 1000

**FEATURES:** Sprinklers**BROKERAGE:**

459 [Colliers International](#)  
 Professional [Tim Ruffin, SIOR](#) 775-823-4670  
[Melissa Molyneaux, SIOR,CCIM](#) 775-823-4674

**PROPERTY DESCRIPTION**

Two story office building in Downtown Reno. Easily accessible and conveniently located. Building constructed in 1982 and has been well maintained. Building is professionally managed. Building parked at 2:1000 in covered parking as well as on the street. Parking in the covered garage is at no charge. Zoned MUDR. Common area restrooms recently remodeled. Storage space is available.

## PROPERTY INFORMATION

## AVAILABLE INFORMATION

## CONTACT / COMMENTS

69



**The First Independent Bank Building**  
**5335 Kietzke Ln, Suite 203**  
**Reno, NV 89511**

Property Type: Office  
 Property Subtype: Office  
 Property SF: 30,000  
 Construction Status: Existing  
 Class: A  
 Floors: 2  
 Available Date: Immediate  
 Occupied?: No  
 Zoning: SPD  
 Territory: RNO-O-Meadowood  
 APN: 040-561-01

1016183624 - Y

**FOR LEASE**

Available SF:  
 Avail Subtype:  
 Rental Rate:  
 Floor Num:  
 Parking Ratio:  
 Passenger/Freight Elevators:

**FEATURES:** Sprinklers**BROKERAGE:**

1,825 Colliers International  
 Office Tim Ruffin, SIOR 775-823-4670  
 \$1.85 FS Melissa Molyneaux, SIOR,CCIM 775-823-4674

**2 LEASE NOTES**

4.0 / 1000 Rare opportunity to lease a small suite on the Kietzke Lane Corridor.  
 1/ 1,825 square foot suite available in the First Independent Bank Building.  
 Prime location in the heart of the Meadowood Submarket with easy access to I-580/US 395. The building houses professional service firms including the First Independent Bank branch and their corporate offices. The suite is fully built-out with high-end finishes. The layout includes six large offices of which one could easily be a conference room, a kitchenette and reception area. Most of the offices have windows that look at the Sierra Mountains and at Rancharrah, which is a beautiful horse property.

70



**The Landmark/Paragon Building**  
**985 Damonte Ranch Pkwy, Suite 220**  
**Reno, NV 89521**

Property Type: Office  
 Property Subtype: Office  
 Property SF: 48,706  
 Construction Status: Existing  
 Year Built: 2004  
 Class: A  
 Floors: 3  
 Available Date: Immediate  
 Occupied?: No  
 Zoning: PUD  
 Territory: RNO-O-South Reno Corridor  
 APN: 140-213-16

1016182595 - Y

**FOR LEASE**

Available SF:  
 Avail Subtype:  
 Rental Rate:  
 Floor Num:  
 Parking Ratio:

**BROKERAGE:**

2,047 Colliers International  
 Office Tim Ruffin, SIOR 775-823-4670  
 \$1.85 FS Melissa Molyneaux, SIOR,CCIM 775-823-4674

**2 PROPERTY DESCRIPTION**

4.0 / 1000 Three-story, class A, multi-tenant office building with available space for lease. Building was constructed in 2004. Very attractive exterior and top-of-the-line interior finishes. Building is home to professional firms. Building offers common gym with locker room and showers and break area. Building is well positioned in the South Meadows Submarket with excellent visibility from US 395/I-580. Property provides easy access to freeway. Property provides amazing views of the Sierra Nevada Mountains. Common break area and some suites have balconies with breathtaking views. Landlord is willing to provide tenant improvement dollars for qualified transactions.

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

71



1016180897 - Y



**The Landmark/Paragon Building**  
**985 Damonte Ranch Pkwy, Suite 240**  
**Reno, NV 89521**

Property Type: Office  
 Property Subtype: Office  
 Property SF: 48,706  
 Construction Status: Existing  
 Year Built: 2004  
 Class: A  
 Floors: 3  
 Available Date: Immediate  
 Occupied?: No  
 Zoning: PUD  
 Territory: RNO-O-South Reno Corridor  
 APN: 140-213-16

**FOR LEASE**

Available SF:  
 Avail Subtype:  
 Rental Rate:  
 Floor Num:  
 Parking Ratio:

1,042  
 Office  
 \$1.85 FS  
 2  
 4.0 / 1000

**BROKERAGE:**

Colliers International  
 Office [Tim Ruffin, SIOR](#) 775-823-4670  
[Melissa Molyneaux, SIOR,CCIM](#) 775-823-4674

**PROPERTY DESCRIPTION**

Three-story, class A, multi-tenant office building with available space for lease. Building was constructed in 2004. Very attractive exterior and top-of-the-line interior finishes. Building is home to professional firms. Building offers common gym with locker room and showers and break area. Building is well positioned in the South Meadows Submarket with excellent visibility from US 395/I-580. Property provides easy access to freeway. Property provides amazing views of the Sierra Nevada Mountains. Common break area and some suites have balconies with breathtaking views. Landlord is willing to provide tenant improvement dollars for qualified transactions.

72



1016178242 - Y



**US Bank Centre**  
**5190 Neil Rd, Suite 150**  
**Reno, NV 89502**

Property Type: Office  
 Property Subtype: Office  
 Property SF: 106,097  
 Lot Size: 4.84 Acres  
 Construction Status: Existing  
 Construction Material: Other  
 Year Built: 1989  
 Class: A  
 Floors: 5  
 Available Date: Immediate  
 Occupied?: No  
 Zoning: MUCC  
 Territory: RNO-O-Meadowood  
 APN: 025-374-06

**FOR LEASE**

Available SF:  
 Avail Subtype:  
 Rental Rate:  
 Floor Num:  
 Parking Ratio:  
 Passenger/Freight Elevators:

2,585  
 Office  
 \$1.89 FS  
 1  
 4.0 / 1000  
 2/0

**BROKERAGE:**

Colliers International  
 Office [Tim Ruffin, SIOR](#) 775-823-4670  
[Melissa Molyneaux, SIOR,CCIM](#) 775-823-4674

**PROPERTY DESCRIPTION**

Various suites available in this 106,097 sf, five story, class A office building. Only office building outside of downtown with more than three stories giving it some of the best views in town. Interior was recently remodeled. New finishes in lobby, elevators and hallways. Building offers free use of gym with new fitness equipment and separate men and women locker rooms with showers. Ample parking from four entrances to the building. Easy access to U.S. 395 and is located near numerous restaurants and amenities. Leasing incentives including TI allowances, free rent and more available for qualified leases. Outstanding tenant mix: Charles Schwab, US Bank, EDAWN, CH Robinson, Prologis, Nevada Hospital Association, Gold Corp., and more. Owned by LBA Realty and professionally managed. 5% commission to procuring broker on new deals only.

**FEATURES: Sprinklers**

## PROPERTY INFORMATION

## AVAILABLE INFORMATION

## CONTACT / COMMENTS

73

**US Bank Centre**  
**5190 Neil Rd, Suite 200**  
**Reno, NV 89502**

Property Type: Office  
 Property Subtype: Office  
 Property SF: 106,097  
 Lot Size: 4.84 Acres  
 Construction Status: Existing  
 Construction Material: Other  
 Year Built: 1989  
 Class: A  
 Floors: 5  
 Available Date: Immediate  
 Occupied?: No  
 Zoning: MUCC  
 Territory: RNO-O-Meadowood  
 APN: 025-374-06



1016153183 - Y

**FOR LEASE**

Available SF:  
 Avail Subtype:  
 Rental Rate:  
 Floor Num:  
 Parking Ratio:  
 Passenger/Freight Elevators:

**FEATURES:** Sprinklers**BROKERAGE:**

2,413 Colliers International  
 Office Tim Ruffin, SIOR 775-823-4670  
 \$1.89 FS Melissa Molyneaux, SIOR.CCIM 775-823-4674

**PROPERTY DESCRIPTION**

Various suites available in this 106,097 sf, five story, class A office building. Only office building outside of downtown with more than three stories giving it some of the best views in town. Interior was recently remodeled. New finishes in lobby, elevators and hallways. Building offers free use of gym with new fitness equipment and separate men and women locker rooms with showers. Ample parking from four entrances to the building. Easy access to U.S. 395 and is located near numerous restaurants and amenities. Leasing incentives including TI allowances, free rent and more available for qualified leases. Outstanding tenant mix: Charles Schwab, US Bank, EDawn, CH Robinson, Prologis, Nevada Hospital Association, Gold Corp., and more. Owned by LBA Realty and professionally managed. 5% commission to procuring broker on new deals only.

**LEASE NOTES**

Suite 200 is built out for a staffing company. The owner is open to tenant improvements to change the configuration.

74

**US Bank Centre**  
**5190 Neil Rd, Suite 231**  
**Reno, NV 89502**

Property Type: Office  
 Property Subtype: Office  
 Property SF: 106,097  
 Lot Size: 4.84 Acres  
 Construction Status: Existing  
 Construction Material: Other  
 Year Built: 1989  
 Class: A  
 Floors: 5  
 Available Date: Immediate  
 Occupied?: No  
 Zoning: MUCC  
 Territory: RNO-O-Meadowood  
 APN: 025-374-06



1016116311 - Y

**FOR LEASE**

Available SF:  
 Avail Subtype:  
 Rental Rate:  
 Floor Num:  
 Parking Ratio:  
 Passenger/Freight Elevators:

**FEATURES:** Sprinklers**BROKERAGE:**

2,637 Colliers International  
 Office Tim Ruffin, SIOR 775-823-4670  
 \$1.89 FS Melissa Molyneaux, SIOR.CCIM 775-823-4674

**PROPERTY DESCRIPTION**

Various suites available in this 106,097 sf, five story, class A office building. Only office building outside of downtown with more than three stories giving it some of the best views in town. Interior was recently remodeled. New finishes in lobby, elevators and hallways. Building offers free use of gym with new fitness equipment and separate men and women locker rooms with showers. Ample parking from four entrances to the building. Easy access to U.S. 395 and is located near numerous restaurants and amenities. Leasing incentives including TI allowances, free rent and more available for qualified leases. Outstanding tenant mix: Charles Schwab, US Bank, EDawn, CH Robinson, Prologis, Nevada Hospital Association, Gold Corp., and more. Owned by LBA Realty and professionally managed. 5% commission to procuring broker on new deals only.

**LEASE NOTES**

Suite is built-out. Former architect's office.

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

75



1016136291 - Y



**US Bank Centre**  
**5190 Neil Rd, Suite 305**  
**Reno, NV 89502**

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Property Type: Office  
 Property Subtype: Office  
 Property SF: 106,097  
 Lot Size: 4.84 Acres  
 Construction Status: Existing  
 Construction Material: Other  
 Year Built: 1989  
 Class: A  
 Floors: 5  
 Available Date: Immediate  
 Occupied?: No  
 Zoning: MUCC  
 Territory: RNO-O-Meadowood  
 APN: 025-374-06

**FOR LEASE**  
 Available SF:  
 Avail Subtype:  
 Rental Rate:  
 Floor Num:  
 Parking Ratio:  
 Passenger/Freight Elevators:

**FEATURES:** Sprinklers

**BROKERAGE:**  
 2,174 Colliers International  
 Office Tim Ruffin, SIOR  
 \$1.89 FS Melissa Molyneaux, SIOR,CCIM

775-823-4670  
 775-823-4674

**PROPERTY DESCRIPTION**

Various suites available in this 106,097 sf, five story, class A office building. Only office building outside of downtown with more than three stories giving it some of the best views in town. Interior was recently remodeled. New finishes in lobby, elevators and hallways. Building offers free use of gym with new fitness equipment and separate men and women locker rooms with showers. Ample parking from four entrances to the building. Easy access to U.S. 395 and is located near numerous restaurants and amenities. Leasing incentives including TI allowances, free rent and more available for qualified leases. Outstanding tenant mix: Charles Schwab, US Bank, EDawn, CH Robinson, Prologis, Nevada Hospital Association, Gold Corp., and more. Owned by LBA Realty and professionally managed. 5% commission to procuring broker on new deals only.

**LEASE NOTES**

Built out suite with private offices and bull pen. Great views.

76



1016086193 - Y



**US Bank Centre**  
**5190 Neil Rd, Suite 420**  
**Reno, NV 89502**

---

Property Type: Office  
 Property Subtype: Office  
 Property SF: 106,097  
 Lot Size: 4.84 Acres  
 Construction Status: Existing  
 Construction Material: Other  
 Year Built: 1989  
 Class: A  
 Floors: 5  
 Available Date: Immediate  
 Occupied?: No  
 Zoning: MUCC  
 Territory: RNO-O-Meadowood  
 APN: 025-374-06

**FOR LEASE**  
 Available SF:  
 Min - Max Divisibility:  
 Avail Subtype:  
 Rental Rate:  
 Floor Num:  
 Parking Ratio:  
 Passenger/Freight Elevators:

**FEATURES:** Sprinklers

**BROKERAGE:**  
 820 Colliers International  
 820 - 5,993 Tim Ruffin, SIOR  
 Office Melissa Molyneaux, SIOR,CCIM  
 \$1.89 FS

775-823-4670  
 775-823-4674

**PROPERTY DESCRIPTION**

Various suites available in this 106,097 sf, five story, class A office building. Only office building outside of downtown with more than three stories giving it some of the best views in town. Interior was recently remodeled. New finishes in lobby, elevators and hallways. Building offers free use of gym with new fitness equipment and separate men and women locker rooms with showers. Ample parking from four entrances to the building. Easy access to U.S. 395 and is located near numerous restaurants and amenities. Leasing incentives including TI allowances, free rent and more available for qualified leases. Outstanding tenant mix: Charles Schwab, US Bank, EDawn, CH Robinson, Prologis, Nevada Hospital Association, Gold Corp., and more. Owned by LBA Realty and professionally managed. 5% commission to procuring broker on new deals only.

**LEASE NOTES**

2 offices and open area. Great small suite in a Class A office. Can be combined with suite 430 for a total of 5,993 rsf.

## PROPERTY INFORMATION

## AVAILABLE INFORMATION

## CONTACT / COMMENTS

77



1016170622 - Y


**US Bank Centre**  
**5190 Neil Rd, Suite 430**  
**Reno, NV 89502**

Property Type: Office  
 Property Subtype: Office  
 Property SF: 106,097  
 Lot Size: 4.84 Acres  
 Construction Status: Existing  
 Construction Material: Other  
 Year Built: 1989  
 Class: A  
 Floors: 5  
 Available Date: Immediate  
 Occupied?: No  
 Zoning: MUCC  
 Territory: RNO-O-Meadowood  
 APN: 025-374-06

**FOR LEASE**

Available SF: 5,173  
 Avail Subtype: Office  
 Rental Rate: \$1.89 FS  
 Floor Num: 4  
 Parking Ratio: 4.0 / 1000  
 Passenger/Freight Elevators: 2/0

**FEATURES:** Sprinklers**BROKERAGE:**

5,173 [Colliers International](#)  
 820 - 5,993 Office [Tim Ruffin, SIOR](#) 775-823-4670  
[Melissa Molyneaux, SIOR,CCIM](#) 775-823-4674

**PROPERTY DESCRIPTION**

Various suites available in this 106,097 sf, five story, class A office building. Only office building outside of downtown with more than three stories giving it some of the best views in town. Interior was recently remodeled. New finishes in lobby, elevators and hallways. Building offers free use of gym with new fitness equipment and separate men and women locker rooms with showers. Ample parking from four entrances to the building. Easy access to U.S. 395 and is located near numerous restaurants and amenities. Leasing incentives including TI allowances, free rent and more available for qualified leases. Outstanding tenant mix: Charles Schwab, US Bank, EDawn, CH Robinson, Prologis, Nevada Hospital Association, Gold Corp., and more. Owned by LBA Realty and professionally managed. 5% commission to procuring broker on new deals only.

**LEASE NOTES**

Can be combined with Suite 420 for a total of 5,993 rsf.

78



1016175249 - Y


**US Bank Centre**  
**5190 Neil Rd, Suite 460**  
**Reno, NV 89502**

Property Type: Office  
 Property Subtype: Office  
 Property SF: 106,097  
 Lot Size: 4.84 Acres  
 Construction Status: Existing  
 Construction Material: Other  
 Year Built: 1989  
 Class: A  
 Floors: 5  
 Available Date: Immediate  
 Occupied?: No  
 Zoning: MUCC  
 Territory: RNO-O-Meadowood  
 APN: 025-374-06

**FOR LEASE**

Available SF: 8,076  
 Avail Subtype: Office  
 Rental Rate: \$1.89 FS  
 Floor Num: 4  
 Parking Ratio: 4.0 / 1000  
 Passenger/Freight Elevators: 2/0

**FEATURES:** Sprinklers**BROKERAGE:**

8,076 [Colliers International](#)  
 Office [Tim Ruffin, SIOR](#) 775-823-4670  
[Melissa Molyneaux, SIOR,CCIM](#) 775-823-4674

**PROPERTY DESCRIPTION**

Various suites available in this 106,097 sf, five story, class A office building. Only office building outside of downtown with more than three stories giving it some of the best views in town. Interior was recently remodeled. New finishes in lobby, elevators and hallways. Building offers free use of gym with new fitness equipment and separate men and women locker rooms with showers. Ample parking from four entrances to the building. Easy access to U.S. 395 and is located near numerous restaurants and amenities. Leasing incentives including TI allowances, free rent and more available for qualified leases. Outstanding tenant mix: Charles Schwab, US Bank, EDawn, CH Robinson, Prologis, Nevada Hospital Association, Gold Corp., and more. Owned by LBA Realty and professionally managed. 5% commission to procuring broker on new deals only.

## PROPERTY INFORMATION

## AVAILABLE INFORMATION

## CONTACT / COMMENTS

79



1016131076 - N


**US Bank Centre**  
**5190 Neil Rd, Suite 465**  
**Reno, NV 89502**

Property Type: Office  
 Property Subtype: Office  
 Property SF: 106,097  
 Lot Size: 4.84 Acres  
 Construction Status: Existing  
 Construction Material: Other  
 Year Built: 1989  
 Class: A  
 Floors: 5  
 Available Date: Immediate  
 Occupied?: Yes  
 Zoning: MUCC  
 Territory: RNO-O-Meadowood  
 APN: 025-374-06

**FOR LEASE**

Available SF:  
 Avail Subtype:  
 Rental Rate:  
 Floor Num:  
 Parking Ratio:  
 Passenger/Freight Elevators:

**FEATURES:** Sprinklers**BROKERAGE:**

1,893 Colliers International  
 Office Tim Ruffin, SIOR 775-823-4670  
 \$1.89 FS Melissa Molyneaux, SIOR,CCIM 775-823-4674

**PROPERTY DESCRIPTION**

4 Various suites available in this 106,097 sf, five story, class A office building. Only office building outside of downtown with more than three stories giving it some of the best views in town. Interior was recently remodeled. New finishes in lobby, elevators and hallways. Building offers free use of gym with new fitness equipment and separate men and women locker rooms with showers. Ample parking from four entrances to the building. Easy access to U.S. 395 and is located near numerous restaurants and amenities. Leasing incentives including TI allowances, free rent and more available for qualified leases. Outstanding tenant mix: Charles Schwab, US Bank, EDawn, CH Robinson, Prologis, Nevada Hospital Association, Gold Corp., and more. Owned by LBA Realty and professionally managed. 5% commission to procuring broker on new deals only.

**LEASE NOTES**

Partially finished. Space is ready for a custom build-out.

80



1016184194 - Y


**US Bank Centre**  
**5190 Neil Rd, Suite 540**  
**Reno, NV 89502**

Property Type: Office  
 Property Subtype: Office  
 Property SF: 106,097  
 Lot Size: 4.84 Acres  
 Construction Status: Existing  
 Construction Material: Other  
 Year Built: 1989  
 Class: A  
 Floors: 5  
 Available Date: Immediate  
 Occupied?: No  
 Zoning: MUCC  
 Territory: RNO-O-Meadowood  
 APN: 025-374-06

**FOR LEASE**

Available SF:  
 Min - Max Divisibility:  
 Avail Subtype:  
 Rental Rate:  
 Floor Num:  
 Parking Ratio:  
 Passenger/Freight Elevators:

**FEATURES:** Sprinklers**BROKERAGE:**

1,488 Colliers International  
 1,488 - 5,651 Tim Ruffin, SIOR 775-823-4670  
 Office Melissa Molyneaux, SIOR,CCIM 775-823-4674  
 \$1.85 FS

**PROPERTY DESCRIPTION**

5 Various suites available in this 106,097 sf, five story, class A office building. Only office building outside of downtown with more than three stories giving it some of the best views in town. Interior was recently remodeled. New finishes in lobby, elevators and hallways. Building offers free use of gym with new fitness equipment and separate men and women locker rooms with showers. Ample parking from four entrances to the building. Easy access to U.S. 395 and is located near numerous restaurants and amenities. Leasing incentives including TI allowances, free rent and more available for qualified leases. Outstanding tenant mix: Charles Schwab, US Bank, EDawn, CH Robinson, Prologis, Nevada Hospital Association, Gold Corp., and more. Owned by LBA Realty and professionally managed. 5% commission to procuring broker on new deals only.

**LEASE NOTES**

1,488sf. can be combined with 550 for 5,651sf.

## PROPERTY INFORMATION

## AVAILABLE INFORMATION

## CONTACT / COMMENTS

81


**US Bank Centre**  
**5190 Neil Rd, Suite 550**  
**Reno, NV 89502**

Property Type: Office  
 Property Subtype: Office  
 Property SF: 106,097  
 Lot Size: 4.84 Acres  
 Construction Status: Existing  
 Construction Material: Other  
 Year Built: 1989  
 Class: A  
 Floors: 5  
 Available Date: Immediate  
 Occupied?: No  
 Zoning: MUCC  
 Territory: RNO-O-Meadowood  
 APN: 025-374-06

1016146492 - Y

**FOR LEASE**

Available SF:  
 Avail Subtype:  
 Rental Rate:  
 Floor Num:  
 Parking Ratio:  
 Passenger/Freight Elevators:

4,163  
 4,163 - 5,651  
 Office  
 \$1.89 FS  
 5  
 4.0 / 1000  
 2/0

**BROKERAGE:**

Colliers International  
 Tim Ruffin, SIOR  
 Melissa Molyneaux, SIOR,CCIM

775-823-4670  
 775-823-4674

**PROPERTY DESCRIPTION**

Various suites available in this 106,097 sf, five story, class A office building. Only office building outside of downtown with more than three stories giving it some of the best views in town. Interior was recently remodeled. New finishes in lobby, elevators and hallways. Building offers free use of gym with new fitness equipment and separate men and women locker rooms with showers. Ample parking from four entrances to the building. Easy access to U.S. 395 and is located near numerous restaurants and amenities. Leasing incentives including TI allowances, free rent and more available for qualified leases. Outstanding tenant mix: Charles Schwab, US Bank, EDAWN, CH Robinson, Prologis, Nevada Hospital Association, Gold Corp., and more. Owned by LBA Realty and professionally managed. 5% commission to procuring broker on new deals only.

**LEASE NOTES**

Suite is built-out with beautiful reception, conference rooms, private offices, break area and open area.

82


**Spanish Springs Medical Plaza**  
**5070 Ion Dr , Suite 202**  
**Sparks, NV 89436**

Property Type: Office  
 Property Subtype: Medical  
 Property SF: 10,964  
 Construction Status: Existing  
 Year Built: 2008  
 Class: A  
 Available Date: Immediate  
 Occupied?: No  
 Territory: RNO-O-Sparks

1016055943 - Y

**FOR LEASE**

Available SF:  
 Avail Subtype:  
 Rental Rate:  
 Expenses:  
 Rent + Expenses:  
 Floor Num:

1,311  
 Medical  
 \$2.10 NNN  
 \$0.43  
 \$2.53 PSF  
 2

**BROKERAGE:**

Colliers International  
 Tim Ruffin, SIOR  
 Melissa Molyneaux, SIOR,CCIM

775-823-4670  
 775-823-4674

**PROPERTY DESCRIPTION**

Space available for lease in this 22,000 square foot medical office building constructed in 2008. Well located in Spanish Springs off Los Altos Parkway. Two-story office building with elevator. Beautiful entry, lobby and corridors. Current tenants include St. Mary's, Reno Orthopaedic Clinic and Northern Nevada Medical Center. Building is ideal for medical, dental and other healthcare service providers or related businesses. Ample parking and building has two entrances. Professionally managed.

**LEASE NOTES**

Suite is in shell condition and ready for a custom build-out. Landlord is willing to contribute to tenant improvements on qualified leases. Second floor suite offer ample natural light and great views.

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

83



1016185492 - Y



**The Yard**  
**1040 Victorian Ave**  
**Sparks, NV 89431**

---

Property Type: Office  
 Property Subtype: Professional  
 Property SF: 111,372  
 Lot Size: 1.93 Acres  
 Construction Status: Existing  
 Year Built: 1982  
 Class: B  
 Floors: 2  
 Available Date: Immediate  
 Occupied?: No  
 Zoning: TOD  
 Territory: RNO-Sparks  
 APN: 032-184-31

**FOR LEASE**  
 Available SF: 74,000  
 Min - Max Divisibility: 37,000 - 74,000  
 Avail Subtype: Office  
 Rental Rate: TBD  
 Expenses: TBD

**BROKERAGE:**  
 Colliers International  
 Melissa Molyneaux, SIOR,CCIM 775-823-4674  
 Rick Casazza 775-823-4666

**PROPERTY DESCRIPTION**  
 Former Bourbon Square Casino in the heart of Victorian Square in northern Nevada is being redeveloped in to mixed-use property ideal for retail, dining and office uses. The Yard offers an outstanding location with exceptional access and exposure from I-80. The property offers ample parking . This is an ideal location for dining, entertainment and office users as the entire Victorian Avenue area undergoes a repositioning. The building is currently undergoing a major interior and exterior remodel. Building and pylon signage available. Property is well located in the heart of northern Nevada with easy access to TRIC (the home of Tesla's Gigafactory and Switch), University of Nevada Reno, Truckee Meadows Community College, downtown Reno's business district, and is within walking distance to the Nugget. With the prime location in Spark's reinvigorated Victorian Square, the Site is poised to become a premier destination experience in Sparks – Reno!

**LEASE NOTES**  
 Open floor plans with elevator access. Restrooms in place. Suites will be in warm shell condition ready for improvements. Outstanding views from ample windows. Balconies available on the third floor. Generator in place. Building can accommodate heavy HVAC and power loads.



# COLLIERS EXCLUSIVES

NOVEMBER 17, 2015

## OFFICE - FOR SUBLEASE

### PROPERTY INFORMATION

### AVAILABLE INFORMATION

### CONTACT / COMMENTS

1



1016186535 - N



**10725 Double R Blvd  
Reno, NV 89521**

Property Type: Office  
 Property Subtype: Office  
 Property SF: 4,186  
 Lot Size: 0.11 Acre  
 Construction Status: Existing  
 Class: A  
 Available Date: Immediate  
 Occupied?: No  
 Territory: RNO-South Reno Corridor

**FOR SUBLEASE**

Available SF:  
 Avail Subtype:  
 Rental Rate:  
 Lease Expiration Date:

2,149  
 Office  
 \$1.70 FS  
 11/30/2018

**BROKERAGE:**

Colliers International  
 Office [Tim Ruffin, SIOR](#) 775-823-4670  
[Melissa Molyneaux, SIOR,CCIM](#) 775-823-4674

**PROPERTY DESCRIPTION**

> Great frontage on Double R Blvd and Professional Circle in the heart of South Meadows with easy access to US 395 via Damonte Ranch and South Meadows Parkway  
 > Positioned near many amenities and executive housing  
 > RTTC-Town Center is located within the Reno Tahoe Tech Center, a 70 acre, master-planned office campus  
 > Ample parking and building signage available

**LEASE NOTES**

> Furniture available  
 > Sublease expires 11/30/2018

2



1016183048 - Y



**Plumas Quail  
1865 Plumas St, Suite 3  
Reno, NV 89509**

Property Type: Office  
 Property Subtype: Professional  
 Property SF: 36,510  
 Construction Status: Existing  
 Year Built: 2000  
 Class: B  
 Floors: 1  
 Available Date: Immediate  
 Occupied?: No  
 Zoning: GO  
 Territory: RNO-O-Downtown

**FOR SUBLEASE**

Available SF:  
 Avail Subtype:  
 Rental Rate:  
 Expenses:  
 Lease Expiration Date:  
 Floor Num:

2,620  
 Professional  
 \$1.25 MG  
 TBD  
 09/20/2017  
 1

**BROKERAGE:**

Colliers International  
 Professional [Tim Ruffin, SIOR](#) 775-823-4670  
[Melissa Molyneaux, SIOR,CCIM](#) 775-823-4674

**PROPERTY DESCRIPTION**

Excellent location, just minutes from downtown Reno, the Reno/Tahoe International Airport, shopping restaurants and many other amenities.

**LEASE NOTES**

Master Lease Expires 09/20/2017. Attractive rental rate for a sublease. Layout includes reception area, large conference room, four private offices, kitchen, Restrooms, open bullpen and IT closet.



# COLLIERS EXCLUSIVES

## OFFICE - FOR LEASE AND SALE

NOVEMBER 17, 2015

### PROPERTY INFORMATION

### AVAILABLE INFORMATION

### CONTACT / COMMENTS

1



1016167515 - Y



**6140 Plumas St**  
**Reno, NV 89509**

Property Type: Office  
 Property Subtype: Office  
 Property SF: 27,676  
 Lot Size: 2.10 Acres  
 Construction Status: Existing  
 Year Built: 1991  
 Class: B  
 Floors: 2  
 Available Date: Immediate  
 Occupied?: No  
 Zoning: NC  
 Territory: RNO-O-Meadowood  
 APN: 042-222-27

#### FOR LEASE AND SALE

Available SF: 27,676  
 Min - Max Divisibility: 12,843 - 27,676  
 Avail Subtype: Office  
 Rental Rate: \$1.85 FS  
 Sale Price: \$4,428,160

#### BROKERAGE:

27,676 [Colliers International](#)  
 12,843 - 27,676 [Tim Ruffin, SIOR](#) 775-823-4670  
 Office [Melissa Molyneaux, SIOR,CCIM](#) 775-823-4674

#### PROPERTY DESCRIPTION

Located in the Lakeridge area of Reno. Easy access to executive housing, restaurants, downtown, and Meadowood. Very Quiet Professional Office Setting.

2



1016183047 - Y



**Quail Corners South**  
**645 Sierra Rose Dr, Suite 204**  
**Reno, NV 89509**

Property Type: Office  
 Property Subtype: Office  
 Property SF: 14,948  
 Construction Status: Existing  
 Year Built: 2005  
 Class: A  
 Available Date: Immediate  
 Occupied?: No  
 Zoning: PUD  
 Territory: RNO-O-Meadowood  
 APN: 040-944-02

#### FOR LEASE AND SALE

Available SF: 4,007  
 Avail Subtype: Office  
 Rental Rate: \$1.75 NNN  
 Expenses: TBD  
 Floor Num: 2

#### BROKERAGE:

4,007 [Colliers International](#)  
 Office [Tim Ruffin, SIOR](#) 775-823-4670  
 \$1.75 NNN [Melissa Molyneaux, SIOR,CCIM](#) 775-823-4674

#### LEASE NOTES

2 Medical Office Condo for lease or sale in the Quail Corners South Building. Unit located on the 2nd floor of the elevator served building. Suite is currently set-up for a OB/GYN office but can easily be modified to accommodate any medical use. Suite layout includes: warm reception area with ample seating, front desk area for staff, check out area, nine exam rooms with sinks, two procedure rooms with sinks, two offices for doctors or staff, and two internal restrooms. Suite benefits from common area entry way, elevators, stairs and restrooms. Suite 202 consisting of 3,493 square feet across the hallway is available for sale by a different ownership group with the ability to add to the square footage if more is required.









## OFFICE - FOR SALE

### PROPERTY INFORMATION

### AVAILABLE INFORMATION

### CONTACT / COMMENTS

	PROPERTY INFORMATION	AVAILABLE INFORMATION	CONTACT / COMMENTS
<b>1</b>	<p><b>2901 Jacks Valley Road</b> <b>Genoa, NV 89411</b></p>  <p>1016169790 - Y</p>   <p>Property Type: Office Property Subtype: Office Property SF: 2,250 Construction Status: Existing Class: B Available Date: Immediate Occupied?: No Territory: OUTSIDE AREA APN: 1419-26-310-013</p>	<p><b>FOR SALE</b></p> <p>Available SF: 2,250 Avail Subtype: Office Sale Price: \$300,000 Topography:</p>	<p><b>BROKERAGE:</b></p> <p>2,250 <a href="#">Colliers International</a> Office <a href="#">Ted Stoever</a> 775-823-4665</p> <p><b>PROPERTY DESCRIPTION</b></p> <p>Award Winning Sales/Office Building. Main room features vaulted ceilings, built-in reception desk and real wood fireplace. 3 Private Offices, Kitchenette, Utility room, His and Hers Restrooms. Outdoor deck featuring a fire pit and breathtaking views.</p> <p><b>SALE NOTES</b></p> <p>Must sell by the end of the year, all legitimate offers will be considered.</p>
<b>2</b>	<p><b>590 Double Eagle Ct</b> <b>Reno, NV 89521</b></p>  <p>1016186531 - Y</p>   <p>Property Type: Office Property Subtype: Office Property SF: 13,440 Lot Size: 1.00 Acre Construction Status: Existing Year Built: 1997 Class: A Floors: 1 Available Date: Immediate Occupied?: No Zoning: PUD Territory: RNO-O-South Reno Corridor APN: 163-062-11</p>	<p><b>FOR SALE</b></p> <p>Available SF: 13,440 Avail Subtype: Office Sale Price: \$2,534,400 Cap Rate: 7.00 %</p>	<p><b>BROKERAGE:</b></p> <p>13,440 <a href="#">Colliers International</a> Office <a href="#">Tim Ruffin, SIOR</a> 775-823-4670 <a href="#">Melissa Molyneaux, SIOR,CCIM</a> 775-823-4674</p> <p><b>SALE NOTES</b></p> <ul style="list-style-type: none"> <li>&gt; 7% Cap Rate</li> <li>&gt; Single Tenant Lease</li> <li>&gt; NNN Lease</li> </ul>

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

3

**5060 Meadowood Mall Cir  
Reno, NV 89511**

Property Type: Office  
 Property Subtype: Retail  
 Property SF: 9,712  
 Lot Size: 0.75 Acre  
 Construction Status: Existing  
 Year Built: 1983  
 Class: B  
 Available Date: Immediate  
 Occupied?: No  
 Zoning: AC  
 Territory: RNO-O-Meadowood  
 APN: 025-372-34



-16026339 - N



**FOR SALE**  
 Available SF: 9,712  
 Avail Subtype: Office  
 Sale Price: \$1,200,000  
 Price PSF: \$123.56

**BROKERAGE:**  
 9,712 [Colliers International](#)  
 Office [Melissa Molyneaux, SIOR,CCIM](#) 775-823-4674  
[Roxanne Stevenson](#) 775-823-4661  
[Rick Casazza](#) 775-823-4666  
[Tim Ruffin, SIOR](#) 775-823-4670

**PROPERTY DESCRIPTION**  
 Ideal for Medical, Dental, Salon and Related Uses. Located on McCarran Blvd. (Reno's ring road) in close proximity to the new I-580 on/off ramps. Situated in the commercial hub of Northern Nevada and adjacent to the area's only regional mall, Meadowood Mall.

**SALE NOTES**  
 Medical Spa Suite is 7,712 square feet. The floor plan includes waiting area and reception, multiple office/exam/treatment rooms, juice bar/kitchen, separate men and women's locker rooms with shower, large open area currently used as a salon and separate 2,000 square foot unit built out as general office that can be combined or leased out separately.

Building has numerous sinks in treatment rooms and in open floor area. Excellent building signage and visibility from S. McCarran and Meadowood Mall Circle.

4

**Quail Corners South  
645 Sierra Rose Dr, Suite 201 & 202  
Reno, NV 89509**

Property Type: Office  
 Property Subtype: Office  
 Property SF: 14,948  
 Construction Status: Existing  
 Year Built: 2005  
 Class: A  
 Available Date: Immediate  
 Occupied?: No  
 Zoning: PUD  
 Territory: RNO-O-Meadowood  
 APN: 040-944-02



1016174045 - Y



**FOR SALE**  
 Available SF: 3,493  
 Avail Subtype: Medical  
 Sale Price: \$749,000  
 Price PSF: \$214.43

**BROKERAGE:**  
 3,493 [Colliers International](#)  
 Medical [Tim Ruffin, SIOR](#) 775-823-4670  
[Melissa Molyneaux, SIOR,CCIM](#) 775-823-4674

**SALE NOTES**  
 Condo is zoned for medical use. Suite 202 is built-out for medical. Suite 201 is currently being used as general office but could easily be converted in to medical and adjoined with 202. Property is located in a professionally managed association with monthly dues of \$645. Building houses other medical professionals and offices. The condo is currently separated in to two suites consisting of a total of 3,493 square feet including use of the common area. There is currently a CPA renting Suite 201. It is a short-term lease and the new owner can renegotiate the lease or the tenant can vacate the building making it an ideal opportunity for an owner-user/investment. There is a possibility to split the condo in to separate condo units it is subject to parcel split. Suite 204 across the hallway is listed for sale by a different ownership group. So there is the ability to get an additional 4,007 square feet.

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

5



1016184854 - Y



**Reno Corporate Center**  
**5488 Reno Corporate Dr**  
**Reno, NV 89521**

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Property Type: Office  
 Property Subtype: Professional  
 Property SF: 4,253  
 Lot Size: 0.06 Acre  
 Construction Status: Existing  
 Year Built: 2005  
 Class: A  
 Floors: 1  
 Available Date: Immediate  
 Occupied?: No  
 Zoning: IC  
 Territory: RNO-O-Meadowood  
 APN: 164-411-05

**FOR SALE**  
 Available SF:  
 Avail Subtype:  
 Sale Price:  
 Price PSF:  
 Floor Num:

**BROKERAGE:**  
 2,104 [Colliers International](#)  
 Professional [Melissa Molyneaux, SIOR,CCIM](#) 775-823-4674  
 \$368,200 [Tim Ruffin, SIOR](#) 775-823-4670

**PROPERTY DESCRIPTION**

1 The property is located in the Reno Corporate Campus with easy access to the Meadowood and South Meadows submarkets via the Double R Extension.

**SALE NOTES**

The building is currently divided into two units: Suite 200 – 1,225 square feet and Suite 200B – 879 square feet. Suite 200 is occupied by Advanced Child Behavior until November 30, 2015. The suite is fully built-out and has a reception area, restroom, open bullpen, three offices and a storage closet. Suite 200B is occupied by C&M Engineering who has a lease through March 31, 2016. They have an option to renew the lease for an additional year if notice is provided by December 31, 2015. Located off Double R Blvd. near Longley Lane. Building has outstanding exposure from Double R Blvd. Zoned IC. Located in the Reno Corporate Campus Office Park – professionally managed office association.

6



1016184195 - Y



**RTTC Town Center**  
**10765 Double R Blvd**  
**Reno, NV 89521**

---

Property Type: Office  
 Property Subtype: Office  
 Property SF: 15,542  
 Lot Size: 0.92 Acre  
 Construction Status: Existing  
 Year Built: 2007  
 Class: A  
 Floors: 2  
 Available Date: Immediate  
 Occupied?: Yes  
 Zoning: PUD  
 Territory: RNO-O-South Reno Corridor  
 APN: 160-900-20

**FOR SALE**  
 Available SF:  
 Avail Subtype:  
 Parking Type:

**BROKERAGE:**  
 15,542 [Colliers International](#)  
 Office [Melissa Molyneaux, SIOR,CCIM](#) 775-823-4674  
 Surface [Tim Ruffin, SIOR](#) 775-823-4670

**PROPERTY DESCRIPTION**

Great South Meadows location. Located in the most attractive and active submarket in Reno in the master-planned Reno Tahoe Tech Center Town Center office park. Security system in the building. Outstanding sign visibility from US 395/I-580. Convenient access to freeways via South Meadows Parkway and Damonte Ranch Parkway. Located near the Hampton Inn, retail establishments and executive housing.

**SALE NOTES**

Property best suited for an owner-user or partial investor. Current owner may consider a partial sale lease back on a portion of the 2nd floor.



## RETAIL - FOR LEASE

1



1016157263 - N



### PROPERTY INFORMATION

**Carson Tahoe Quail**  
**4530 S Carson St, Suite 10**  
**Carson City, NV 89706**

---

Property Type: Retail  
 Property Subtype: Retail  
 Property SF: 3,210  
 Construction Status: Existing  
 Class: A  
 Available Date: Immediate  
 Occupied?: No  
 Territory: RNO-Carson

### AVAILABLE INFORMATION

**FOR LEASE**  
 Available SF:  
 Min - Max Divisibility:  
 Avail Subtype:  
 Rental Rate:  
 Expenses:

### CONTACT / COMMENTS

**BROKERAGE:**  
 1,182 [Colliers International](#)  
 1,182 - 4,694 [Rick Casazza](#) 775-823-4666  
 Retail [Roxanne Stevenson](#) 775-823-4661

**TBD PROPERTY DESCRIPTION**  
 Newly constructed retail/commercial park under new ownership. Conveniently located on South Carson Street/U.S. Highway 395, the main north/south thoroughfare in Carson City.

Traffic Generators in the immediate vicinity include Casino Fandango, Galaxy Theaters, JC Penney, Burlington Coat Factory, Ross, Marriott Courtyard, Big Lots, Big 5, Raley's, Save-Mart, Kohl's, Olive Garden and Buffalo Wild Wings.

Exposure to over 49,000 cars per day.

Join JM Furniture, Anytime Fitness, Liberty Dialysis, Chevron and Guild Mortgage.

Spaces available from 1,082 to 5,634 SF.

Tenant improvements and competitive rents offered.

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

2



1016026726 - N



**Carson Tahoe Quail**  
**4530 S Carson St, Suite 11**  
**Carson City, NV 89706**

---

Property Type: Retail  
 Property Subtype: Retail  
 Property SF: 3,210  
 Construction Status: Existing  
 Class: A  
 Available Date: Immediate  
 Occupied?: No  
 Territory: RNO-Carson

**FOR LEASE**  
 Available SF:  
 Min - Max Divisibility:  
 Avail Subtype:  
 Rental Rate:  
 Expenses:

**BROKERAGE:**  
 1,215 [Colliers International](#)  
 1,215 - 4,694 [Rick Casazza](#) 775-823-4666  
 Retail [Roxanne Stevenson](#) 775-823-4661

**TBD PROPERTY DESCRIPTION**  
 TBD Newly constructed retail/commercial park under new ownership. Conveniently located on South Carson Street/U.S. Highway 395, the main north/south thoroughfare in Carson City.

Traffic Generators in the immediate vicinity include Casino Fandango, Galaxy Theaters, JC Penney, Burlington Coat Factory, Ross, Marriott Courtyard, Big Lots, Big 5, Raley's, Save-Mart, Kohl's, Olive Garden and Buffalo Wild Wings.

Exposure to over 49,000 cars per day.

Join JM Furniture, Anytime Fitness, Liberty Dialysis, Chevron and Guild Mortgage.

Spaces available from 1,082 to 5,634 SF.

Tenant improvements and competitive rents offered.

3



1016157264 - N



**Carson Tahoe Quail**  
**4530 S Carson St, Suite 12**  
**Carson City, NV 89706**

---

Property Type: Retail  
 Property Subtype: Retail  
 Property SF: 3,210  
 Construction Status: Existing  
 Class: A  
 Available Date: Immediate  
 Occupied?: No  
 Territory: RNO-Carson

**FOR LEASE**  
 Available SF:  
 Min - Max Divisibility:  
 Avail Subtype:  
 Rental Rate:  
 Expenses:

**BROKERAGE:**  
 1,215 [Colliers International](#)  
 1,215 - 4,694 [Rick Casazza](#) 775-823-4666  
 Retail [Roxanne Stevenson](#) 775-823-4661

**TBD PROPERTY DESCRIPTION**  
 TBD Newly constructed retail/commercial park under new ownership. Conveniently located on South Carson Street/U.S. Highway 395, the main north/south thoroughfare in Carson City.

Traffic Generators in the immediate vicinity include Casino Fandango, Galaxy Theaters, JC Penney, Burlington Coat Factory, Ross, Marriott Courtyard, Big Lots, Big 5, Raley's, Save-Mart, Kohl's, Olive Garden and Buffalo Wild Wings.

Exposure to over 49,000 cars per day.

Join JM Furniture, Anytime Fitness, Liberty Dialysis, Chevron and Guild Mortgage.

Spaces available from 1,082 to 5,634 SF.

Tenant improvements and competitive rents offered.

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

4



1016157265 - N



**Carson Tahoe Quail**  
**4530 S Carson St, Suite 13**  
**Carson City, NV 89706**

---

Property Type: Retail  
 Property Subtype: Retail  
 Property SF: 3,210  
 Construction Status: Existing  
 Class: A  
 Available Date: Immediate  
 Occupied?: No  
 Territory: RNO-Carson

**FOR LEASE**  
 Available SF:  
 Min - Max Divisibility:  
 Avail Subtype:  
 Rental Rate:  
 Expenses:

**BROKERAGE:**  
 1,082 [Colliers International](#)  
 1,082 - 4,694 [Rick Casazza](#) 775-823-4666  
 Retail [Roxanne Stevenson](#) 775-823-4661

TBD **PROPERTY DESCRIPTION**  
 TBD Newly constructed retail/commercial park under new ownership. Conveniently located on South Carson Street/U.S. Highway 395, the main north/south thoroughfare in Carson City.

Traffic Generators in the immediate vicinity include Casino Fandango, Galaxy Theaters, JC Penney, Burlington Coat Factory, Ross, Marriott Courtyard, Big Lots, Big 5, Raley's, Save-Mart, Kohl's, Olive Garden and Buffalo Wild Wings.

Exposure to over 49,000 cars per day.

Join JM Furniture, Anytime Fitness, Liberty Dialysis, Chevron and Guild Mortgage.

Spaces available from 1,082 to 5,634 SF.

Tenant improvements and competitive rents offered.

5



1016095826 - N



**Carson Tahoe Quail**  
**4560 S Carson St, Suite 1**  
**Carson City, NV 89706**

---

Property Type: Retail  
 Property Subtype: Strip Retail  
 Property SF: 5,718  
 Construction Status: Existing  
 Class: A  
 Available Date: Immediate  
 Occupied?: No  
 Territory: RNO-Carson

**FOR LEASE**  
 Available SF:  
 Min - Max Divisibility:  
 Avail Subtype:  
 Rental Rate:  
 Expenses:

**BROKERAGE:**  
 1,289 [Colliers International](#)  
 1,289 - 5,634 [Rick Casazza](#) 775-823-4666  
 Retail [Roxanne Stevenson](#) 775-823-4661

TBD **PROPERTY DESCRIPTION**  
 TBD Newly constructed retail/commercial park under new ownership. Conveniently located on South Carson Street/U.S. Highway 395, the main north/south thoroughfare in Carson City.

Traffic Generators in the immediate vicinity include Casino Fandango, Galaxy Theaters, JC Penney, Burlington Coat Factory, Ross, Marriott Courtyard, Big Lots, Big 5, Raley's, Save-Mart, Kohl's, Olive Garden and Buffalo Wild Wings.

Exposure to over 49,000 cars per day.

Join JM Furniture, Anytime Fitness, Liberty Dialysis, Chevron and Guild Mortgage.

Spaces available from 1,082 to 5,634 SF.

Tenant improvements and competitive rents offered.

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

6



1016026723 - N



**Carson Tahoe Quail**  
**4560 S Carson St, Suite 2**  
**Carson City, NV 89706**

---

Property Type: Retail  
 Property Subtype: Strip Retail  
 Property SF: 5,718  
 Construction Status: Existing  
 Class: A  
 Available Date: Immediate  
 Occupied?: No  
 Territory: RNO-Carson

**FOR LEASE**  
 Available SF:  
 Min - Max Divisibility:  
 Avail Subtype:  
 Rental Rate:  
 Expenses:

**BROKERAGE:**  
 1,498 [Colliers International](#)  
 1,498 - 5,634 [Rick Casazza](#) 775-823-4666  
 Retail [Roxanne Stevenson](#) 775-823-4661

TBD **PROPERTY DESCRIPTION**  
 TBD Newly constructed retail/commercial park under new ownership. Conveniently located on South Carson Street/U.S. Highway 395, the main north/south thoroughfare in Carson City.

Traffic Generators in the immediate vicinity include Casino Fandango, Galaxy Theaters, JC Penney, Burlington Coat Factory, Ross, Marriott Courtyard, Big Lots, Big 5, Raley's, Save-Mart, Kohl's, Olive Garden and Buffalo Wild Wings.

Exposure to over 49,000 cars per day.

Join JM Furniture, Anytime Fitness, Liberty Dialysis, Chevron and Guild Mortgage.

Spaces available from 1,082 to 5,634 SF.

Tenant improvements and competitive rents offered.

7



1016026724 - N



**Carson Tahoe Quail**  
**4560 S Carson St, Suite 3**  
**Carson City, NV 89706**

---

Property Type: Retail  
 Property Subtype: Strip Retail  
 Property SF: 5,718  
 Construction Status: Existing  
 Class: A  
 Available Date: Immediate  
 Occupied?: No  
 Territory: RNO-Carson

**FOR LEASE**  
 Available SF:  
 Min - Max Divisibility:  
 Avail Subtype:  
 Rental Rate:  
 Expenses:

**BROKERAGE:**  
 1,558 [Colliers International](#)  
 1,558 - 5,634 [Rick Casazza](#) 775-823-4666  
 Retail [Roxanne Stevenson](#) 775-823-4661

TBD **PROPERTY DESCRIPTION**  
 TBD Newly constructed retail/commercial park under new ownership. Conveniently located on South Carson Street/U.S. Highway 395, the main north/south thoroughfare in Carson City.

Traffic Generators in the immediate vicinity include Casino Fandango, Galaxy Theaters, JC Penney, Burlington Coat Factory, Ross, Marriott Courtyard, Big Lots, Big 5, Raley's, Save-Mart, Kohl's, Olive Garden and Buffalo Wild Wings.

Exposure to over 49,000 cars per day.

Join JM Furniture, Anytime Fitness, Liberty Dialysis, Chevron and Guild Mortgage.

Spaces available from 1,082 to 5,634 SF.

Tenant improvements and competitive rents offered.

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

8



1016026722 - N



**Carson Tahoe Quail**  
**4560 S Carson St, Suite 4**  
**Carson City, NV 89706**

---

Property Type: Retail  
 Property Subtype: Strip Retail  
 Property SF: 5,718  
 Construction Status: Existing  
 Class: A  
 Available Date: Immediate  
 Occupied?: No  
 Territory: RNO-Carson

**FOR LEASE**  
 Available SF:  
 Min - Max Divisibility:  
 Avail Subtype:  
 Rental Rate:  
 Expenses:

**BROKERAGE:**  
 1,289 [Colliers International](#)  
 1,289 - 5,634 [Rick Casazza](#) 775-823-4666  
[Roxanne Stevenson](#) 775-823-4661

TBD **PROPERTY DESCRIPTION**  
 TBD Newly constructed retail/commercial park under new ownership. Conveniently located on South Carson Street/U.S. Highway 395, the main north/south thoroughfare in Carson City.

Traffic Generators in the immediate vicinity include Casino Fandango, Galaxy Theaters, JC Penney, Burlington Coat Factory, Ross, Marriott Courtyard, Big Lots, Raley's, Save-Mart, Kohl's, Olive Garden and Buffalo Wild Wings.

Exposure to over 49,000 cars per day.

Join JM Furniture, Anytime Fitness, Liberty Dialysis, Chevron and Guild Mortgage.

Spaces available from 1,082 to 5,634 SF.

Tenant improvements and competitive rents offered.

9



1016026736 - N



**Carson Tahoe Quail**  
**4620 S Carson St, Suite 2**  
**Carson City, NV 89706**

---

Property Type: Retail  
 Property Subtype: Strip Retail  
 Property SF: 6,625  
 Construction Status: Existing  
 Class: A  
 Available Date: Immediate  
 Occupied?: No  
 Territory: RNO-Carson

**FOR LEASE**  
 Available SF:  
 Min - Max Divisibility:  
 Avail Subtype:  
 Rental Rate:  
 Expenses:

**BROKERAGE:**  
 1,416 [Colliers International](#)  
 1,416 - 5,390 [Rick Casazza](#) 775-823-4666  
[Roxanne Stevenson](#) 775-823-4661

TBD **PROPERTY DESCRIPTION**  
 TBD Newly constructed retail/commercial park under new ownership. Conveniently located on South Carson Street/U.S. Highway 395, the main north/south thoroughfare in Carson City.

Traffic Generators in the immediate vicinity include Casino Fandango, Galaxy Theaters, JC Penney, Burlington Coat Factory, Ross, Marriott Courtyard, Big Lots, Raley's, Save-Mart, Kohl's, Olive Garden and Buffalo Wild Wings.

Exposure to over 49,000 cars per day.

Join JM Furniture, Anytime Fitness, Liberty Dialysis, Chevron and Guild Mortgage.

Spaces available from 1,082 to 5,634 SF.

Tenant improvements and competitive rents offered.

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

10



1016026738 - N



**Carson Tahoe Quail**  
**4620 S Carson St, Suite 3**  
**Carson City, NV 89706**

---

Property Type: Retail  
 Property Subtype: Strip Retail  
 Property SF: 6,625  
 Construction Status: Existing  
 Class: A  
 Available Date: Immediate  
 Occupied?: No  
 Territory: RNO-Carson

**FOR LEASE**  
 Available SF:  
 Min - Max Divisibility:  
 Avail Subtype:  
 Rental Rate:  
 Expenses:

**BROKERAGE:**  
 1,420 [Colliers International](#)  
 1,420 - 5,390 [Rick Casazza](#) 775-823-4666  
 Retail [Roxanne Stevenson](#) 775-823-4661

TBD **PROPERTY DESCRIPTION**  
 TBD Newly constructed retail/commercial park under new ownership. Conveniently located on South Carson Street/U.S. Highway 395, the main north/south thoroughfare in Carson City.

Traffic Generators in the immediate vicinity include Casino Fandango, Galaxy Theaters, JC Penney, Burlington Coat Factory, Ross, Marriott Courtyard, Big Lots, Raley's, Save-Mart, Kohl's, Olive Garden and Buffalo Wild Wings.

Exposure to over 49,000 cars per day.

Join JM Furniture, Anytime Fitness, Liberty Dialysis, Chevron and Guild Mortgage.

Spaces available from 1,082 to 5,634 SF.

Tenant improvements and competitive rents offered.

11



1016026737 - N



**Carson Tahoe Quail**  
**4620 S Carson St, Suite 4**  
**Carson City, NV 89706**

---

Property Type: Retail  
 Property Subtype: Strip Retail  
 Property SF: 6,625  
 Construction Status: Existing  
 Class: A  
 Available Date: Immediate  
 Occupied?: No  
 Territory: RNO-Carson

**FOR LEASE**  
 Available SF:  
 Min - Max Divisibility:  
 Avail Subtype:  
 Rental Rate:  
 Expenses:

**BROKERAGE:**  
 1,374 [Colliers International](#)  
 1,374 - 5,390 [Rick Casazza](#) 775-823-4666  
 Retail [Roxanne Stevenson](#) 775-823-4661

TBD **PROPERTY DESCRIPTION**  
 TBD Newly constructed retail/commercial park under new ownership. Conveniently located on South Carson Street/U.S. Highway 395, the main north/south thoroughfare in Carson City.

Traffic Generators in the immediate vicinity include Casino Fandango, Galaxy Theaters, JC Penney, Burlington Coat Factory, Ross, Marriott Courtyard, Big Lots, Raley's, Save-Mart, Kohl's, Olive Garden and Buffalo Wild Wings.

Exposure to over 49,000 cars per day.

Join JM Furniture, Anytime Fitness, Liberty Dialysis, Chevron and Guild Mortgage.

Spaces available from 1,082 to 5,634 SF.

Tenant improvements and competitive rents offered.

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

12



1016162737 - N



**Eagle Station Shopping Center**  
**3683 S Carson St, Suite 5**  
**Carson City, NV 89701**

---

Property Type: Retail  
 Property Subtype: Community Center  
 Property SF: 174,258  
 Lot Size: 11.72 Acres  
 Construction Status: Existing  
 Year Built: 1982  
 Class: B  
 Available Date: Immediate  
 Occupied?: No  
 Territory: RNO-R-Carson  
 APN: 009-123-03, 009-123-02, 009-123-11,  
 009-123-12, 009-123-14, 009-123-15

**FOR LEASE**  
 Available SF:  
 Avail Subtype:  
 Rental Rate:  
 Expenses:  
 Floor Num:

**BROKERAGE:**  
 4,358 [Colliers International](#)  
 Community Center [Roxanne Stevenson](#) 775-823-4661  
 TBD [Rick Casazza](#) 775-823-4666

**\$0.35 PROPERTY DESCRIPTION**  
 1 Community Shopping Center in Carson City. The center is anchored by Raley's Supermarket and Kohl's department store with Buffalo Wild Wings, Jimmy John's and Peg's Glorified Ham n Eggs. Strong regional location with other traffic generators that include JC Penny, Burlington Coat Factory, Galaxy Theaters, Casino Fandango, McDonald's, Marriott Courtyard and Olive Garden.

13



1016123148 - Y



**Eagle Station Shopping Center**  
**3723 S Carson St, Suite 11**  
**Carson City, NV 89701**

---

Property Type: Retail  
 Property Subtype: Community Center  
 Property SF: 174,258  
 Lot Size: 11.72 Acres  
 Construction Status: Existing  
 Year Built: 1982  
 Class: B  
 Available Date: Immediate  
 Occupied?: No  
 Territory: RNO-R-Carson  
 APN: 009-123-03, 009-123-02, 009-123-11,  
 009-123-12, 009-123-14, 009-123-15

**FOR LEASE**  
 Available SF:  
 Avail Subtype:  
 Rental Rate:  
 Expenses:  
 Floor Num:

**BROKERAGE:**  
 3,698 [Colliers International](#)  
 Community Center [Roxanne Stevenson](#) 775-823-4661  
 TBD [Rick Casazza](#) 775-823-4666

**TBD PROPERTY DESCRIPTION**  
 1 Community Shopping Center in Carson City. The center is anchored by Raley's Supermarket and Kohl's department store with Buffalo Wild Wings, Jimmy John's and Peg's Glorified Ham n Eggs. Strong regional location with other traffic generators that include JC Penny, Burlington Coat Factory, Galaxy Theaters, Casino Fandango, McDonald's, Marriott Courtyard and Olive Garden.

**LEASE NOTES**  
 Previously occupied by Martial Arts studio. Excellent frontage and visibility.

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

14

**Eagle Station Shopping Center**  
**3789 S Carson St, Suite 15**  
**Carson City, NV 89701**



1016091120 - N



Property Type: Retail  
 Property Subtype: Community Center  
 Property SF: 174,258  
 Lot Size: 11.72 Acres  
 Construction Status: Existing  
 Year Built: 1982  
 Class: B  
 Available Date: Immediate  
 Occupied?: No  
 Territory: RNO-R-Carson  
 APN: 009-123-03, 009-123-02, 009-123-11,  
 009-123-12, 009-123-14, 009-123-15

**FOR LEASE**

Available SF:  
 Min - Max Divisibility:  
 Avail Subtype:  
 Rental Rate:  
 Expenses:  
 Floor Num:

1,600  
 1,600 - 3,300  
 Community Center

**BROKERAGE:**

Colliers International  
 Roxanne Stevenson  
 Rick Casazza

775-823-4661  
 775-823-4666

**PROPERTY DESCRIPTION**

TBD  
 \$0.35  
 1  
 Community Shopping Center in Carson City. The center is anchored by Raley's Supermarket and Kohl's department store with Buffalo Wild Wings, Jimmy John's and Peg's Glorified Ham n Eggs. Strong regional location with other traffic generators that include JC Penny, Burlington Coat Factory, Galaxy Theaters, Casino Fandango, McDonald's, Marriott Courtyard and Olive Garden.

**LEASE NOTES**

Call for Details

15

**Eagle Station Shopping Center**  
**3795 S Carson St, Suite 16**  
**Carson City, NV 89701**



1016091122 - N



Property Type: Retail  
 Property Subtype: Community Center  
 Property SF: 174,258  
 Lot Size: 11.72 Acres  
 Construction Status: Existing  
 Year Built: 1982  
 Class: B  
 Available Date: Immediate  
 Occupied?: No  
 Territory: RNO-R-Carson  
 APN: 009-123-03, 009-123-02, 009-123-11,  
 009-123-12, 009-123-14, 009-123-15

**FOR LEASE**

Available SF:  
 Min - Max Divisibility:  
 Avail Subtype:  
 Rental Rate:  
 Expenses:

1,700  
 1,700 - 3,300  
 Community Center

**BROKERAGE:**

Colliers International  
 Roxanne Stevenson  
 Rick Casazza

775-823-4661  
 775-823-4666

**PROPERTY DESCRIPTION**

TBD  
 \$0.35  
 Community Shopping Center in Carson City. The center is anchored by Raley's Supermarket and Kohl's department store with Buffalo Wild Wings, Jimmy John's and Peg's Glorified Ham n Eggs. Strong regional location with other traffic generators that include JC Penny, Burlington Coat Factory, Galaxy Theaters, Casino Fandango, McDonald's, Marriott Courtyard and Olive Garden.

**LEASE NOTES**

Call for Details

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

16

**Eagle Station Shopping Center**  
**3823 S Carson St, Suite 24**  
**Carson City, NV 89701**



1016118331 - N



Property Type: Retail  
 Property Subtype: Community Center  
 Property SF: 174,258  
 Lot Size: 11.72 Acres  
 Construction Status: Existing  
 Year Built: 1982  
 Class: B  
 Available Date: Immediate  
 Occupied?: No  
 Territory: RNO-R-Carson  
 APN: 009-123-03, 009-123-02, 009-123-11,  
 009-123-12, 009-123-14, 009-123-15

**FOR LEASE**

Available SF:  
 Min - Max Divisibility:  
 Avail Subtype:  
 Rental Rate:  
 Expenses:  
 Floor Num:

1,125  
 1,125 - 2,115  
 Community Center

**BROKERAGE:**

Colliers International  
 Roxanne Stevenson  
 Rick Casazza

775-823-4661  
 775-823-4666

**PROPERTY DESCRIPTION**

Community Shopping Center in Carson City. The center is anchored by Raley's Supermarket and Kohl's department store with Buffalo Wild Wings, Jimmy John's and Peg's Glorified Ham n Eggs. Strong regional location with other traffic generators that include JC Penny, Burlington Coat Factory, Galaxy Theaters, Casino Fandango, McDonald's, Marriott Courtyard and Olive Garden.

17

**Eagle Station Shopping Center**  
**3827 S Carson St, Suite 25**  
**Carson City, NV 89701**



1016091128 - N



Property Type: Retail  
 Property Subtype: Community Center  
 Property SF: 174,258  
 Lot Size: 11.72 Acres  
 Construction Status: Existing  
 Year Built: 1982  
 Class: B  
 Available Date: Immediate  
 Occupied?: No  
 Territory: RNO-R-Carson  
 APN: 009-123-03, 009-123-02, 009-123-11,  
 009-123-12, 009-123-14, 009-123-15

**FOR LEASE**

Available SF:  
 Min - Max Divisibility:  
 Avail Subtype:  
 Rental Rate:  
 Expenses:  
 Floor Num:

990  
 990 - 2,115  
 Community Center

**BROKERAGE:**

Colliers International  
 Roxanne Stevenson  
 Rick Casazza

775-823-4661  
 775-823-4666

**PROPERTY DESCRIPTION**

Community Shopping Center in Carson City. The center is anchored by Raley's Supermarket and Kohl's department store with Buffalo Wild Wings, Jimmy John's and Peg's Glorified Ham n Eggs. Strong regional location with other traffic generators that include JC Penny, Burlington Coat Factory, Galaxy Theaters, Casino Fandango, McDonald's, Marriott Courtyard and Olive Garden.

**LEASE NOTES**

Call for Details

18

**Keystone Ave near W 5th St**  
**Reno, NV 89503**



1016181817 - Y



Property Type: Retail  
 Property Subtype: Specialty  
 Property SF: 374,616  
 Lot Size: 8.60 Acres  
 Construction Status: Development (12 mos out)  
 Available Date: Immediate  
 Occupied?: No  
 Zoning: MUDR  
 Territory: RNO-R-Northwest Reno  
 APN: 006-183-42

**FOR LEASE**

Available SF:  
 Avail Subtype:  
 Rental Rate:  
 Expenses:

374,616  
 Specialty  
 TBD  
 TBD

**BROKERAGE:**

Colliers International  
 Rick Casazza  
 Roxanne Stevenson

775-823-4666  
 775-823-4661

**PROPERTY DESCRIPTION**

Rare high visible mixed-use development opportunity. Planned development for ground lease, build-to-suit or joint venture allowing retail, hotel, restaurants, multi-family and office.

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

19



1016164956 - Y



**1745 S Wells Ave**  
**Reno, NV 89502**

Property Type: Retail  
 Property Subtype: Office  
 Property SF: 6,239  
 Lot Size: 0.23 Acre  
 Construction Status: Existing  
 Year Built: 1945  
 Floors: 1  
 Available Date: Immediate  
 Occupied?: No  
 Zoning: CC  
 Territory: RNO-R-Park Lane  
 APN: 014-233-17

**FOR LEASE**

Available SF:  
 Avail Subtype:  
 Rental Rate:  
 Expenses:

**BROKERAGE:**

3,870 [Colliers International](#)  
 Retail [Rick Casazza](#) 775-823-4666  
 \$0.85 MG [Roxanne Stevenson](#) 775-823-4661

TBD **PROPERTY DESCRIPTION**

Directly adjacent to midtown district. Located in Wells Avenue District. 1/4 mile from S. Virginia Street and E. Plumb Lane intersection. Pole signage available. Densley populated with over 22,000 people within a one mile radius. Daytime population within a one mile radius is 9,885.

**LEASE NOTES**

Full office build out.

20



1016186509 - Y



**Crossroads Center**  
**4008 Kietzke Ln**  
**Reno, NV 89502**

Property Type: Retail  
 Property Subtype: Strip Retail  
 Property SF: 56,850  
 Lot Size: 4.39 Acres  
 Construction Status: Existing  
 Year Built: 1976  
 Floors: 1  
 Available Date: Immediate  
 Occupied?: No  
 Zoning: TC  
 Territory: RNO-R-Meadowood  
 APN: 025-012-22

**FOR LEASE**

Available SF:  
 Avail Subtype:  
 Rental Rate:  
 Expenses:  
 Rent + Expenses:

**BROKERAGE:**

1,200 [Colliers International](#)  
 Strip Retail [Roxanne Stevenson](#) 775-823-4661  
 \$1.25 - \$1.35 NNN [Casey Scott](#) 775-823-6630

**PROPERTY DESCRIPTION**

Prime location between I-580 and the South Virginia Street retail corridor. This center features excellent ingress/egress from Kietzke Lane, a recent remodel, as well as strong and upward trending demographics. Co-tenants include US Bank, Golf Headquarters, and the Milan Institute.

**LEASE NOTES**

Bar/Cocktail Lounge improvements in place, two restrooms.

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

21



1016078033 - Y



**Crossroads Center**  
**4032 Kietzke Ln**  
**Reno, NV 89502**

Property Type: Retail  
 Property Subtype: Strip Retail  
 Property SF: 56,850  
 Lot Size: 4.39 Acres  
 Construction Status: Existing  
 Year Built: 1976  
 Floors: 1  
 Available Date: Immediate  
 Occupied?: No  
 Zoning: TC  
 Territory: RNO-R-Meadowood  
 APN: 025-012-22

**FOR LEASE**

Available SF:  
 Avail Subtype:  
 Rental Rate:  
 Expenses:  
 Rent + Expenses:

1,440  
 Strip Retail  
 \$1.25 - \$1.35 NNN  
 \$0.28  
 \$1.53 - \$1.63 PSF

**BROKERAGE:**

[Colliers International](#)  
 Roxanne Stevenson  
 Casey Scott

775-823-4661  
 775-823-6630

**PROPERTY DESCRIPTION**

Prime location between I-580 and the South Virginia Street retail corridor. This center features excellent ingress/egress from Kietzke Lane, a recent remodel, as well as strong and upward trending demographics. Co-tenants include US Bank, Golf Headquarters, and the Milan Institute.

**LEASE NOTES**

Full office build out.

22



1016186510 - Y



**Crossroads Center**  
**4036 Kietzke Ln**  
**Reno, NV 89502**

Property Type: Retail  
 Property Subtype: Strip Retail  
 Property SF: 56,850  
 Lot Size: 4.39 Acres  
 Construction Status: Existing  
 Year Built: 1976  
 Floors: 1  
 Available Date: Immediate  
 Occupied?: No  
 Zoning: TC  
 Territory: RNO-R-Meadowood  
 APN: 025-012-22

**FOR LEASE**

Available SF:  
 Avail Subtype:  
 Rental Rate:  
 Expenses:  
 Rent + Expenses:

1,440  
 Strip Retail  
 \$1.25 - \$1.35 NNN  
 \$0.28  
 \$1.53 - \$1.63 PSF

**BROKERAGE:**

[Colliers International](#)  
 Roxanne Stevenson  
 Casey Scott

775-823-4661  
 775-823-6630

**PROPERTY DESCRIPTION**

Prime location between I-580 and the South Virginia Street retail corridor. This center features excellent ingress/egress from Kietzke Lane, a recent remodel, as well as strong and upward trending demographics. Co-tenants include US Bank, Golf Headquarters, and the Milan Institute.

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

23



1016186511 - Y



**Crossroads Center**  
**4056 Kietzke Ln**  
**Reno, NV 89502**

Property Type: Retail  
 Property Subtype: Strip Retail  
 Property SF: 56,850  
 Lot Size: 4.39 Acres  
 Construction Status: Existing  
 Year Built: 1976  
 Floors: 1  
 Available Date: Immediate  
 Occupied?: No  
 Zoning: TC  
 Territory: RNO-R-Meadowood  
 APN: 025-012-22

**FOR LEASE**

Available SF:  
 Avail Subtype:  
 Rental Rate:  
 Expenses:  
 Rent + Expenses:

1,440  
 Strip Retail  
 \$1.25 - \$1.35 NNN  
 \$0.28  
 \$1.53 - \$1.63 PSF

**BROKERAGE:**

[Colliers International](#)  
 Roxanne Stevenson  
 Casey Scott

775-823-4661  
 775-823-6630

**PROPERTY DESCRIPTION**

Prime location between I-580 and the South Virginia Street retail corridor. This center features excellent ingress/egress from Kietzke Lane, a recent remodel, as well as strong and upward trending demographics. Co-tenants include US Bank, Golf Headquarters, and the Milan Institute.

**LEASE NOTES**

Full retail build out with open ceiling and changing room.

24



1016186513 - Y



**Crossroads Center**  
**4068 Kietzke Ln**  
**Reno, NV 89502**

Property Type: Retail  
 Property Subtype: Strip Retail  
 Property SF: 56,850  
 Lot Size: 4.39 Acres  
 Construction Status: Existing  
 Year Built: 1976  
 Floors: 1  
 Available Date: Immediate  
 Occupied?: No  
 Zoning: TC  
 Territory: RNO-R-Meadowood  
 APN: 025-012-22

**FOR LEASE**

Available SF:  
 Avail Subtype:  
 Rental Rate:  
 Expenses:  
 Rent + Expenses:

3,840  
 Strip Retail  
 \$1.25 - \$1.35 NNN  
 \$0.28  
 \$1.53 - \$1.63 PSF

**BROKERAGE:**

[Colliers International](#)  
 Roxanne Stevenson  
 Casey Scott

775-823-4661  
 775-823-6630

**PROPERTY DESCRIPTION**

Prime location between I-580 and the South Virginia Street retail corridor. This center features excellent ingress/egress from Kietzke Lane, a recent remodel, as well as strong and upward trending demographics. Co-tenants include US Bank, Golf Headquarters, and the Milan Institute.

**LEASE NOTES**

Retail build out with corner visibility.

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

25



1016186514 - Y



**Crossroads Center**  
**4076 Kietzke Ln**  
**Reno, NV 89502**

Property Type: Retail  
 Property Subtype: Strip Retail  
 Property SF: 56,850  
 Lot Size: 4.39 Acres  
 Construction Status: Existing  
 Year Built: 1976  
 Floors: 1  
 Available Date: Immediate  
 Occupied?: No  
 Zoning: TC  
 Territory: RNO-R-Meadowood  
 APN: 025-012-22

**FOR LEASE**

Available SF:  
 Avail Subtype:  
 Rental Rate:  
 Expenses:  
 Rent + Expenses:

1,920  
 Strip Retail  
 \$1.25 - \$1.35 NNN  
 \$0.28  
 \$1.53 - \$1.63 PSF

**BROKERAGE:**

[Colliers International](#)  
[Roxanne Stevenson](#)  
[Casey Scott](#)

775-823-4661  
 775-823-6630

**PROPERTY DESCRIPTION**

Prime location between I-580 and the South Virginia Street retail corridor. This center features excellent ingress/egress from Kietzke Lane, a recent remodel, as well as strong and upward trending demographics. Co-tenants include US Bank, Golf Headquarters, and the Milan Institute.

26



1016186515 - Y



**Crossroads Center**  
**4100 Kietzke Ln**  
**Reno, NV 89502**

Property Type: Retail  
 Property Subtype: Strip Retail  
 Property SF: 56,850  
 Lot Size: 4.39 Acres  
 Construction Status: Existing  
 Year Built: 1976  
 Floors: 1  
 Available Date: Immediate  
 Occupied?: No  
 Zoning: TC  
 Territory: RNO-R-Meadowood  
 APN: 025-012-22

**FOR LEASE**

Available SF:  
 Avail Subtype:  
 Rental Rate:  
 Expenses:  
 Rent + Expenses:

960  
 Strip Retail  
 \$1.25 - \$1.35 NNN  
 \$0.28  
 \$1.53 - \$1.63 PSF

**BROKERAGE:**

[Colliers International](#)  
[Roxanne Stevenson](#)  
[Casey Scott](#)

775-823-4661  
 775-823-6630

**PROPERTY DESCRIPTION**

Prime location between I-580 and the South Virginia Street retail corridor. This center features excellent ingress/egress from Kietzke Lane, a recent remodel, as well as strong and upward trending demographics. Co-tenants include US Bank, Golf Headquarters, and the Milan Institute.

**LEASE NOTES**

Full Salon build out with hair sinks and high capacity water heater.

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

27



1016186517 - Y



**Crossroads Center**  
**4104 Kietzke Ln**  
**Reno, NV 89502**

Property Type: Retail  
 Property Subtype: Strip Retail  
 Property SF: 56,850  
 Lot Size: 4.39 Acres  
 Construction Status: Existing  
 Year Built: 1976  
 Floors: 1  
 Available Date: Immediate  
 Occupied?: No  
 Zoning: TC  
 Territory: RNO-R-Meadowood  
 APN: 025-012-22

**FOR LEASE**  
 Available SF: 960  
 Avail Subtype: Strip Retail  
 Rental Rate: \$1.25 - \$1.35 NNN  
 Expenses: \$0.28  
 Rent + Expenses: \$1.53 - \$1.63 PSF

**BROKERAGE:**  
 960 Colliers International  
 Strip Retail Roxanne Stevenson 775-823-4661  
 Casey Scott 775-823-6630

**PROPERTY DESCRIPTION**  
 Prime location between I-580 and the South Virginia Street retail corridor. This center features excellent ingress/egress from Kietzke Lane, a recent remodel, as well as strong and upward trending demographics. Co-tenants include US Bank, Golf Headquarters, and the Milan Institute.

28



1016186519 - Y



**Keystone Square Shopping Center**  
**407 Keystone Ave**  
**Reno, NV 89503**

Property Type: Retail  
 Property Subtype: Neighborhood Center  
 Property SF: 120,092  
 Construction Status: Existing  
 Year Built: 1967  
 Floors: 1  
 Available Date: Immediate  
 Occupied?: No  
 Zoning: MUW4  
 Territory: RNO-R-Northwest Reno

**FOR LEASE**  
 Available SF: 1,200  
 Avail Subtype: Neighborhood Center  
 Rental Rate: TBD  
 Expenses: TBD  
**FEATURES:** Traffic Count - I-80: 91,000/Keystone Ave: 23,000

**BROKERAGE:**  
 1,200 Colliers International  
 Neighborhood Center Roxanne Stevenson 775-823-4661  
 TBD Casey Scott 775-823-6630

**PROPERTY DESCRIPTION**  
 Keystone Square is anchored by Save Mart Supermarket and benefits from its central location in close proximity to downtown Reno, the University of Nevada, and St. Mary's Regional Medical Center. The center features prime frontage on interstate I-80 and excellent ingress/egress via Keystone Avenue, 4th Street, and 5th Street.

29



1016186521 - Y



**Keystone Square Shopping Center**  
**411 Keystone Ave**  
**Reno, NV 89503**

Property Type: Retail  
 Property Subtype: Neighborhood Center  
 Property SF: 120,092  
 Construction Status: Existing  
 Year Built: 1967  
 Floors: 1  
 Available Date: Immediate  
 Occupied?: No  
 Zoning: MUW4  
 Territory: RNO-R-Northwest Reno

**FOR LEASE**  
 Available SF: 870  
 Avail Subtype: Neighborhood Center  
 Rental Rate: TBD  
 Expenses: TBD  
**FEATURES:** Traffic Count - I-80: 91,000/Keystone Ave: 23,000

**BROKERAGE:**  
 870 Colliers International  
 Neighborhood Center Roxanne Stevenson 775-823-4661  
 TBD Casey Scott 775-823-6630

**PROPERTY DESCRIPTION**  
 Keystone Square is anchored by Save Mart Supermarket and benefits from its central location in close proximity to downtown Reno, the University of Nevada, and St. Mary's Regional Medical Center. The center features prime frontage on interstate I-80 and excellent ingress/egress via Keystone Avenue, 4th Street, and 5th Street.

**LEASE NOTES**  
 Salon Improved with three sinks.

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

30



1016186522 - Y



**Keystone Square Shopping Center**  
**413 Keystone Ave**  
**Reno, NV 89503**

Property Type: Retail  
 Property Subtype: Neighborhood Center  
 Property SF: 120,092  
 Construction Status: Existing  
 Year Built: 1967  
 Floors: 1  
 Available Date: Immediate  
 Occupied?: No  
 Zoning: MUW4  
 Territory: RNO-R-Northwest Reno

**FOR LEASE**

Available SF: 1,800  
 Avail Subtype: Neighborhood Center  
 Rental Rate: TBD  
 Expenses: TBD

**FEATURES:** Traffic Count - I-80: 91,000/Keystone Ave: 23,000

**BROKERAGE:**

Colliers International  
 Roxanne Stevenson 775-823-4661  
 Casey Scott 775-823-6630

**PROPERTY DESCRIPTION**

Keystone Square is anchored by Save Mart Supermarket and benefits from its central location in close proximity to downtown Reno, the University of Nevada, and St. Mary's Regional Medical Center. The center features prime frontage on interstate I-80 and excellent ingress/egress via Keystone Avenue, 4th Street, and 5th Street.

31



1016186523 - Y



**Keystone Square Shopping Center**  
**421 Keystone Ave**  
**Reno, NV 89503**

Property Type: Retail  
 Property Subtype: Neighborhood Center  
 Property SF: 120,092  
 Construction Status: Existing  
 Year Built: 1967  
 Floors: 1  
 Available Date: Immediate  
 Occupied?: No  
 Zoning: MUW4  
 Territory: RNO-R-Northwest Reno

**FOR LEASE**

Available SF: 1,066  
 Avail Subtype: Neighborhood Center  
 Rental Rate: TBD  
 Expenses: TBD

**FEATURES:** Traffic Count - I-80: 91,000/Keystone Ave: 23,000

**BROKERAGE:**

Colliers International  
 Roxanne Stevenson 775-823-4661  
 Casey Scott 775-823-6630

**PROPERTY DESCRIPTION**

Keystone Square is anchored by Save Mart Supermarket and benefits from its central location in close proximity to downtown Reno, the University of Nevada, and St. Mary's Regional Medical Center. The center features prime frontage on interstate I-80 and excellent ingress/egress via Keystone Avenue, 4th Street, and 5th Street.

**LEASE NOTES**

Fully improved retail/office with high quality finishes.

32



1016186524 - Y



**Keystone Square Shopping Center**  
**575 Keystone Ave**  
**Reno, NV 89503**

Property Type: Retail  
 Property Subtype: Neighborhood Center  
 Property SF: 120,092  
 Construction Status: Existing  
 Year Built: 1967  
 Floors: 1  
 Available Date: Immediate  
 Occupied?: No  
 Zoning: MUW4  
 Territory: RNO-R-Northwest Reno

**FOR LEASE**

Available SF: 4,428  
 Avail Subtype: Neighborhood Center  
 Rental Rate: TBD  
 Expenses: TBD

**FEATURES:** Traffic Count - I-80: 91,000/Keystone Ave: 23,000

**BROKERAGE:**

Colliers International  
 Roxanne Stevenson 775-823-4661  
 Casey Scott 775-823-6630

**PROPERTY DESCRIPTION**

Keystone Square is anchored by Save Mart Supermarket and benefits from its central location in close proximity to downtown Reno, the University of Nevada, and St. Mary's Regional Medical Center. The center features prime frontage on interstate I-80 and excellent ingress/egress via Keystone Avenue, 4th Street, and 5th Street.

**LEASE NOTES**

Restaurant Improved

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

33



1016180464 - N



**North McCarran Crossing**  
**2880 North McCarran Blvd Bldg A**  
**Reno, NV 89512**

---

Property Type: Retail  
 Property Subtype: Strip Retail  
 Property SF: 8,275  
 Construction Status: Planned (w/in 12 mos)  
 Class: A  
 Available Date: Immediate  
 Occupied?: No  
 Territory: RNO-R-Northwest Reno  
 APN: 000-000-00

**FOR LEASE**  
 Available SF:  
 Avail Subtype:  
 Rental Rate:  
 Expenses:  
 Floor Num:

**BROKERAGE:**  
 1,000 [Colliers International](#)  
 Strip Retail [Roxanne Stevenson](#) 775-823-4661  
 TBD [Rick Casazza](#) 775-823-4666

**PROPERTY DESCRIPTION**  
 1 Drive Thru available, New Construction, Co-tenants include CVS Pharmacy and Fresh & Easy Neighborhood Market. Adjacent to Home Depot, Walmart, Winners Corner, Starbucks Coffee and many more. .46 NNN

Located at the busy intersection of SEC of N.McCarran and Northtowne Lane in Reno Nevada.

**LEASE NOTES**  
 End cap in new center with close proximity to US-395 and McCarran Interchange. Strong tenant mix and traffic generation.

34



1016017218 - Y



**Red Rock Plaza**  
**8790 Red Rock Rd, Suite 102-104**  
**Reno, NV 89506**

---

Property Type: Retail  
 Property Subtype: Strip Retail  
 Property SF: 15,537  
 Lot Size: 2.05 Acres  
 Construction Status: Existing  
 Year Built: 2007  
 Class: A  
 Floors: 1  
 Available Date: Immediate  
 Occupied?: No  
 Zoning: NC  
 Territory: RNO-R-North Valleys  
 APN: 090-371-10

**FOR LEASE**  
 Available SF:  
 Min - Max Divisibility:  
 Avail Subtype:  
 Rental Rate:  
 Expenses:  
 Rent + Expenses:

**BROKERAGE:**  
 3,960 [Colliers International](#)  
 1,320 - 3,960 [Rick Casazza](#) 775-823-4666  
 Retail [Roxanne Stevenson](#) 775-823-4661

**LEASE NOTES**  
 \$0.90 - \$1.00 NNN  
 \$0.38 Space can be subdivided.  
 \$1.28 - \$1.38 PSF

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

35



1016017226 - Y



**Red Rock Plaza**  
**8790 Red Rock Rd, Suite 106**  
**Reno, NV 89506**

---

Property Type: Retail  
 Property Subtype: Strip Retail  
 Property SF: 15,537  
 Lot Size: 2.05 Acres  
 Construction Status: Existing  
 Year Built: 2007  
 Class: A  
 Floors: 1  
 Available Date: Immediate  
 Occupied?: No  
 Zoning: NC  
 Territory: RNO-R-North Valleys  
 APN: 090-371-10

**FOR LEASE**  
 Available SF: 1,322  
 Avail Subtype: Retail  
 Rental Rate: \$0.90 - \$1.00 NNN  
 Expenses: \$0.38  
 Rent + Expenses: \$1.28 - \$1.38 PSF

**BROKERAGE:**  
 1,322 [Colliers International](#)  
 Retail [Rick Casazza](#) 775-823-4666  
[Roxanne Stevenson](#) 775-823-4661

36



1016017228 - Y



**Red Rock Plaza**  
**8790 Red Rock Rd, Suite 107**  
**Reno, NV 89506**

---

Property Type: Retail  
 Property Subtype: Strip Retail  
 Property SF: 15,537  
 Lot Size: 2.05 Acres  
 Construction Status: Existing  
 Year Built: 2007  
 Class: A  
 Floors: 1  
 Available Date: Immediate  
 Occupied?: No  
 Zoning: NC  
 Territory: RNO-R-North Valleys  
 APN: 090-371-10

**FOR LEASE**  
 Available SF: 1,100  
 Avail Subtype: Retail  
 Rental Rate: \$0.90 - \$1.00 NNN  
 Expenses: \$0.38  
 Rent + Expenses: \$1.28 - \$1.38 PSF

**BROKERAGE:**  
 1,100 [Colliers International](#)  
 Retail [Rick Casazza](#) 775-823-4666  
[Roxanne Stevenson](#) 775-823-4661

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

37



1016171621 - Y



**Ridgeview Plaza**  
**5110-5150 Mae Anne Ave, Suite 503**  
**Reno, NV 89523**

---

Property Type: Retail  
 Property Subtype: Community Center  
 Property SF: 273,960  
 Construction Status: Existing  
 Year Built: 1998  
 Available Date: Immediate  
 Occupied?: No  
 Zoning: AC  
 Territory: RNO-R-Northwest Reno  
 APN: 039-750-11

**FOR LEASE**  
 Available SF: 1,200  
 Avail Subtype: Community Center  
 Rental Rate: TBD  
 Expenses: TBD

**FEATURES:** Highway Access - I-80

**BROKERAGE:**  
 Colliers International  
 Roxanne Stevenson 775-823-4661  
 Rick Casazza 775-823-4666

**PROPERTY DESCRIPTION**

Class "A" Community Center Anchored by Kohl's, Safeway, Ross and PetSmart located on the desirable intersection of McCarran Blvd and Mae Anne Ave.

Co-tenants include Learning Express, Massage Envy, European Wax Center, McDonald's, Rocky Mountain Chocolate Factory, Pacific Dental and Ulta.

**LEASE NOTES**

Previously Planet Beach.

38



1016079605 - Y



**Ridgeview Plaza**  
**5110-5150 Mae Anne Ave, Suite 701**  
**Reno, NV 89523**

---

Property Type: Retail  
 Property Subtype: Community Center  
 Property SF: 273,960  
 Construction Status: Existing  
 Year Built: 1998  
 Available Date: Immediate  
 Occupied?: No  
 Zoning: AC  
 Territory: RNO-R-Northwest Reno  
 APN: 039-750-11

**FOR LEASE**  
 Available SF: 1,430  
 Min - Max Divisibility: 1,430 - 4,290  
 Avail Subtype: Community Center  
 Rental Rate: TBD  
 Expenses: TBD

**FEATURES:** Highway Access - I-80

**BROKERAGE:**  
 Colliers International  
 Roxanne Stevenson 775-823-4661  
 Rick Casazza 775-823-4666

**PROPERTY DESCRIPTION**

Class "A" Community Center Anchored by Kohl's, Safeway, Ross and PetSmart located on the desirable intersection of McCarran Blvd and Mae Anne Ave.

Co-tenants include Learning Express, Massage Envy, European Wax Center, McDonald's, Rocky Mountain Chocolate Factory, Pacific Dental and Ulta.

**LEASE NOTES**

Suite 701 in building 7 - Opportunity to locate next to PetSmart in Northwest Reno and be a part of Ridgeview Plaza.

39



1016034809 - Y



**Shoppers Square**  
**235-297 Plumb Ln, Suite 201 A**  
**Reno, NV 89502**

---

Property Type: Retail  
 Property Subtype: Community Center  
 Property SF: 179,364  
 Lot Size: 16.41 Acres  
 Construction Status: Existing  
 Year Built: 1964  
 Floors: 1  
 Available Date: Immediate  
 Occupied?: No  
 Territory: RNO-R-Park Lane

**FOR LEASE**  
 Available SF: 1,455  
 Avail Subtype: Community Center  
 Rental Rate: \$1.15 NNN  
 Expenses: \$0.37  
 Rent + Expenses: \$1.52 PSF  
 Floor Num: 2

**FEATURES:** Signage - store front  
 Traffic Count - 29000

**BROKERAGE:**  
 Colliers International  
 Rick Casazza 775-823-4666  
 Roxanne Stevenson 775-823-4661

**PROPERTY DESCRIPTION**

Anchored by Marshall's, Smart & Final Extra!, Staples, Sheplers, Western Wear, CVS Drugs, Tuesday Morning, McDonalds, Radio Shack, and Cold Stone Creamery.

Located in the center of Reno surrounded by dense commercial, residential and retail developments.

**LEASE NOTES**

Upstairs location.

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

40



1016175576 - Y



**Shoppers Square**  
**235-297 Plumb Ln, Suite 205**  
**Reno, NV 89502**

Property Type: Retail  
 Property Subtype: Community Center  
 Property SF: 179,364  
 Lot Size: 16.41 Acres  
 Construction Status: Existing  
 Year Built: 1964  
 Floors: 1  
 Available Date: Immediate  
 Occupied?: No  
 Territory: RNO-R-Park Lane

**FOR LEASE**  
 Available SF: 435  
 Avail Subtype: Community Center  
 Rental Rate: TBD  
 Expenses: TBD

**FEATURES:** Signage - store front  
 Traffic Count - 29000

**BROKERAGE:**  
 435 [Colliers International](#)  
 Community Center [Rick Casazza](#) 775-823-4666  
[Roxanne Stevenson](#) 775-823-4661

**PROPERTY DESCRIPTION**  
 Anchored by Marshall's, Smart & Final Extra!, Staples, Sheplers, Western Wear, CVS Drugs, Tuesday Morning, McDonalds, Radio Shack, and Cold Stone Creamery.  
 Located in the center of Reno surrounded by dense commercial, residential and retail developments.

41



1016024864 - Y



**Shoppers Square**  
**235-297 Plumb Ln, Suite 207**  
**Reno, NV 89502**

Property Type: Retail  
 Property Subtype: Community Center  
 Property SF: 179,364  
 Lot Size: 16.41 Acres  
 Construction Status: Existing  
 Year Built: 1964  
 Floors: 1  
 Available Date: Immediate  
 Occupied?: No  
 Territory: RNO-R-Park Lane

**FOR LEASE**  
 Available SF: 850  
 Avail Subtype: Community Center  
 Rental Rate: \$1.15 GR  
 Expenses: \$0.37

**RENT + EXPENSES:** \$1.52 PSF  
**FLOOR NUM:** 2

**FEATURES:** Signage - store front  
 Traffic Count - 29000

**BROKERAGE:**  
 850 [Colliers International](#)  
 Community Center [Rick Casazza](#) 775-823-4666  
[Roxanne Stevenson](#) 775-823-4661

**PROPERTY DESCRIPTION**  
 Anchored by Marshall's, Smart & Final Extra!, Staples, Sheplers, Western Wear, CVS Drugs, Tuesday Morning, McDonalds, Radio Shack, and Cold Stone Creamery.  
 Located in the center of Reno surrounded by dense commercial, residential and retail developments.

**LEASE NOTES**  
 Upstairs location.

42



1016088339 - Y



**Shoppers Square**  
**235-297 Plumb Ln, Suite 223**  
**Reno, NV 89502**

Property Type: Retail  
 Property Subtype: Community Center  
 Property SF: 179,364  
 Lot Size: 16.41 Acres  
 Construction Status: Existing  
 Year Built: 1964  
 Floors: 1  
 Available Date: Immediate  
 Occupied?: No  
 Territory: RNO-R-Park Lane

**FOR LEASE**  
 Available SF: 570  
 Avail Subtype: Community Center  
 Rental Rate: \$1.15 GR  
 Expenses: TBD

**FLOOR NUM:** 2  
**FEATURES:** Signage - store front  
 Traffic Count - 29000

**BROKERAGE:**  
 570 [Colliers International](#)  
 Community Center [Rick Casazza](#) 775-823-4666  
[Roxanne Stevenson](#) 775-823-4661

**PROPERTY DESCRIPTION**  
 Anchored by Marshall's, Smart & Final Extra!, Staples, Sheplers, Western Wear, CVS Drugs, Tuesday Morning, McDonalds, Radio Shack, and Cold Stone Creamery.  
 Located in the center of Reno surrounded by dense commercial, residential and retail developments.

**LEASE NOTES**  
 upstairs location

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

43



1016088340 - Y



**Shoppers Square**  
**235-297 Plumb Ln, Suite 225**  
**Reno, NV 89502**

Property Type: Retail  
 Property Subtype: Community Center  
 Property SF: 179,364  
 Lot Size: 16.41 Acres  
 Construction Status: Existing  
 Year Built: 1964  
 Floors: 1  
 Available Date: Immediate  
 Occupied?: No  
 Territory: RNO-R-Park Lane

**FOR LEASE**  
 Available SF: 990  
 Avail Subtype: Community Center  
 Rental Rate: \$1.15 GR  
 Expenses: TBD  
 Floor Num: 2

**FEATURES:** Signage - store front  
 Traffic Count - 29000

**BROKERAGE:**  
 990 [Colliers International](#)  
 Community Center [Rick Casazza](#) 775-823-4666  
 \$1.15 GR [Roxanne Stevenson](#) 775-823-4661

**PROPERTY DESCRIPTION**  
 Anchored by Marshall's, Smart & Final Extra!, Staples, Sheplers, Western Wear, CVS Drugs, Tuesday Morning, McDonalds, Radio Shack, and Cold Stone Creamery.

Located in the center of Reno surrounded by dense commercial, residential and retail developments.

**LEASE NOTES**  
 upstairs location.

44



1016088341 - Y



**Shoppers Square**  
**235-297 Plumb Ln, Suite 227**  
**Reno, NV 89502**

Property Type: Retail  
 Property Subtype: Community Center  
 Property SF: 179,364  
 Lot Size: 16.41 Acres  
 Construction Status: Existing  
 Year Built: 1964  
 Floors: 1  
 Available Date: Immediate  
 Occupied?: No  
 Territory: RNO-R-Park Lane

**FOR LEASE**  
 Available SF: 1,057  
 Avail Subtype: Community Center  
 Rental Rate: \$1.15 GR  
 Expenses: TBD

**FEATURES:** Signage - store front  
 Traffic Count - 29000

**BROKERAGE:**  
 1,057 [Colliers International](#)  
 Community Center [Rick Casazza](#) 775-823-4666  
 \$1.15 GR [Roxanne Stevenson](#) 775-823-4661

**PROPERTY DESCRIPTION**  
 Anchored by Marshall's, Smart & Final Extra!, Staples, Sheplers, Western Wear, CVS Drugs, Tuesday Morning, McDonalds, Radio Shack, and Cold Stone Creamery.

Located in the center of Reno surrounded by dense commercial, residential and retail developments.

**LEASE NOTES**  
 upstairs location

45



1016175578 - Y



**Shoppers Square**  
**235-297 Plumb Ln, Suite 229**  
**Reno, NV 89502**

Property Type: Retail  
 Property Subtype: Community Center  
 Property SF: 179,364  
 Lot Size: 16.41 Acres  
 Construction Status: Existing  
 Year Built: 1964  
 Floors: 1  
 Available Date: Immediate  
 Occupied?: No  
 Territory: RNO-R-Park Lane

**FOR LEASE**  
 Available SF: 1,560  
 Avail Subtype: Community Center  
 Rental Rate: TBD  
 Expenses: TBD

**FEATURES:** Signage - store front  
 Traffic Count - 29000

**BROKERAGE:**  
 1,560 [Colliers International](#)  
 Community Center [Rick Casazza](#) 775-823-4666  
 TBD [Roxanne Stevenson](#) 775-823-4661

**PROPERTY DESCRIPTION**  
 Anchored by Marshall's, Smart & Final Extra!, Staples, Sheplers, Western Wear, CVS Drugs, Tuesday Morning, McDonalds, Radio Shack, and Cold Stone Creamery.

Located in the center of Reno surrounded by dense commercial, residential and retail developments.

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

46



1016146115 - Y



**Shoppers Square**  
**235-297 Plumb Ln, Suite 234 A**  
**Reno, NV 89502**

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Property Type: Retail  
 Property Subtype: Community Center  
 Property SF: 179,364  
 Lot Size: 16.41 Acres  
 Construction Status: Existing  
 Year Built: 1964  
 Floors: 1  
 Available Date: Immediate  
 Occupied?: No  
 Territory: RNO-R-Park Lane

**FOR LEASE**  
 Available SF: 2,224  
 Min - Max Divisibility: 2,224 - 3,294  
 Avail Subtype: Community Center  
 Rental Rate: \$1.35 NNN  
 Expenses: \$0.37  
 Rent + Expenses: \$1.72 PSF

**FEATURES:** Signage - store front  
 Traffic Count - 29000

**BROKERAGE:**  
[Colliers International](#)  
[Rick Casazza](#) 775-823-4666  
[Roxanne Stevenson](#) 775-823-4661

**PROPERTY DESCRIPTION**  
 Anchored by Marshall's, Smart & Final Extra!, Staples, Sheplers, Western Wear, CVS Drugs, Tuesday Morning, McDonalds, Radio Shack, and Cold Stone Creamery.

Located in the center of Reno surrounded by dense commercial, residential and retail developments.

47



1016183961 - Y



**Shoppers Square**  
**235-297 Plumb Ln, Suite 235 B**  
**Reno, NV 89502**

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Property Type: Retail  
 Property Subtype: Community Center  
 Property SF: 179,364  
 Lot Size: 16.41 Acres  
 Construction Status: Existing  
 Year Built: 1964  
 Floors: 1  
 Available Date: Immediate  
 Occupied?: No  
 Territory: RNO-R-Park Lane

**FOR LEASE**  
 Available SF: 1,271  
 Avail Subtype: Community Center  
 Rental Rate: \$1.35 NNN  
 Expenses: \$0.37  
 Rent + Expenses: \$1.72 PSF  
 Floor Num: 1

**FEATURES:** Signage - store front  
 Traffic Count - 29000

**BROKERAGE:**  
[Colliers International](#)  
[Rick Casazza](#) 775-823-4666  
[Roxanne Stevenson](#) 775-823-4661

**PROPERTY DESCRIPTION**  
 Anchored by Marshall's, Smart & Final Extra!, Staples, Sheplers, Western Wear, CVS Drugs, Tuesday Morning, McDonalds, Radio Shack, and Cold Stone Creamery.

Located in the center of Reno surrounded by dense commercial, residential and retail developments.

48



1016149359 - Y



**Shoppers Square**  
**235-297 Plumb Ln, Suite 235 C**  
**Reno, NV 89502**

---

Property Type: Retail  
 Property Subtype: Community Center  
 Property SF: 179,364  
 Lot Size: 16.41 Acres  
 Construction Status: Existing  
 Year Built: 1964  
 Floors: 1  
 Available Date: Immediate  
 Occupied?: No  
 Territory: RNO-R-Park Lane

**FOR LEASE**  
 Available SF: 1,070  
 Min - Max Divisibility: 1,070 - 3,294  
 Avail Subtype: Community Center  
 Rental Rate: \$1.35 NNN  
 Expenses: \$0.37  
 Rent + Expenses: \$1.72 PSF

**FEATURES:** Signage - store front  
 Traffic Count - 29000

**BROKERAGE:**  
[Colliers International](#)  
[Rick Casazza](#) 775-823-4666  
[Roxanne Stevenson](#) 775-823-4661

**PROPERTY DESCRIPTION**  
 Anchored by Marshall's, Smart & Final Extra!, Staples, Sheplers, Western Wear, CVS Drugs, Tuesday Morning, McDonalds, Radio Shack, and Cold Stone Creamery.

Located in the center of Reno surrounded by dense commercial, residential and retail developments.

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

**49**



1016183960 - Y




**Shoppers Square**  
**235-297 Plumb Ln, Suite 255**  
**Reno, NV 89502**

Property Type: Retail  
 Property Subtype: Community Center  
 Property SF: 179,364  
 Lot Size: 16.41 Acres  
 Construction Status: Existing  
 Year Built: 1964  
 Floors: 1  
 Available Date: Immediate  
 Occupied?: No  
 Territory: RNO-R-Park Lane

**FOR LEASE**  
 Available SF: 16,350  
 Avail Subtype: Community Center  
 Rental Rate: TBD  
 Expenses: TBD  
 Floor Num: 1  
**FEATURES:** Signage - store front  
 Traffic Count - 29000

**BROKERAGE:**  
 Colliers International  
 Rick Casazza 775-823-4666  
 Roxanne Stevenson 775-823-4661

**PROPERTY DESCRIPTION**  
 1 Anchored by Marshall's, Smart & Final Extra!, Staples, Sheplers, Western Wear, CVS Drugs, Tuesday Morning, McDonalds, Radio Shack, and Cold Stone Creamery.

Located in the center of Reno surrounded by dense commercial, residential and retail developments.

**LEASE NOTES**  
 Former Shepler's Western Wear.

**50**



1016088338 - Y




**Shoppers Square**  
**235-297 Plumb Ln, Suite 263**  
**Reno, NV 89502**

Property Type: Retail  
 Property Subtype: Community Center  
 Property SF: 179,364  
 Lot Size: 16.41 Acres  
 Construction Status: Existing  
 Year Built: 1964  
 Floors: 1  
 Available Date: Immediate  
 Occupied?: No  
 Territory: RNO-R-Park Lane

**FOR LEASE**  
 Available SF: 1,408  
 Avail Subtype: Community Center  
 Rental Rate: \$1.15 GR  
 Expenses: TBD  
 Floor Num: 1  
**FEATURES:** Signage - store front  
 Traffic Count - 29000


**BROKERAGE:**  
 Colliers International  
 Rick Casazza 775-823-4666  
 Roxanne Stevenson 775-823-4661

**PROPERTY DESCRIPTION**  
 1 Anchored by Marshall's, Smart & Final Extra!, Staples, Sheplers, Western Wear, CVS Drugs, Tuesday Morning, McDonalds, Radio Shack, and Cold Stone Creamery.

Located in the center of Reno surrounded by dense commercial, residential and retail developments.

**LEASE NOTES**  
 Upstairs location.

**51**



1016183963 - Y




**Shoppers Square**  
**235-297 Plumb Ln, Suite 267**  
**Reno, NV 89502**

Property Type: Retail  
 Property Subtype: Community Center  
 Property SF: 179,364  
 Lot Size: 16.41 Acres  
 Construction Status: Existing  
 Year Built: 1964  
 Floors: 1  
 Available Date: Immediate  
 Occupied?: No  
 Territory: RNO-R-Park Lane

**FOR LEASE**  
 Available SF: 1,560  
 Avail Subtype: Community Center  
 Rental Rate: TBD  
 Expenses: TBD  
 Floor Num: 1  
**FEATURES:** Signage - store front  
 Traffic Count - 29000

**BROKERAGE:**  
 Colliers International  
 Rick Casazza 775-823-4666  
 Roxanne Stevenson 775-823-4661

**PROPERTY DESCRIPTION**  
 1 Anchored by Marshall's, Smart & Final Extra!, Staples, Sheplers, Western Wear, CVS Drugs, Tuesday Morning, McDonalds, Radio Shack, and Cold Stone Creamery.

Located in the center of Reno surrounded by dense commercial, residential and retail developments.

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

52



1016175579 - Y



**Shoppers Square**  
**235-297 Plumb Ln, Suite 273 A**  
**Reno, NV 89502**

Property Type: Retail  
 Property Subtype: Community Center  
 Property SF: 179,364  
 Lot Size: 16.41 Acres  
 Construction Status: Existing  
 Year Built: 1964  
 Floors: 1  
 Available Date: Immediate  
 Occupied?: No  
 Territory: RNO-R-Park Lane

**FOR LEASE**  
 Available SF: 987  
 Avail Subtype: Community Center  
 Rental Rate: TBD  
 Expenses: TBD

**FEATURES:** Signage - store front  
 Traffic Count - 29000

**BROKERAGE:**  
 987 [Colliers International](#)  
 Rick Casazza 775-823-4666  
 Roxanne Stevenson 775-823-4661

**PROPERTY DESCRIPTION**  
 Anchored by Marshall's, Smart & Final Extra!, Staples, Sheplers, Western Wear, CVS Drugs, Tuesday Morning, McDonalds, Radio Shack, and Cold Stone Creamery.

Located in the center of Reno surrounded by dense commercial, residential and retail developments.

53



1016071317 - Y



**Shoppers Square**  
**235-297 Plumb Ln, Suite 277**  
**Reno, NV 89502**

Property Type: Retail  
 Property Subtype: Community Center  
 Property SF: 179,364  
 Lot Size: 16.41 Acres  
 Construction Status: Existing  
 Year Built: 1964  
 Floors: 1  
 Available Date: Immediate  
 Occupied?: No  
 Territory: RNO-R-Park Lane

**FOR LEASE**  
 Available SF: 3,608  
 Avail Subtype: Community Center  
 Rental Rate: \$1.35 NNN  
 Expenses: \$0.37  
 Rent + Expenses: \$1.72 PSF

**FEATURES:** Signage - store front  
 Traffic Count - 29000

**BROKERAGE:**  
 3,608 [Colliers International](#)  
 Rick Casazza 775-823-4666  
 Roxanne Stevenson 775-823-4661

**PROPERTY DESCRIPTION**  
 Anchored by Marshall's, Smart & Final Extra!, Staples, Sheplers, Western Wear, CVS Drugs, Tuesday Morning, McDonalds, Radio Shack, and Cold Stone Creamery.

Located in the center of Reno surrounded by dense commercial, residential and retail developments.

**LEASE NOTES**  
 Existing Center - High traffic, high visibility inside mall. Directly across from Sheplers.

54



1016087645 - N



**Shoppers Square**  
**235-297 Plumb Ln, Suite 297**  
**Reno, NV 89502**

Property Type: Retail  
 Property Subtype: Community Center  
 Property SF: 179,364  
 Lot Size: 16.41 Acres  
 Construction Status: Existing  
 Year Built: 1964  
 Floors: 1  
 Available Date: Immediate  
 Occupied?: No  
 Territory: RNO-R-Park Lane

**FOR LEASE**  
 Available SF: 1,512  
 Avail Subtype: Community Center  
 Rental Rate: \$1.50 NNN  
 Expenses: \$0.37  
 Rent + Expenses: \$1.87 PSF

**FEATURES:** Signage - store front  
 Traffic Count - 29000

**BROKERAGE:**  
 1,512 [Colliers International](#)  
 Rick Casazza 775-823-4666  
 Roxanne Stevenson 775-823-4661

**PROPERTY DESCRIPTION**  
 Anchored by Marshall's, Smart & Final Extra!, Staples, Sheplers, Western Wear, CVS Drugs, Tuesday Morning, McDonalds, Radio Shack, and Cold Stone Creamery.

Located in the center of Reno surrounded by dense commercial, residential and retail developments.

**LEASE NOTES**  
 Prime restaurant location in front of Marshall's Former Pasta Mill location, includes hood.

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

55



1016183964 - Y



**Shoppers Square**  
**235-297 Plumb Ln, Suite 500**  
**Reno, NV 89502**

Property Type: Retail  
 Property Subtype: Community Center  
 Property SF: 179,364  
 Lot Size: 16.41 Acres  
 Construction Status: Existing  
 Year Built: 1964  
 Floors: 1  
 Available Date: Immediate  
 Occupied?: No  
 Territory: RNO-R-Park Lane

**FOR LEASE**  
 Available SF: 827  
 Avail Subtype: Community Center  
 Rental Rate: TBD  
 Expenses: TBD  
 Floor Num: 1

**FEATURES:** Signage - store front  
 Traffic Count - 29000

**BROKERAGE:**  
 827 [Colliers International](#)  
 Community Center [Rick Casazza](#) 775-823-4666  
 TBD [Roxanne Stevenson](#) 775-823-4661

**PROPERTY DESCRIPTION**  
 1 Anchored by Marshall's, Smart & Final Extra!, Staples, Sheplers, Western Wear, CVS Drugs, Tuesday Morning, McDonalds, Radio Shack, and Cold Stone Creamery.

Located in the center of Reno surrounded by dense commercial, residential and retail developments.

**LEASE NOTES**  
 500 Casazza

56



1016111519 - Y



**Shoppers Square**  
**235-297 Plumb Ln, Suite B-D**  
**Reno, NV 89502**

Property Type: Retail  
 Property Subtype: Community Center  
 Property SF: 179,364  
 Lot Size: 16.41 Acres  
 Construction Status: Existing  
 Year Built: 1964  
 Floors: 1  
 Available Date: Immediate  
 Occupied?: No  
 Territory: RNO-R-Park Lane

**FOR LEASE**  
 Available SF: 3,100  
 Min - Max Divisibility: 3,100 - 4,005  
 Avail Subtype: Community Center  
 Rental Rate: TBD  
 Expenses: \$0.38

**FEATURES:** Signage - store front  
 Traffic Count - 29000

**BROKERAGE:**  
 3,100 [Colliers International](#)  
 Community Center [Rick Casazza](#) 775-823-4666  
 TBD [Roxanne Stevenson](#) 775-823-4661

**PROPERTY DESCRIPTION**  
 Anchored by Marshall's, Smart & Final Extra!, Staples, Sheplers, Western Wear, CVS Drugs, Tuesday Morning, McDonalds, Radio Shack, and Cold Stone Creamery.

Located in the center of Reno surrounded by dense commercial, residential and retail developments.

**LEASE NOTES**  
 Located in new multi-tenant building. Can be combined with Suite E totaling up to 4,005 SF.

57



1016032812 - Y



**The Commons**  
**6625-6795 S Virginia St , Suite 04**  
**Reno, NV 89511**

Property Type: Retail  
 Property Subtype: Power Center  
 Property SF: 153,571  
 Lot Size: 12.36 Acres  
 Construction Status: Existing  
 Year Built: 2004  
 Class: A  
 Floors: 1  
 Available Date: Immediate  
 Occupied?: No  
 Zoning: AC  
 Territory: RNO-R-Meadowood  
 APN: 040-162-84, 040-162-085

**FOR LEASE**  
 Available SF: 1,180  
 Avail Subtype: Power Center  
 Rental Rate: TBD  
 Expenses: \$0.51

**BROKERAGE:**  
 1,180 [Colliers International](#)  
 Power Center [Roxanne Stevenson](#) 775-823-4661  
 TBD [Rick Casazza](#) 775-823-4666

**PROPERTY DESCRIPTION**  
 Located in Reno's retail corridor surrounded by major chains and Reno's only enclosed regional mall. Outstanding freeway visibility and access. Rare opportunity for a retailer to be located on S. Virginia with high traffic generators. Anchored by PetsMart, DSW Shoes, Ulta Cosmetics, Guitar Center, David's Bridal and Total Wine & More.

**LEASE NOTES**  
 Includes grease interceptor, and outdoor patio. Fronts South Virginia Street. Last space in center.

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

58



1016088786 - Y



**The Parking Gallery**  
**135 N Sierra St, Suite B**  
**Reno, NV 89501**

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Property Type: Retail  
 Property Subtype: Strip Retail  
 Property SF: 21,389  
 Construction Status: Existing  
 Available Date: Immediate  
 Occupied?: No  
 Territory: RNO-R-Reno Redevelopment

**FOR LEASE**  
 Available SF: 3,402  
 Avail Subtype: Strip Retail  
 Rental Rate: TBD  
 Expenses: \$0.48

**FEATURES:** Highway Access - I-80  
 Miles To Airport - 3  
 Traffic Count - 25,900 combined

**BROKERAGE:**  
 3,402 [Colliers International](#)  
 Strip Retail [Rick Casazza](#) 775-823-4666  
 TBD [Roxanne Stevenson](#) 775-823-4661

**PROPERTY DESCRIPTION**  
 Prime Retail Location in Downtown Reno with parking. Rare opportunity for a street front location in the center of Downtown Reno with six levels of parking above. Located on the intersection of Sierra and 1st Streets, the property is within walking distance to business districts, restaurants, entertainment venues, casinos, residential units, the Truckee River and museums.

Join Silver Peak Brewery, The United States Postal Service, Bumblebee Blooms Florist, Reno-Sparks Convention and Visitors Authority and Reno eNVy!

59



1016136132 - Y



**The Summit**  
**13925 S Virginia St, Suite 108**  
**Reno, NV 89511**

---

Property Type: Retail  
 Property Subtype: Lifestyle  
 Property SF: 605,612  
 Construction Status: Existing  
 Class: A  
 Available Date: Immediate  
 Occupied?: No  
 Territory: RNO-R-South Reno  
 APN: 049-384-03

**FOR LEASE**  
 Available SF: 1,635  
 Avail Subtype: Lifestyle  
 Rental Rate: TBD  
 Expenses: TBD

**BROKERAGE:**  
 1,635 [Colliers International](#)  
 Lifestyle [Roxanne Stevenson](#) 775-823-4661  
 TBD [Rick Casazza](#) 775-823-4666

**PROPERTY DESCRIPTION**  
 The top performing open air retail fashion center in Northern Nevada. Ideally located where I-580/Mt. Rose Highway and S. Virginia Street converge. Tenant mix includes Dillard's, Apple, Pottery Barn, Century Theaters, Williams Sonoma, Chico, Coach, Charming Charlie, Sephora, BJ's Brewhouse, White House/Black Market and DeVon's Jewelry.

**LEASE NOTES**  
 Located between Charming Charlie and Sephora.

60



1016136133 - Y



**The Summit**  
**13925 S Virginia St, Suite 114**  
**Reno, NV 89511**

---

Property Type: Retail  
 Property Subtype: Lifestyle  
 Property SF: 605,612  
 Construction Status: Existing  
 Class: A  
 Available Date: Immediate  
 Occupied?: No  
 Territory: RNO-R-South Reno  
 APN: 049-384-03

**FOR LEASE**  
 Available SF: 3,000  
 Avail Subtype: Lifestyle  
 Rental Rate: TBD  
 Expenses: TBD

**BROKERAGE:**  
 3,000 [Colliers International](#)  
 Lifestyle [Roxanne Stevenson](#) 775-823-4661  
 TBD [Rick Casazza](#) 775-823-4666

**PROPERTY DESCRIPTION**  
 The top performing open air retail fashion center in Northern Nevada. Ideally located where I-580/Mt. Rose Highway and S. Virginia Street converge. Tenant mix includes Dillard's, Apple, Pottery Barn, Century Theaters, Williams Sonoma, Chico, Coach, Charming Charlie, Sephora, BJ's Brewhouse, White House/Black Market and DeVon's Jewelry.

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

61



1016136135 - Y



**The Summit**  
**13925 S Virginia St, Suite 204**  
**Reno, NV 89511**

---

Property Type: Retail  
 Property Subtype: Lifestyle  
 Property SF: 605,612  
 Construction Status: Existing  
 Class: A  
 Available Date: Immediate  
 Occupied?: No  
 Territory: RNO-R-South Reno  
 APN: 049-384-03

**FOR LEASE**  
 Available SF:  
 Avail Subtype:  
 Rental Rate:  
 Expenses:

**BROKERAGE:**

4,335 [Colliers International](#)  
 Lifestyle [Roxanne Stevenson](#) 775-823-4661  
 TBD [Rick Casazza](#) 775-823-4666

TBD **PROPERTY DESCRIPTION**

The top performing open air retail fashion center in Northern Nevada. Ideally located where I-580/Mt. Rose Highway and S. Virginia Street converge. Tenant mix includes Dillard's, Apple, Pottery Barn, Century Theaters, Williams Sonoma, Chico, Coach, Charming Charlie, Sephora, BJ's Brewhouse, White House/Black Market and DeVon's Jewelry.

62



1016172775 - Y



**The Summit**  
**13925 S Virginia St, Suite 238**  
**Reno, NV 89511**

---

Property Type: Retail  
 Property Subtype: Lifestyle  
 Property SF: 605,612  
 Construction Status: Existing  
 Class: A  
 Available Date: Immediate  
 Occupied?: No  
 Territory: RNO-R-South Reno  
 APN: 049-384-03

**FOR LEASE**  
 Available SF:  
 Avail Subtype:  
 Rental Rate:  
 Expenses:

**BROKERAGE:**

2,025 [Colliers International](#)  
 Lifestyle [Roxanne Stevenson](#) 775-823-4661  
 TBD [Rick Casazza](#) 775-823-4666

TBD **PROPERTY DESCRIPTION**

The top performing open air retail fashion center in Northern Nevada. Ideally located where I-580/Mt. Rose Highway and S. Virginia Street converge. Tenant mix includes Dillard's, Apple, Pottery Barn, Century Theaters, Williams Sonoma, Chico, Coach, Charming Charlie, Sephora, BJ's Brewhouse, White House/Black Market and DeVon's Jewelry.

63



1016182966 - Y



**The Summit**  
**13925 S Virginia St, Suite 242**  
**Reno, NV 89511**

---

Property Type: Retail  
 Property Subtype: Lifestyle  
 Property SF: 605,612  
 Construction Status: Existing  
 Class: A  
 Available Date: Immediate  
 Occupied?: No  
 Territory: RNO-R-South Reno  
 APN: 049-384-03

**FOR LEASE**  
 Available SF:  
 Avail Subtype:  
 Rental Rate:  
 Expenses:

**BROKERAGE:**

4,701 [Colliers International](#)  
 Lifestyle [Roxanne Stevenson](#) 775-823-4661  
 TBD [Rick Casazza](#) 775-823-4666

TBD **PROPERTY DESCRIPTION**

The top performing open air retail fashion center in Northern Nevada. Ideally located where I-580/Mt. Rose Highway and S. Virginia Street converge. Tenant mix includes Dillard's, Apple, Pottery Barn, Century Theaters, Williams Sonoma, Chico, Coach, Charming Charlie, Sephora, BJ's Brewhouse, White House/Black Market and DeVon's Jewelry.

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

64



1016136138 - Y



**The Summit**  
**13925 S Virginia St, Suite 247**  
**Reno, NV 89511**

---

Property Type: Retail  
 Property Subtype: Lifestyle  
 Property SF: 605,612  
 Construction Status: Existing  
 Class: A  
 Available Date: Immediate  
 Occupied?: No  
 Territory: RNO-R-South Reno  
 APN: 049-384-03

**FOR LEASE**  
 Available SF:  
 Avail Subtype:  
 Rental Rate:  
 Expenses:

**BROKERAGE:**  
 6,543 [Colliers International](#)  
 Lifestyle [Roxanne Stevenson](#) 775-823-4661  
 TBD [Rick Casazza](#) 775-823-4666

TBD **PROPERTY DESCRIPTION**  
 The top performing open air retail fashion center in Northern Nevada. Ideally located where I-580/Mt. Rose Highway and S. Virginia Street converge. Tenant mix includes Dillard's, Apple, Pottery Barn, Century Theaters, Williams Sonoma, Chico, Coach, Charming Charlie, Sephora, BJ's Brewhouse, White House/Black Market and DeVon's Jewelry.

65



1016138574 - Y



**The Summit**  
**13925 S Virginia St, Suite 402 B**  
**Reno, NV 89511**

---

Property Type: Retail  
 Property Subtype: Lifestyle  
 Property SF: 605,612  
 Construction Status: Existing  
 Class: A  
 Available Date: Immediate  
 Occupied?: No  
 Territory: RNO-R-South Reno  
 APN: 049-384-03

**FOR LEASE**  
 Available SF:  
 Avail Subtype:  
 Rental Rate:  
 Expenses:

**BROKERAGE:**  
 3,935 [Colliers International](#)  
 Lifestyle [Roxanne Stevenson](#) 775-823-4661  
 TBD [Rick Casazza](#) 775-823-4666

TBD **PROPERTY DESCRIPTION**  
 The top performing open air retail fashion center in Northern Nevada. Ideally located where I-580/Mt. Rose Highway and S. Virginia Street converge. Tenant mix includes Dillard's, Apple, Pottery Barn, Century Theaters, Williams Sonoma, Chico, Coach, Charming Charlie, Sephora, BJ's Brewhouse, White House/Black Market and DeVon's Jewelry.

66



1016136145 - Y



**The Summit**  
**13925 S Virginia St, Suite 405**  
**Reno, NV 89511**

---

Property Type: Retail  
 Property Subtype: Lifestyle  
 Property SF: 605,612  
 Construction Status: Existing  
 Class: A  
 Available Date: Immediate  
 Occupied?: No  
 Territory: RNO-R-South Reno  
 APN: 049-384-03

**FOR LEASE**  
 Available SF:  
 Avail Subtype:  
 Rental Rate:  
 Expenses:

**BROKERAGE:**  
 2,053 [Colliers International](#)  
 Lifestyle [Roxanne Stevenson](#) 775-823-4661  
 TBD [Rick Casazza](#) 775-823-4666

TBD **PROPERTY DESCRIPTION**  
 The top performing open air retail fashion center in Northern Nevada. Ideally located where I-580/Mt. Rose Highway and S. Virginia Street converge. Tenant mix includes Dillard's, Apple, Pottery Barn, Century Theaters, Williams Sonoma, Chico, Coach, Charming Charlie, Sephora, BJ's Brewhouse, White House/Black Market and DeVon's Jewelry.

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

67



1016136146 - Y



**The Summit**  
**13925 S Virginia St, Suite 500**  
**Reno, NV 89511**

---

Property Type: Retail  
 Property Subtype: Lifestyle  
 Property SF: 605,612  
 Construction Status: Existing  
 Class: A  
 Available Date: Immediate  
 Occupied?: No  
 Territory: RNO-R-South Reno  
 APN: 049-384-03

**FOR LEASE**  
 Available SF:  
 Avail Subtype:  
 Rental Rate:  
 Expenses:

**BROKERAGE:**  
 7,500 [Colliers International](#)  
 Lifestyle [Roxanne Stevenson](#) 775-823-4661  
 TBD [Rick Casazza](#) 775-823-4666

**TBD PROPERTY DESCRIPTION**  
 The top performing open air retail fashion center in Northern Nevada. Ideally located where I-580/Mt. Rose Highway and S. Virginia Street converge. Tenant mix includes Dillard's, Apple, Pottery Barn, Century Theaters, Williams Sonoma, Chico, Coach, Charming Charlie, Sephora, BJ's Brewhouse, White House/Black Market and DeVon's Jewelry.

68



1016136147 - Y



**The Summit**  
**13925 S Virginia St, Suite 505**  
**Reno, NV 89511**

---

Property Type: Retail  
 Property Subtype: Lifestyle  
 Property SF: 605,612  
 Construction Status: Existing  
 Class: A  
 Available Date: Immediate  
 Occupied?: No  
 Territory: RNO-R-South Reno  
 APN: 049-384-03

**FOR LEASE**  
 Available SF:  
 Avail Subtype:  
 Rental Rate:  
 Expenses:

**BROKERAGE:**  
 2,739 [Colliers International](#)  
 Lifestyle [Roxanne Stevenson](#) 775-823-4661  
 TBD [Rick Casazza](#) 775-823-4666

**TBD PROPERTY DESCRIPTION**  
 The top performing open air retail fashion center in Northern Nevada. Ideally located where I-580/Mt. Rose Highway and S. Virginia Street converge. Tenant mix includes Dillard's, Apple, Pottery Barn, Century Theaters, Williams Sonoma, Chico, Coach, Charming Charlie, Sephora, BJ's Brewhouse, White House/Black Market and DeVon's Jewelry.

**LEASE NOTES**  
 Restaurant and bar build-out with exterior patio.

69



1016136148 - Y



**The Summit**  
**13925 S Virginia St, Suite 610**  
**Reno, NV 89511**

---

Property Type: Retail  
 Property Subtype: Lifestyle  
 Property SF: 605,612  
 Construction Status: Existing  
 Class: A  
 Available Date: Immediate  
 Occupied?: No  
 Territory: RNO-R-South Reno  
 APN: 049-384-03

**FOR LEASE**  
 Available SF:  
 Avail Subtype:  
 Rental Rate:  
 Expenses:

**BROKERAGE:**  
 4,952 [Colliers International](#)  
 Lifestyle [Roxanne Stevenson](#) 775-823-4661  
 TBD [Rick Casazza](#) 775-823-4666

**TBD PROPERTY DESCRIPTION**  
 The top performing open air retail fashion center in Northern Nevada. Ideally located where I-580/Mt. Rose Highway and S. Virginia Street converge. Tenant mix includes Dillard's, Apple, Pottery Barn, Century Theaters, Williams Sonoma, Chico, Coach, Charming Charlie, Sephora, BJ's Brewhouse, White House/Black Market and DeVon's Jewelry.

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

70



1016168431 - Y



**The Summit**  
**13925 S Virginia St, Suite 624**  
**Reno, NV 89511**

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Property Type: Retail  
 Property Subtype: Lifestyle  
 Property SF: 605,612  
 Construction Status: Existing  
 Class: A  
 Available Date: Immediate  
 Occupied?: No  
 Territory: RNO-R-South Reno  
 APN: 049-384-03

**FOR LEASE**  
 Available SF:  
 Avail Subtype:  
 Rental Rate:  
 Expenses:

**BROKERAGE:**  
 5,500 [Colliers International](#)  
 Lifestyle [Roxanne Stevenson](#) 775-823-4661  
 TBD [Rick Casazza](#) 775-823-4666

**TBD PROPERTY DESCRIPTION**  
 The top performing open air retail fashion center in Northern Nevada. Ideally located where I-580/Mt. Rose Highway and S. Virginia Street converge. Tenant mix includes Dillard's, Apple, Pottery Barn, Century Theaters, Williams Sonoma, Chico, Coach, Charming Charlie, Sephora, BJ's Brewhouse, White House/Black Market and DeVon's Jewelry.

71



1016182967 - Y



**The Summit**  
**13925 S Virginia St, Suite 628**  
**Reno, NV 89511**

---

Property Type: Retail  
 Property Subtype: Lifestyle  
 Property SF: 605,612  
 Construction Status: Existing  
 Class: A  
 Available Date: Immediate  
 Occupied?: No  
 Territory: RNO-R-South Reno  
 APN: 049-384-03

**FOR LEASE**  
 Available SF:  
 Avail Subtype:  
 Rental Rate:  
 Expenses:

**BROKERAGE:**  
 7,201 [Colliers International](#)  
 Lifestyle [Roxanne Stevenson](#) 775-823-4661  
 TBD [Rick Casazza](#) 775-823-4666

**TBD PROPERTY DESCRIPTION**  
 The top performing open air retail fashion center in Northern Nevada. Ideally located where I-580/Mt. Rose Highway and S. Virginia Street converge. Tenant mix includes Dillard's, Apple, Pottery Barn, Century Theaters, Williams Sonoma, Chico, Coach, Charming Charlie, Sephora, BJ's Brewhouse, White House/Black Market and DeVon's Jewelry.

72



1016136154 - Y



**The Summit**  
**13925 S Virginia St, Suite 634**  
**Reno, NV 89511**

---

Property Type: Retail  
 Property Subtype: Lifestyle  
 Property SF: 605,612  
 Construction Status: Existing  
 Class: A  
 Available Date: Immediate  
 Occupied?: No  
 Territory: RNO-R-South Reno  
 APN: 049-384-03

**FOR LEASE**  
 Available SF:  
 Avail Subtype:  
 Rental Rate:  
 Expenses:

**BROKERAGE:**  
 3,500 [Colliers International](#)  
 Lifestyle [Roxanne Stevenson](#) 775-823-4661  
 TBD [Rick Casazza](#) 775-823-4666

**TBD PROPERTY DESCRIPTION**  
 The top performing open air retail fashion center in Northern Nevada. Ideally located where I-580/Mt. Rose Highway and S. Virginia Street converge. Tenant mix includes Dillard's, Apple, Pottery Barn, Century Theaters, Williams Sonoma, Chico, Coach, Charming Charlie, Sephora, BJ's Brewhouse, White House/Black Market and DeVon's Jewelry.

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

73



1016173922 - Y



**The Summit**  
**13925 S Virginia St, Suite 636**  
**Reno, NV 89511**

---

Property Type: Retail  
 Property Subtype: Lifestyle  
 Property SF: 605,612  
 Construction Status: Existing  
 Class: A  
 Available Date: Immediate  
 Occupied?: No  
 Territory: RNO-R-South Reno  
 APN: 049-384-03

**FOR LEASE**  
 Available SF:  
 Avail Subtype:  
 Rental Rate:  
 Expenses:

**BROKERAGE:**  
 2,800 [Colliers International](#)  
 Lifestyle [Roxanne Stevenson](#) 775-823-4661  
 TBD [Rick Casazza](#) 775-823-4666

**TBD PROPERTY DESCRIPTION**  
 The top performing open air retail fashion center in Northern Nevada. Ideally located where I-580/Mt. Rose Highway and S. Virginia Street converge. Tenant mix includes Dillard's, Apple, Pottery Barn, Century Theaters, Williams Sonoma, Chico, Coach, Charming Charlie, Sephora, BJ's Brewhouse, White House/Black Market and DeVon's Jewelry.

74



1016172776 - Y



**The Summit**  
**13925 S Virginia St, Suite 708**  
**Reno, NV 89511**

---

Property Type: Retail  
 Property Subtype: Lifestyle  
 Property SF: 605,612  
 Construction Status: Existing  
 Class: A  
 Available Date: Immediate  
 Occupied?: No  
 Territory: RNO-R-South Reno  
 APN: 049-384-03

**FOR LEASE**  
 Available SF:  
 Avail Subtype:  
 Rental Rate:  
 Expenses:

**BROKERAGE:**  
 3,502 [Colliers International](#)  
 Lifestyle [Roxanne Stevenson](#) 775-823-4661  
 TBD [Rick Casazza](#) 775-823-4666

**TBD PROPERTY DESCRIPTION**  
 The top performing open air retail fashion center in Northern Nevada. Ideally located where I-580/Mt. Rose Highway and S. Virginia Street converge. Tenant mix includes Dillard's, Apple, Pottery Barn, Century Theaters, Williams Sonoma, Chico, Coach, Charming Charlie, Sephora, BJ's Brewhouse, White House/Black Market and DeVon's Jewelry.

75



1016136155 - Y



**The Summit**  
**13925 S Virginia St, Suite 801**  
**Reno, NV 89511**

---

Property Type: Retail  
 Property Subtype: Lifestyle  
 Property SF: 605,612  
 Construction Status: Existing  
 Class: A  
 Available Date: Immediate  
 Occupied?: No  
 Territory: RNO-R-South Reno  
 APN: 049-384-03

**FOR LEASE**  
 Available SF:  
 Avail Subtype:  
 Rental Rate:  
 Expenses:

**BROKERAGE:**  
 1,430 [Colliers International](#)  
 Lifestyle [Roxanne Stevenson](#) 775-823-4661  
 TBD [Rick Casazza](#) 775-823-4666

**TBD PROPERTY DESCRIPTION**  
 The top performing open air retail fashion center in Northern Nevada. Ideally located where I-580/Mt. Rose Highway and S. Virginia Street converge. Tenant mix includes Dillard's, Apple, Pottery Barn, Century Theaters, Williams Sonoma, Chico, Coach, Charming Charlie, Sephora, BJ's Brewhouse, White House/Black Market and DeVon's Jewelry.

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

76



1016160289 - Y



**The Summit**  
**13925 S Virginia St, Suite 806**  
**Reno, NV 89511**

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Property Type: Retail  
 Property Subtype: Lifestyle  
 Property SF: 605,612  
 Construction Status: Existing  
 Class: A  
 Available Date: Immediate  
 Occupied?: No  
 Territory: RNO-R-South Reno  
 APN: 049-384-03

**FOR LEASE**  
 Available SF:  
 Avail Subtype:  
 Rental Rate:  
 Expenses:

**BROKERAGE:**

3,000 [Colliers International](#)  
 Lifestyle [Roxanne Stevenson](#) 775-823-4661  
 TBD [Rick Casazza](#) 775-823-4666

TBD **PROPERTY DESCRIPTION**

The top performing open air retail fashion center in Northern Nevada. Ideally located where I-580/Mt. Rose Highway and S. Virginia Street converge. Tenant mix includes Dillard's, Apple, Pottery Barn, Century Theaters, Williams Sonoma, Chico, Coach, Charming Charlie, Sephora, BJ's Brewhouse, White House/Black Market and DeVon's Jewelry.

**LEASE NOTES**

Previously occupied by Zumiez.

77



1016136159 - Y



**The Summit**  
**13925 S Virginia St, Suite 902**  
**Reno, NV 89511**

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Property Type: Retail  
 Property Subtype: Lifestyle  
 Property SF: 605,612  
 Construction Status: Existing  
 Class: A  
 Available Date: Immediate  
 Occupied?: No  
 Territory: RNO-R-South Reno  
 APN: 049-384-03

**FOR LEASE**  
 Available SF:  
 Avail Subtype:  
 Rental Rate:  
 Expenses:

**BROKERAGE:**

2,000 [Colliers International](#)  
 Lifestyle [Roxanne Stevenson](#) 775-823-4661  
 TBD [Rick Casazza](#) 775-823-4666

TBD **PROPERTY DESCRIPTION**

The top performing open air retail fashion center in Northern Nevada. Ideally located where I-580/Mt. Rose Highway and S. Virginia Street converge. Tenant mix includes Dillard's, Apple, Pottery Barn, Century Theaters, Williams Sonoma, Chico, Coach, Charming Charlie, Sephora, BJ's Brewhouse, White House/Black Market and DeVon's Jewelry.

**LEASE NOTES**

Bar build-out

78



1016162873 - Y



**The Summit**  
**13925 S Virginia St, Suite 904**  
**Reno, NV 89511**

---

Property Type: Retail  
 Property Subtype: Lifestyle  
 Property SF: 605,612  
 Construction Status: Existing  
 Class: A  
 Available Date: Immediate  
 Occupied?: No  
 Territory: RNO-R-South Reno  
 APN: 049-384-03

**FOR LEASE**  
 Available SF:  
 Avail Subtype:  
 Rental Rate:  
 Expenses:

**BROKERAGE:**

2,065 [Colliers International](#)  
 Lifestyle [Roxanne Stevenson](#) 775-823-4661  
 TBD [Rick Casazza](#) 775-823-4666

TBD **PROPERTY DESCRIPTION**

The top performing open air retail fashion center in Northern Nevada. Ideally located where I-580/Mt. Rose Highway and S. Virginia Street converge. Tenant mix includes Dillard's, Apple, Pottery Barn, Century Theaters, Williams Sonoma, Chico, Coach, Charming Charlie, Sephora, BJ's Brewhouse, White House/Black Market and DeVon's Jewelry.

**LEASE NOTES**

Former Tuscan Tomato

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

79



1016162872 - Y



**The Summit**  
**13925 S Virginia St, Suite 910**  
**Reno, NV 89511**

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Property Type: Retail  
 Property Subtype: Lifestyle  
 Property SF: 605,612  
 Construction Status: Existing  
 Class: A  
 Available Date: Immediate  
 Occupied?: No  
 Territory: RNO-R-South Reno  
 APN: 049-384-03

**FOR LEASE**  
 Available SF:  
 Avail Subtype:  
 Rental Rate:  
 Expenses:

**BROKERAGE:**

1,500 **Colliers International**  
 Lifestyle **Roxanne Stevenson** 775-823-4661  
 TBD **Rick Casazza** 775-823-4666

**TBD PROPERTY DESCRIPTION**

The top performing open air retail fashion center in Northern Nevada. Ideally located where I-580/Mt. Rose Highway and S. Virginia Street converge. Tenant mix includes Dillard's, Apple, Pottery Barn, Century Theaters, Williams Sonoma, Chico, Coach, Charming Charlie, Sephora, BJ's Brewhouse, White House/Black Market and DeVon's Jewelry.

**LEASE NOTES**

Former Got Pho

80



1016062751 - Y



**D'Andrea Pointe**  
**3080 NE Vista Blvd, Suite 108B**  
**Sparks, NV 89434**

---

Property Type: Retail  
 Property Subtype: Strip Retail  
 Property SF: 37,779  
 Construction Status: Existing  
 Year Built: 2005  
 Available Date: Immediate  
 Occupied?: No  
 Territory: RNO-R-Northeast Sparks

**FOR LEASE**  
 Available SF:  
 Avail Subtype:  
 Rental Rate:  
 Expenses:

**BROKERAGE:**

1,268 **Colliers International**  
 Strip Retail **Rick Casazza** 775-823-4666  
 TBD **Roxanne Stevenson** 775-823-4666

**\$0.54 PROPERTY DESCRIPTION**

Newer retail center adjacent to D'Andrea Marketplace. Tenants include Murrietta's, Pizza Guy's, Aaah Massage, Corrine's Day Spa, Great Clips, ERA Realty, First American Title Company, Guild Mortgage, State Farm Insurance and Goodwill.

Located directly adjacent to Walgreen's and Safeway with exposure to over 25,000 cars per day.

**LEASE NOTES**

Formerly Super Suppers. Has grease interceptor and other improvements for a potential food user.

81



1016093325 - Y



**D'Andrea Pointe**  
**3080 NE Vista Blvd, Suite 116**  
**Sparks, NV 89434**

---

Property Type: Retail  
 Property Subtype: Strip Retail  
 Property SF: 37,779  
 Construction Status: Existing  
 Year Built: 2005  
 Available Date: Immediate  
 Occupied?: No  
 Territory: RNO-R-Northeast Sparks

**FOR LEASE**  
 Available SF:  
 Avail Subtype:  
 Rental Rate:  
 Expenses:

**BROKERAGE:**

790 **Colliers International**  
 Strip Retail **Roxanne Stevenson** 775-823-4661  
 TBD **Rick Casazza** 775-823-4666

**FEATURES:** Traffic Count - 27,000

**\$0.54 PROPERTY DESCRIPTION**

Newer retail center adjacent to D'Andrea Marketplace. Tenants include Murrietta's, Pizza Guy's, Aaah Massage, Corrine's Day Spa, Great Clips, ERA Realty, First American Title Company, Guild Mortgage, State Farm Insurance and Goodwill.

Located directly adjacent to Walgreen's and Safeway with exposure to over 25,000 cars per day.

**LEASE NOTES**

Former Met Life office. Great end-cap unit.

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

82



1016166615 - Y



**D'Andrea Pointe**  
**3150 NE Vista Blvd, Suite 100**  
**Sparks, NV 89434**

---

Property Type: Retail  
 Property Subtype: Strip Retail  
 Property SF: 37,779  
 Construction Status: Existing  
 Year Built: 2005  
 Available Date: Immediate  
 Occupied?: No  
 Territory: RNO-R-Northeast Sparks

**FOR LEASE**  
 Available SF: 860  
 Avail Subtype: Strip Retail  
 Rental Rate: TBD  
 Expenses: \$0.54

---

**FEATURES:** Traffic Count - 27,000

**BROKERAGE:**  
 860 **Colliers International**  
 Strip Retail **Roxanne Stevenson** 775-823-4661  
 TBD **Rick Casazza** 775-823-4666

**PROPERTY DESCRIPTION**  
 Newer retail center adjacent to D'Andrea Marketplace. Tenants include Murrietta's, Pizza Guy's, Aaah Massage, Corrine's Day Spa, Great Clips, ERA Realty, First American Title Company, Guild Mortgage, State Farm Insurance and Goodwill.

Located directly adjacent to Walgreen's and Safeway with exposure to over 25,000 cars per day.

**LEASE NOTES**  
 Former Hair Salon/Day Spa.

83



1016135090 - Y



**Eagle Landing Shopping Center**  
**9725 Pyramid Lake Hwy Phase 1, Suite**  
**401**  
**Sparks, NV 89436**

---

Property Type: Retail  
 Property Subtype: Neighborhood Center  
 Property SF: 25,470  
 Construction Status: Existing  
 Available Date: Immediate  
 Occupied?: No  
 Territory: RNO-R-Spanish Springs

**FOR LEASE**  
 Available SF: 1,812  
 Min - Max Divisibility: 1,812 - 5,603  
 Avail Subtype: Neighborhood Center  
 Rental Rate: TBD  
 Expenses: \$0.54  
 Floor Num: 1

**BROKERAGE:**  
 1,812 **Colliers International**  
 Neighborhood Center **Roxanne Stevenson** 775-823-4661  
 TBD **Rick Casazza** 775-823-4666

**PROPERTY DESCRIPTION**  
 Frontage on both Pyramid and Eagle Canyon Drive. Excellent opportunity for retailers and restaurants. Freestanding pad sites and shop space available. Tenants include Walgreens, Auto Zone, Bully's, Subway, Pizza Factory, McDonalds, Taco Bell & Pet Station.

**LEASE NOTES**  
 End cap unit with drive-thru and some restaurant improvements (grease interceptor, sinks and floor drains). Multi-tenant building space constructed and available with Subway, Little Caesar's and Pet Station.

84



1016074093 - Y



**Eagle Landing Shopping Center**  
**9725 Pyramid Lake Hwy Phase 1, Suite**  
**803**  
**Sparks, NV 89436**

---

Property Type: Retail  
 Property Subtype: Neighborhood Center  
 Property SF: 25,470  
 Construction Status: Existing  
 Available Date: Immediate  
 Occupied?: No  
 Territory: RNO-R-Spanish Springs

**FOR LEASE**  
 Available SF: 1,231  
 Min - Max Divisibility: 1,231 - 2,417  
 Avail Subtype: Neighborhood Center  
 Rental Rate: TBD  
 Expenses: \$0.54  
 Floor Num: 1

**BROKERAGE:**  
 1,231 **Colliers International**  
 Neighborhood Center **Roxanne Stevenson** 775-823-4661  
 TBD **Rick Casazza** 775-823-4666

**PROPERTY DESCRIPTION**  
 Frontage on both Pyramid and Eagle Canyon Drive. Excellent opportunity for retailers and restaurants. Freestanding pad sites and shop space available. Tenants include Walgreens, Auto Zone, Bully's, Subway, Pizza Factory, McDonalds, Taco Bell & Pet Station.

**LEASE NOTES**  
 Multi-tenant building constructed and space available immediately. New reduced rents. Can be combined with Suite 804.

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

85



1016074096 - Y



**Eagle Landing Shopping Center**  
**9725 Pyramid Lake Hwy Phase 1, Suite**  
**804**  
**Sparks, NV 89436**

Property Type: Retail  
 Property Subtype: Neighborhood Center  
 Property SF: 25,470  
 Construction Status: Existing  
 Available Date: Immediate  
 Occupied?: No  
 Territory: RNO-R-Spanish Springs

**FOR LEASE**

Available SF:  
 Min - Max Divisibility:  
 Avail Subtype:  
 Rental Rate:  
 Expenses:  
 Floor Num:

1,186  
 1,186 - 2,417  
 Neighborhood Center

**BROKERAGE:**

Colliers International  
 Roxanne Stevenson 775-823-4661  
 Rick Casazza 775-823-4666

**PROPERTY DESCRIPTION**

Frontage on both Pyramid and Eagle Canyon Drive. Excellent opportunity for retailers and restaurants. Freestanding pad sites and shop space available. Tenants include Walgreens, Auto Zone, Bully's, Subway, Pizza Factory, McDonalds, Taco Bell & Pet Station.

**LEASE NOTES**

Multi-tenant building, constructed and space available immediately. New reduced rents. Can be combined with Suite 803.

86



1016178793 - Y



**Eagle Landing Shopping Center Phase II**  
**Pyramid Hwy near Eagle Canyon Drive**  
**Sparks, NV 89436**

Property Type: Retail  
 Property Subtype: Neighborhood Center  
 Construction Status: Planned (w/in 12 mos)  
 Available Date: Immediate  
 Occupied?: No  
 Territory: RNO-R-Spanish Springs

**FOR LEASE**

Available SF:  
 Min - Max Divisibility:  
 Avail Subtype:  
 Rental Rate:  
 Expenses:  
 Floor Num:

50,000  
 3,000 - 50,000  
 Neighborhood Center

**BROKERAGE:**

Colliers International  
 Roxanne Stevenson 775-823-4661  
 Rick Casazza 775-823-4666

**PROPERTY DESCRIPTION**

> Tenants include: Walgreen's, Auto Zone, Taco Bell, McDonald's, Bully's, Subway, Pizza Factory, Little Caesar's Pizza, Pet Station and Goodwill Donation Express.  
 > Strategically located at the intersection of Pyramid Highway and Eagle Canyon Drive in the "heart" of the Spanish Springs Valley.  
 > Frontage on both Pyramid Highway and Eagle Canyon with excellent exposure and access.  
 > Traffic counts exceed 27,000 ADT at the intersection of Pyramid Highway and Eagle Canyon Drive and are projected to increase significantly.  
 > Median household income is \$78,672 in Spanish Springs.  
 > Spanish Springs High School and Shaw Middle School are located 1/2 mile to the west on Eagle Canyon Drive.  
 > Freestanding pad sites with approved drive-thrus, retail, anchor, and junior anchor space available.  
 > Over 14,000 new residential units are approved in Spanish Springs.

**LEASE NOTES**

Anchor, junior anchor and pad opportunities available in Phase III!

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

87



1016187548 - Y



**Greenbrae Center**  
**620 W Greenbrae Dr, Suite B**  
**Sparks, NV 89431**

---

Property Type: Retail  
 Property Subtype: Strip Retail  
 Property SF: 184,802  
 Construction Status: Existing  
 Year Built: 1964  
 Floors: 2  
 Available Date: Immediate  
 Occupied?: No  
 Zoning: C2  
 Territory: RNO-R-West Sparks  
 APN: 33-012-31, 028-361-05

**FOR LEASE**  
 Available SF:  
 Avail Subtype:  
 Rental Rate:  
 Expenses:

**BROKERAGE:**  
 1,590 [Colliers International](#)  
 Strip Retail [Roxanne Stevenson](#) 775-823-4661  
 TBD [Casey Scott](#) 775-823-6630

TBD **PROPERTY DESCRIPTION**  
 Former Bowling Alley remodeled into 5 seperate units.

**LEASE NOTES**  
 Salon

88



1016187549 - Y



**Greenbrae Center**  
**620 W Greenbrae Dr, Suite E**  
**Sparks, NV 89431**

---

Property Type: Retail  
 Property Subtype: Strip Retail  
 Property SF: 184,802  
 Construction Status: Existing  
 Year Built: 1964  
 Floors: 2  
 Available Date: Immediate  
 Occupied?: No  
 Zoning: C2  
 Territory: RNO-R-West Sparks  
 APN: 33-012-31, 028-361-05

**FOR LEASE**  
 Available SF:  
 Avail Subtype:  
 Rental Rate:  
 Expenses:

**BROKERAGE:**  
 800 [Colliers International](#)  
 Strip Retail [Roxanne Stevenson](#) 775-823-4661  
 TBD [Casey Scott](#) 775-823-6630

TBD **PROPERTY DESCRIPTION**  
 Former Bowling Alley remodeled into 5 seperate units.

**LEASE NOTES**  
 General Use

89



1016187556 - Y



**Greenbrae Center**  
**620 W Greenbrae Dr, Suite Executive**  
**Sparks, NV 89431**

---

Property Type: Retail  
 Property Subtype: Strip Retail  
 Property SF: 184,802  
 Construction Status: Existing  
 Year Built: 1964  
 Floors: 2  
 Available Date: Immediate  
 Occupied?: No  
 Zoning: C2  
 Territory: RNO-R-West Sparks  
 APN: 33-012-31, 028-361-05

**FOR LEASE**  
 Available SF:  
 Avail Subtype:  
 Rental Rate:  
 Expenses:

**BROKERAGE:**  
 736 [Colliers International](#)  
 Strip Retail [Roxanne Stevenson](#) 775-823-4661  
 TBD [Casey Scott](#) 775-823-6630

TBD **PROPERTY DESCRIPTION**  
 Former Bowling Alley remodeled into 5 seperate units.

**LEASE NOTES**  
 Executive/Office Suites 2nd Floor

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

90



1016187550 - Y



**Greenbrae Center**  
**620 W Greenbrae Dr, Suite F**  
**Sparks, NV 89431**

---

Property Type: Retail  
 Property Subtype: Strip Retail  
 Property SF: 184,802  
 Construction Status: Existing  
 Year Built: 1964  
 Floors: 2  
 Available Date: Immediate  
 Occupied?: No  
 Zoning: C2  
 Territory: RNO-R-West Sparks  
 APN: 33-012-31, 028-361-05

**FOR LEASE**  
 Available SF:  
 Avail Subtype:  
 Rental Rate:  
 Expenses:

**BROKERAGE:**  
 4,365 [Colliers International](#)  
 Strip Retail [Roxanne Stevenson](#) 775-823-4661  
 TBD [Casey Scott](#) 775-823-6630

TBD **PROPERTY DESCRIPTION**  
 Former Bowling Alley remodeled into 5 seperate units.

**LEASE NOTES**  
 General Use

91



1016187551 - Y



**Greenbrae Center**  
**620 W Greenbrae Dr, Suite H**  
**Sparks, NV 89431**

---

Property Type: Retail  
 Property Subtype: Strip Retail  
 Property SF: 184,802  
 Construction Status: Existing  
 Year Built: 1964  
 Floors: 2  
 Available Date: Immediate  
 Occupied?: No  
 Zoning: C2  
 Territory: RNO-R-West Sparks  
 APN: 33-012-31, 028-361-05

**FOR LEASE**  
 Available SF:  
 Avail Subtype:  
 Rental Rate:  
 Expenses:

**BROKERAGE:**  
 800 [Colliers International](#)  
 Strip Retail [Roxanne Stevenson](#) 775-823-4661  
 TBD [Casey Scott](#) 775-823-6630

TBD **PROPERTY DESCRIPTION**  
 Former Bowling Alley remodeled into 5 seperate units.

**LEASE NOTES**  
 General Use

92



1016187552 - Y



**Greenbrae Center**  
**620 W Greenbrae Dr, Suite J**  
**Sparks, NV 89431**

---

Property Type: Retail  
 Property Subtype: Strip Retail  
 Property SF: 184,802  
 Construction Status: Existing  
 Year Built: 1964  
 Floors: 2  
 Available Date: Immediate  
 Occupied?: No  
 Zoning: C2  
 Territory: RNO-R-West Sparks  
 APN: 33-012-31, 028-361-05

**FOR LEASE**  
 Available SF:  
 Avail Subtype:  
 Rental Rate:  
 Expenses:

**BROKERAGE:**  
 2,759 [Colliers International](#)  
 Strip Retail [Roxanne Stevenson](#) 775-823-4661  
 TBD [Casey Scott](#) 775-823-6630

TBD **PROPERTY DESCRIPTION**  
 Former Bowling Alley remodeled into 5 seperate units.

**LEASE NOTES**  
 General Use

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

93



1016187553 - Y



**Greenbrae Center**  
**620 W Greenbrae Dr, Suite K**  
**Sparks, NV 89431**

---

Property Type: Retail  
 Property Subtype: Strip Retail  
 Property SF: 184,802  
 Construction Status: Existing  
 Year Built: 1964  
 Floors: 2  
 Available Date: Immediate  
 Occupied?: No  
 Zoning: C2  
 Territory: RNO-R-West Sparks  
 APN: 33-012-31, 028-361-05

**FOR LEASE**  
 Available SF:  
 Avail Subtype:  
 Rental Rate:  
 Expenses:

**BROKERAGE:**  
 3,005 [Colliers International](#)  
 Strip Retail [Roxanne Stevenson](#) 775-823-4661  
 TBD [Casey Scott](#) 775-823-6630

TBD **PROPERTY DESCRIPTION**  
 Former Bowling Alley remodeled into 5 seperate units.

**LEASE NOTES**  
 General Use

94



1016187554 - Y



**Greenbrae Center**  
**620 W Greenbrae Dr, Suite N**  
**Sparks, NV 89431**

---

Property Type: Retail  
 Property Subtype: Strip Retail  
 Property SF: 184,802  
 Construction Status: Existing  
 Year Built: 1964  
 Floors: 2  
 Available Date: Immediate  
 Occupied?: No  
 Zoning: C2  
 Territory: RNO-R-West Sparks  
 APN: 33-012-31, 028-361-05

**FOR LEASE**  
 Available SF:  
 Avail Subtype:  
 Rental Rate:  
 Expenses:

**BROKERAGE:**  
 4,000 [Colliers International](#)  
 Strip Retail [Roxanne Stevenson](#) 775-823-4661  
 TBD [Casey Scott](#) 775-823-6630

TBD **PROPERTY DESCRIPTION**  
 Former Bowling Alley remodeled into 5 seperate units.

**LEASE NOTES**  
 Restaurant Space

95



1016187555 - Y



**Greenbrae Center**  
**620 W Greenbrae Dr, Suite O**  
**Sparks, NV 89431**

---

Property Type: Retail  
 Property Subtype: Strip Retail  
 Property SF: 184,802  
 Construction Status: Existing  
 Year Built: 1964  
 Floors: 2  
 Available Date: Immediate  
 Occupied?: No  
 Zoning: C2  
 Territory: RNO-R-West Sparks  
 APN: 33-012-31, 028-361-05

**FOR LEASE**  
 Available SF:  
 Avail Subtype:  
 Rental Rate:  
 Expenses:

**BROKERAGE:**  
 3,170 [Colliers International](#)  
 Strip Retail [Roxanne Stevenson](#) 775-823-4661  
 TBD [Casey Scott](#) 775-823-6630

TBD **PROPERTY DESCRIPTION**  
 Former Bowling Alley remodeled into 5 seperate units.

**LEASE NOTES**  
 General Use

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

96



1016066146 - Y



**Ironhorse Shopping Center**  
**345-693 E Prater Way, Suite 505**  
**Sparks, NV 89431**

---

Property Type: Retail  
 Property Subtype: Community Center  
 Property SF: 238,822  
 Lot Size: 19.77 Acres  
 Construction Status: Existing  
 Year Built: 1980  
 Floors: 1  
 Available Date: Immediate  
 Occupied?: No  
 Zoning: C-2  
 Territory: RNO-R-Northeast Sparks  
 APN: 033-152-05, 033-152-18

**FOR LEASE**  
 Available SF: 105,705  
 Avail Subtype: Community Center  
 Rental Rate: TBD  
 Expenses: \$0.42  
 Parking Ratio: 5.7 / 1000  
 Parking Type: 1,331

---

**FEATURES:** Highway Access - I-80  
 Signage - fascia, pylon  
 Traffic Count - 29800

**BROKERAGE:**  
 Colliers International  
 Rick Casazza 775-823-4666  
 Roxanne Stevenson 775-823-4661

**PROPERTY DESCRIPTION**  
 Save-Mart anchored shopping center. Busy retail corner with high daytime population and excellent visibility from Prater Way and McCarran Blvd.

Located at the busiest intersection in Sparks. Easy access to I-80 and McCarran Blvd.

**LEASE NOTES**  
 Former Target store. Rental rates are negotiable.

97



1016157597 - Y



**Ironhorse Shopping Center**  
**345-693 E Prater Way, Suite 521**  
**Sparks, NV 89431**

---

Property Type: Retail  
 Property Subtype: Community Center  
 Property SF: 238,822  
 Lot Size: 19.77 Acres  
 Construction Status: Existing  
 Year Built: 1980  
 Floors: 1  
 Available Date: Immediate  
 Occupied?: No  
 Zoning: C-2  
 Territory: RNO-R-Northeast Sparks  
 APN: 033-152-05, 033-152-18

**FOR LEASE**  
 Available SF: 1,576  
 Avail Subtype: Community Center  
 Rental Rate: TBD  
 Expenses: \$0.38  
 Parking Ratio: 5.7 / 1000  
 Parking Type: 1,331

---

**FEATURES:** Highway Access - I-80  
 Signage - fascia, pylon  
 Traffic Count - 29800

**BROKERAGE:**  
 Colliers International  
 Rick Casazza 775-823-4666  
 Roxanne Stevenson 775-823-4661

**PROPERTY DESCRIPTION**  
 Save-Mart anchored shopping center. Busy retail corner with high daytime population and excellent visibility from Prater Way and McCarran Blvd.

Located at the busiest intersection in Sparks. Easy access to I-80 and McCarran Blvd.

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

98



1016057269 - Y



**Ironhorse Shopping Center**  
**345-693 E Prater Way, Suite 523**  
**Sparks, NV 89431**

---

Property Type: Retail  
 Property Subtype: Community Center  
 Property SF: 238,822  
 Lot Size: 19.77 Acres  
 Construction Status: Existing  
 Year Built: 1980  
 Floors: 1  
 Available Date: Immediate  
 Occupied?: No  
 Zoning: C-2  
 Territory: RNO-R-Northeast Sparks  
 APN: 033-152-05, 033-152-18

**FOR LEASE**  
 Available SF: 2,240  
 Avail Subtype: Community Center  
 Rental Rate: TBD  
 Expenses: \$0.38  
 Parking Ratio: 5.7 / 1000  
 Parking Type: 1,331

---

**FEATURES:** Highway Access - I-80  
 Signage - fascia, pylon  
 Traffic Count - 29800

**BROKERAGE:**  
 2,240 [Colliers International](#)  
 Community Center [Rick Casazza](#) 775-823-4666  
 TBD [Roxanne Stevenson](#) 775-823-4661

**PROPERTY DESCRIPTION**  
 Save-Mart anchored shopping center. Busy retail corner with high daytime population and excellent visibility from Prater Way and McCarran Blvd.

Located at the busiest intersection in Sparks. Easy access to I-80 and McCarran Blvd.

99



1016140582 - Y



**Ironhorse Shopping Center**  
**345-693 E Prater Way, Suite 529**  
**Sparks, NV 89431**

---

Property Type: Retail  
 Property Subtype: Community Center  
 Property SF: 238,822  
 Lot Size: 19.77 Acres  
 Construction Status: Existing  
 Year Built: 1980  
 Floors: 1  
 Available Date: Immediate  
 Occupied?: No  
 Zoning: C-2  
 Territory: RNO-R-Northeast Sparks  
 APN: 033-152-05, 033-152-18

**FOR LEASE**  
 Available SF: 1,200  
 Avail Subtype: Community Center  
 Rental Rate: TBD  
 Expenses: \$0.38  
 Parking Ratio: 5.7 / 1000  
 Parking Type: 1,331

---

**FEATURES:** Highway Access - I-80  
 Signage - fascia, pylon  
 Traffic Count - 29800

**BROKERAGE:**  
 1,200 [Colliers International](#)  
 Community Center [Rick Casazza](#) 775-823-4666  
 TBD [Roxanne Stevenson](#) 775-823-4661

**PROPERTY DESCRIPTION**  
 Save-Mart anchored shopping center. Busy retail corner with high daytime population and excellent visibility from Prater Way and McCarran Blvd.

Located at the busiest intersection in Sparks. Easy access to I-80 and McCarran Blvd.

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

100



1016140584 - Y



**Ironhorse Shopping Center**  
**345-693 E Prater Way, Suite 539**  
**Sparks, NV 89431**

---

Property Type: Retail  
 Property Subtype: Community Center  
 Property SF: 238,822  
 Lot Size: 19.77 Acres  
 Construction Status: Existing  
 Year Built: 1980  
 Floors: 1  
 Available Date: Immediate  
 Occupied?: No  
 Zoning: C-2  
 Territory: RNO-R-Northeast Sparks  
 APN: 033-152-05, 033-152-18

**FOR LEASE**  
 Available SF: 2,330  
 Min - Max Divisibility: 2,330 - 3,903  
 Avail Subtype: Community Center  
 Rental Rate: TBD  
 Expenses: \$0.38  
 Parking Ratio: 5.7 / 1000  
 Parking Type: 1,331

**FEATURES:** Highway Access - I-80  
 Signage - facia, pylon  
 Traffic Count - 29800

**BROKERAGE:**  
 Colliers International  
 Rick Casazza 775-823-4666  
 Roxanne Stevenson 775-823-4661

**PROPERTY DESCRIPTION**  
 Save-Mart anchored shopping center. Busy retail corner with high daytime population and excellent visibility from Prater Way and McCarran Blvd.

Located at the busiest intersection in Sparks. Easy access to I-80 and McCarran Blvd.

101



1016087028 - Y



**Ironhorse Shopping Center**  
**345-693 E Prater Way, Suite 551**  
**Sparks, NV 89431**

---

Property Type: Retail  
 Property Subtype: Community Center  
 Property SF: 238,822  
 Lot Size: 19.77 Acres  
 Construction Status: Existing  
 Year Built: 1980  
 Floors: 1  
 Available Date: Immediate  
 Occupied?: No  
 Zoning: C-2  
 Territory: RNO-R-Northeast Sparks  
 APN: 033-152-05, 033-152-18

**FOR LEASE**  
 Available SF: 2,000  
 Avail Subtype: Community Center  
 Rental Rate: TBD  
 Expenses: \$0.42  
 Parking Ratio: 5.7 / 1000  
 Parking Spaces: 1,331  
 Parking Type: Surface

**FEATURES:** Highway Access - I-80  
 Signage - Facia, Pylon  
 Traffic Count - 30,000

**BROKERAGE:**  
 Colliers International  
 Rick Casazza 775-823-4666  
 Roxanne Stevenson 775-823-4661

**PROPERTY DESCRIPTION**  
 Save-Mart anchored shopping center. Busy retail corner with high daytime population and excellent visibility from Prater Way and McCarran Blvd.

Located at the busiest intersection in Sparks. Easy access to I-80 and McCarran Blvd.

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

102



1016157598 - Y



**Ironhorse Shopping Center**  
**345-693 E Prater Way, Suite 589**  
**Sparks, NV 89431**

---

Property Type: Retail  
 Property Subtype: Community Center  
 Property SF: 238,822  
 Lot Size: 19.77 Acres  
 Construction Status: Existing  
 Year Built: 1980  
 Floors: 1  
 Available Date: Immediate  
 Occupied?: No  
 Zoning: C-2  
 Territory: RNO-R-Northeast Sparks  
 APN: 033-152-05, 033-152-18

**FOR LEASE**  
 Available SF: 3,290  
 Avail Subtype: Community Center  
 Rental Rate: TBD  
 Expenses: \$0.38  
 Parking Ratio: 5.7 / 1000  
 Parking Type: 1,331

---

**FEATURES:** Highway Access - I-80  
 Signage - fascia, pylon  
 Traffic Count - 29800

**BROKERAGE:**  
 3,290 [Colliers International](#)  
 Community Center [Rick Casazza](#) 775-823-4666  
 TBD [Roxanne Stevenson](#) 775-823-4661

**PROPERTY DESCRIPTION**  
 Save-Mart anchored shopping center. Busy retail corner with high daytime population and excellent visibility from Prater Way and McCarran Blvd.

Located at the busiest intersection in Sparks. Easy access to I-80 and McCarran Blvd.

103



1016140594 - Y



**Ironhorse Shopping Center**  
**345-693 E Prater Way, Suite 593**  
**Sparks, NV 89431**

---

Property Type: Retail  
 Property Subtype: Community Center  
 Property SF: 238,822  
 Lot Size: 19.77 Acres  
 Construction Status: Existing  
 Year Built: 1980  
 Floors: 1  
 Available Date: Immediate  
 Occupied?: No  
 Zoning: C-2  
 Territory: RNO-R-Northeast Sparks  
 APN: 033-152-05, 033-152-18

**FOR LEASE**  
 Available SF: 3,200  
 Avail Subtype: Community Center  
 Rental Rate: TBD  
 Expenses: \$0.38  
 Parking Ratio: 5.7 / 1000  
 Parking Type: 1,331

---

**FEATURES:** Highway Access - I-80  
 Signage - fascia, pylon  
 Traffic Count - 29800

**BROKERAGE:**  
 3,200 [Colliers International](#)  
 Community Center [Rick Casazza](#) 775-823-4666  
 TBD [Roxanne Stevenson](#) 775-823-4661

**PROPERTY DESCRIPTION**  
 Save-Mart anchored shopping center. Busy retail corner with high daytime population and excellent visibility from Prater Way and McCarran Blvd.

Located at the busiest intersection in Sparks. Easy access to I-80 and McCarran Blvd.

**LEASE NOTES**  
 Former bank branch. Freestanding with double drive-thru.

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

104



1016140593 - Y



**Ironhorse Shopping Center**  
**345-693 E Prater Way, Suite 683**  
**Sparks, NV 89431**

---

Property Type: Retail  
 Property Subtype: Community Center  
 Property SF: 238,822  
 Lot Size: 19.77 Acres  
 Construction Status: Existing  
 Year Built: 1980  
 Floors: 1  
 Available Date: Immediate  
 Occupied?: No  
 Zoning: C-2  
 Territory: RNO-R-Northeast Sparks  
 APN: 033-152-05, 033-152-18

**FOR LEASE**  
 Available SF: 3,000  
 Avail Subtype: Community Center  
 Rental Rate: TBD  
 Expenses: \$0.38  
 Parking Ratio: 5.7 / 1000  
 Parking Type: 1,331

**FEATURES:** Highway Access - I-80  
 Signage - fascia, pylon  
 Traffic Count - 29800

**BROKERAGE:**  
 3,000 [Colliers International](#)  
 Community Center [Rick Casazza](#) 775-823-4666  
 TBD [Roxanne Stevenson](#) 775-823-4661

**PROPERTY DESCRIPTION**  
 Save-Mart anchored shopping center. Busy retail corner with high daytime population and excellent visibility from Prater Way and McCarran Blvd.

Located at the busiest intersection in Sparks. Easy access to I-80 and McCarran Blvd.

**LEASE NOTES**  
 Freestanding restaurant improved building with drive-thru.

105



1016187227 - N



**Mission Center**  
**2240 Oddie Blvd, Suite 2248**  
**Sparks, NV 89431**

---

Property Type: Retail  
 Property Subtype: Strip Retail  
 Property SF: 15,678  
 Lot Size: 16.79 Acres  
 Construction Status: Existing  
 Year Built: 1975  
 Available Date: Immediate  
 Occupied?: No  
 Zoning: C  
 Website: [www.colliers.com/reno](http://www.colliers.com/reno)  
 Territory: RNO-R-West Sparks  
 APN: 026-442-06

**FOR LEASE**  
 Available SF: 1,600  
 Avail Subtype: Strip Retail  
 Rental Rate: TBD  
 Expenses: \$0.29

**BROKERAGE:**  
 1,600 [Colliers International](#)  
 Strip Retail [Roxanne Stevenson](#) 775-823-4661  
 TBD [Casey Scott](#) 775-823-6630

**PROPERTY DESCRIPTION**  
 Mission Center is located on Oddie Boulevard and benefits from two intersections-El Rancho Drive and Sullivan Lane. Access to US 395 North/Southbound is nearby via the Oddie Blvd on-ramp and off-ramp. The center is surrounded by a densely populated, middle income area with over 110,000 employees in a three-mile radius. Co-tenants include Dotty's, LoanMax, and the Sparks Coffee Shop

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

106



1016187228 - N



**Mission Center**  
**2240 Oddie Blvd, Suite 2252**  
**Sparks, NV 89431**

---

Property Type: Retail  
 Property Subtype: Strip Retail  
 Property SF: 15,678  
 Lot Size: 16.79 Acres  
 Construction Status: Existing  
 Year Built: 1975  
 Available Date: Immediate  
 Occupied?: No  
 Zoning: C  
 Website: [www.colliers.com/reno](http://www.colliers.com/reno)  
 Territory: RNO-R-West Sparks  
 APN: 026-442-06

**FOR LEASE**

Available SF:  
 Avail Subtype:  
 Rental Rate:  
 Expenses:

**BROKERAGE:**

2,233 [Colliers International](#)  
 Strip Retail [Roxanne Stevenson](#) 775-823-4661  
 TBD [Casey Scott](#) 775-823-6630

**\$0.29 PROPERTY DESCRIPTION**

Mission Center is located on Oddie Boulevard and benefits from two intersections-El Rancho Drive and Sullivan Lane. Access to US 395 North/Southbound is nearby via the Oddie Blvd on-ramp and off-ramp. The center is surrounded by a densely populated, middle income area with over 110,000 employees in a three-mile radius. Co-tenants include Dotty's, LoanMax, and the Sparks Coffee Shop

107



1016187497 - N



**Mission Center**  
**2240 Oddie Blvd, Suite PAD**  
**Sparks, NV 89431**

---

Property Type: Retail  
 Property Subtype: Strip Retail  
 Property SF: 15,678  
 Lot Size: 16.79 Acres  
 Construction Status: Existing  
 Year Built: 1975  
 Available Date: Immediate  
 Occupied?: No  
 Zoning: C  
 Website: [www.colliers.com/reno](http://www.colliers.com/reno)  
 Territory: RNO-R-West Sparks  
 APN: 026-442-06

**FOR LEASE**

Available SF:  
 Avail Subtype:  
 Rental Rate:  
 Expenses:

**BROKERAGE:**

2,500 [Colliers International](#)  
 Strip Retail [Roxanne Stevenson](#) 775-823-4661  
 TBD [Casey Scott](#) 775-823-6630

**TBD PROPERTY DESCRIPTION**

Mission Center is located on Oddie Boulevard and benefits from two intersections-El Rancho Drive and Sullivan Lane. Access to US 395 North/Southbound is nearby via the Oddie Blvd on-ramp and off-ramp. The center is surrounded by a densely populated, middle income area with over 110,000 employees in a three-mile radius. Co-tenants include Dotty's, LoanMax, and the Sparks Coffee Shop

**LEASE NOTES**

Drive-Thru Pad

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

108



1016187499 - N



**Mission Center**  
**2240 Oddie Blvd, Suite PAD**  
**Sparks, NV 89431**

---

Property Type: Retail  
 Property Subtype: Strip Retail  
 Property SF: 15,678  
 Lot Size: 16.79 Acres  
 Construction Status: Existing  
 Year Built: 1975  
 Available Date: Immediate  
 Occupied?: No  
 Zoning: C  
 Website: [www.colliers.com/reno](http://www.colliers.com/reno)  
 Territory: RNO-R-West Sparks  
 APN: 026-442-06

**FOR LEASE**

Available SF:  
 Avail Subtype:  
 Rental Rate:  
 Expenses:

**BROKERAGE:**

6,000 [Colliers International](#)  
 Strip Retail [Roxanne Stevenson](#) 775-823-4661  
 TBD [Casey Scott](#) 775-823-6630

**TBD PROPERTY DESCRIPTION**

Mission Center is located on Oddie Boulevard and benefits from two intersections-El Rancho Drive and Sullivan Lane. Access to US 395 North/Southbound is nearby via the Oddie Blvd on-ramp and off-ramp. The center is surrounded by a densely populated, middle income area with over 110,000 employees in a three-mile radius. Co-tenants include Dotty's, LoanMax, and the Sparks Coffee Shop

**LEASE NOTES**

Restaurant Pad

109



1016180457 - Y



**Silver State Plaza**  
**412 N McCarran Blvd, Suite K422**  
**Sparks, NV 89431**

---

Property Type: Retail  
 Property Subtype: Community Center  
 Property SF: 200,704  
 Lot Size: 22.60 Acres  
 Construction Status: Existing  
 Construction Material: Masonry  
 Year Built: 1975  
 Floors: 1  
 Available Date: Immediate  
 Occupied?: No  
 Zoning: C2  
 Territory: RNO-R-Northeast Sparks  
 APN: 037-061-07, 037-061-11, 037-061-09,  
 037-061-13, 037-061-02, 037-011-02,  
 037-061-15, 037-061-17, 037-061-05,  
 037-061-04, 037-061-08, 037-061-14,  
 037-011-01, 037-061-18

**FOR LEASE**

Available SF:  
 Avail Subtype:  
 Rental Rate:  
 Expenses:  
 Floor Num:  
 Parking Type:

**BROKERAGE:**

3,597 [Colliers International](#)  
 Community Center [Rick Casazza](#) 775-823-4666  
 TBD [Roxanne Stevenson](#) 775-823-4661

**TBD PROPERTY DESCRIPTION**

1 Anchored by Ross, CVS Pharmacy, Planet Fitness, Dollar Tree, Fallas and Big 5 Sporting Goods.

Desirable regional location situated at the intersection of McCarran Blvd and Prater Way. Strong traffic counts: 26,000 ADT on McCarran Blvd. and 33,500 ADT on Prater Way.

**LEASE NOTES**

End cap location with outstanding storefront and signage potential. Last available space.

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

110



1016138579 - Y



**Sparks Crossing**  
**101-295 Los Altos Pkwy, Suite 11**  
**Sparks, NV 89436**

---

Property Type: Retail  
 Property Subtype: Power Center  
 Property SF: 336,533  
 Lot Size: 37.00 Acres  
 Construction Status: Existing  
 Year Built: 2007  
 Class: A  
 Floors: 1  
 Available Date: Immediate  
 Occupied?: No  
 Website:  
 Territory: RNO-R-Spanish Springs  
 APN: 510-082-54

**FOR LEASE**

Available SF:  
 Avail Subtype:  
 Rental Rate:  
 Expenses:

**BROKERAGE:**  
 7,000 [Colliers International](#)  
 Power Center [Roxanne Stevenson](#) 775-823-4661  
 TBD [Rick Casazza](#) 775-823-4666

**PROPERTY DESCRIPTION**

Best rents available in Spanish Springs and won't last long. Power Center with anchors that include Best Buy, Michaels, Cost Plus, Ross, Bed Bath & Beyond and Petsmart. Co-tenants include Famous Footware, Ulta Cosmetics, Panda Express, AT&T, Dollar Tree and The Blind Onion Pizza & Pub.

**LEASE NOTES**

Former Tuesday Morning location.

111



1016137328 - Y



**Sparks Crossing**  
**101-295 Los Altos Pkwy, Suite 12**  
**Sparks, NV 89436**

---

Property Type: Retail  
 Property Subtype: Power Center  
 Property SF: 336,533  
 Lot Size: 37.00 Acres  
 Construction Status: Existing  
 Year Built: 2007  
 Class: A  
 Floors: 1  
 Available Date: Immediate  
 Occupied?: No  
 Website:  
 Territory: RNO-R-Spanish Springs  
 APN: 510-082-54

**FOR LEASE**

Available SF:  
 Avail Subtype:  
 Rental Rate:  
 Expenses:

**BROKERAGE:**  
 3,500 [Colliers International](#)  
 Power Center [Roxanne Stevenson](#) 775-823-4661  
 TBD [Rick Casazza](#) 775-823-4666

**PROPERTY DESCRIPTION**

Best rents available in Spanish Springs and won't last long. Power Center with anchors that include Best Buy, Michaels, Cost Plus, Ross, Bed Bath & Beyond and Petsmart. Co-tenants include Famous Footware, Ulta Cosmetics, Panda Express, AT&T, Dollar Tree and The Blind Onion Pizza & Pub.

**LEASE NOTES**

Previously occupied by Rue 21. Excellent visibility along Galleria Parkway. Situated next to the signalized intersection. Can be combined with other suites for up to 6,000 sf. Tenants in this building include Ace Cleaners and Edward Jones. Pending.

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

112



1016138577 - Y



**Sparks Crossing**  
**101-295 Los Altos Pkwy, Suite 15**  
**Sparks, NV 89436**

---

Property Type: Retail  
 Property Subtype: Power Center  
 Property SF: 336,533  
 Lot Size: 37.00 Acres  
 Construction Status: Existing  
 Year Built: 2007  
 Class: A  
 Floors: 1  
 Available Date: Immediate  
 Occupied?: No  
 Website:  
 Territory: RNO-R-Spanish Springs  
 APN: 510-082-54

**FOR LEASE**

Available SF:  
 Avail Subtype:  
 Rental Rate:  
 Expenses:

**BROKERAGE:**

20,059 Colliers International  
 Power Center Roxanne Stevenson 775-823-4661  
 TBD Rick Casazza 775-823-4666

**PROPERTY DESCRIPTION**

Best rents available in Spanish Springs and won't last long. Power Center with anchors that include Best Buy, Michaels, Cost Plus, Ross, Bed Bath & Beyond and Petsmart. Co-tenants include Famous Footware, Ulta Cosmetics, Panda Express, AT&T, Dollar Tree and The Blind Onion Pizza & Pub.

**LEASE NOTES**

Previously occupied by Office Max.

113



1016032086 - Y



**Sparks Crossing**  
**101-295 Los Altos Pkwy, Suite 19**  
**Sparks, NV 89436**

---

Property Type: Retail  
 Property Subtype: Power Center  
 Property SF: 336,533  
 Lot Size: 37.00 Acres  
 Construction Status: Existing  
 Year Built: 2007  
 Class: A  
 Floors: 1  
 Available Date: Immediate  
 Occupied?: No  
 Website:  
 Territory: RNO-R-Spanish Springs  
 APN: 510-082-54

**FOR LEASE**

Available SF:  
 Min - Max Divisibility:  
 Avail Subtype:  
 Rental Rate:  
 Expenses:

**BROKERAGE:**

1,000 Colliers International  
 1,000 - 6,000 Roxanne Stevenson 775-823-4661  
 Power Center Rick Casazza 775-823-4666

**PROPERTY DESCRIPTION**

Best rents available in Spanish Springs and won't last long. Power Center with anchors that include Best Buy, Michaels, Cost Plus, Ross, Bed Bath & Beyond and Petsmart. Co-tenants include Famous Footware, Ulta Cosmetics, Panda Express, AT&T, Dollar Tree and The Blind Onion Pizza & Pub.

**LEASE NOTES**

Excellent visibility along Galleria Parkway. Situated next to the signalized intersection. Can be combined with other suites for up to 6,000 sf. Tenants in this building include Ace Cleaners and Edward Jones

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

114

**Sparks Crossing**  
**101-295 Los Altos Pkwy, Suite 20**  
**Sparks, NV 89436**



1016038609 - Y



Property Type: Retail  
 Property Subtype: Power Center  
 Property SF: 336,533  
 Lot Size: 37.00 Acres  
 Construction Status: Existing  
 Year Built: 2007  
 Class: A  
 Floors: 1  
 Available Date: Immediate  
 Occupied?: No  
 Website:  
 Territory: RNO-R-Spanish Springs  
 APN: 510-082-54

**FOR LEASE**  
 Available SF:  
 Min - Max Divisibility:  
 Avail Subtype:  
 Rental Rate:  
 Expenses:

**BROKERAGE:**  
 1,000 [Colliers International](#)  
 1,000 - 6,000 [Roxanne Stevenson](#) 775-823-4661  
 Power Center [Rick Casazza](#) 775-823-4666

TBD **PROPERTY DESCRIPTION**  
 \$0.48 Best rents available in Spanish Springs and won't last long. Power Center with anchors that include Best Buy, Michaels, Cost Plus, Ross, Bed Bath & Beyond and Petsmart. Co-tenants include Famous Footware, Ulta Cosmetics, Panda Express, AT&T, Dollar Tree and The Blind Onion Pizza & Pub.

**LEASE NOTES**  
 Excellent visibility along Galleria Parkway. Situated next to the signalized intersection. Can be combined with other suites for up to 6,000 sf. Tenants in this building include Ace Cleaners and Edward Jones.

115

**Sparks Crossing**  
**101-295 Los Altos Pkwy, Suite 21**  
**Sparks, NV 89436**



1016038610 - Y



Property Type: Retail  
 Property Subtype: Power Center  
 Property SF: 336,533  
 Lot Size: 37.00 Acres  
 Construction Status: Existing  
 Year Built: 2007  
 Class: A  
 Floors: 1  
 Available Date: Immediate  
 Occupied?: No  
 Website:  
 Territory: RNO-R-Spanish Springs  
 APN: 510-082-54

**FOR LEASE**  
 Available SF:  
 Min - Max Divisibility:  
 Avail Subtype:  
 Rental Rate:  
 Expenses:

**BROKERAGE:**  
 1,000 [Colliers International](#)  
 1,000 - 6,000 [Roxanne Stevenson](#) 775-823-4661  
 Power Center [Rick Casazza](#) 775-823-4666

TBD **PROPERTY DESCRIPTION**  
 \$0.48 Best rents available in Spanish Springs and won't last long. Power Center with anchors that include Best Buy, Michaels, Cost Plus, Ross, Bed Bath & Beyond and Petsmart. Co-tenants include Famous Footware, Ulta Cosmetics, Panda Express, AT&T, Dollar Tree and The Blind Onion Pizza & Pub.

**LEASE NOTES**  
 Excellent visibility along Galleria Parkway. Situated next to the signalized intersection. Can be combined with other suites for up to 6,000 sf. Tenants in this building include Ace Cleaners and Edward Jones.

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

116

**Sparks Crossing**  
**101-295 Los Altos Pkwy, Suite 23**  
**Sparks, NV 89436**



1016038612 - Y



Property Type: Retail  
 Property Subtype: Power Center  
 Property SF: 336,533  
 Lot Size: 37.00 Acres  
 Construction Status: Existing  
 Year Built: 2007  
 Class: A  
 Floors: 1  
 Available Date: Immediate  
 Occupied?: No  
 Website:  
 Territory: RNO-R-Spanish Springs  
 APN: 510-082-54

**FOR LEASE**

Available SF:  
 Min - Max Divisibility:  
 Avail Subtype:  
 Rental Rate:  
 Expenses:

1,000  
 1,000 - 6,000  
 Power Center  
 TBD

**BROKERAGE:**

[Colliers International](#)  
 Roxanne Stevenson  
[Rick Casazza](#)

775-823-4661  
 775-823-4666

**PROPERTY DESCRIPTION**

\$0.48 Best rents available in Spanish Springs and won't last long. Power Center with anchors that include Best Buy, Michaels, Cost Plus, Ross, Bed Bath & Beyond and Petsmart. Co-tenants include Famous Footware, Ulta Cosmetics, Panda Express, AT&T, Dollar Tree and The Blind Onion Pizza & Pub.

**LEASE NOTES**

Excellent visibility along Galleria Parkway. Situated next to the signalized intersection. Can be combined with other suites for up to 6,000 sf. Tenants in this building include Ace Cleaners and Edward Jones.

117

**Sparks Crossing**  
**101-295 Los Altos Pkwy, Suite 24**  
**Sparks, NV 89436**



1016038613 - Y



Property Type: Retail  
 Property Subtype: Power Center  
 Property SF: 336,533  
 Lot Size: 37.00 Acres  
 Construction Status: Existing  
 Year Built: 2007  
 Class: A  
 Floors: 1  
 Available Date: Immediate  
 Occupied?: No  
 Website:  
 Territory: RNO-R-Spanish Springs  
 APN: 510-082-54

**FOR LEASE**

Available SF:  
 Min - Max Divisibility:  
 Avail Subtype:  
 Rental Rate:  
 Expenses:

1,000  
 1,000 - 6,000  
 Power Center  
 TBD

**BROKERAGE:**

[Colliers International](#)  
 Roxanne Stevenson  
[Rick Casazza](#)

775-823-4661  
 775-823-4666

**PROPERTY DESCRIPTION**

\$0.48 Best rents available in Spanish Springs and won't last long. Power Center with anchors that include Best Buy, Michaels, Cost Plus, Ross, Bed Bath & Beyond and Petsmart. Co-tenants include Famous Footware, Ulta Cosmetics, Panda Express, AT&T, Dollar Tree and The Blind Onion Pizza & Pub.

**LEASE NOTES**

Excellent visibility along Galleria Parkway. Situated next to the signalized intersection. Can be combined with other suites for up to 6,000 sf. Tenants in this building include Ace Cleaners and Edward Jones.

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

118



1016173924 - Y



**Sparks Crossing**  
**101-295 Los Altos Pkwy, Suite 27**  
**Sparks, NV 89436**

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Property Type: Retail  
 Property Subtype: Power Center  
 Property SF: 336,533  
 Lot Size: 37.00 Acres  
 Construction Status: Existing  
 Year Built: 2007  
 Class: A  
 Floors: 1  
 Available Date: Immediate  
 Occupied?: No  
 Website:  
 Territory: RNO-R-Spanish Springs  
 APN: 510-082-54

**FOR LEASE**

Available SF:  
 Avail Subtype:  
 Rental Rate:  
 Expenses:

**BROKERAGE:**

1,600 [Colliers International](#)  
 Power Center [Roxanne Stevenson](#) 775-823-4661  
 TBD [Rick Casazza](#) 775-823-4666

**TBD PROPERTY DESCRIPTION**

Best rents available in Spanish Springs and won't last long. Power Center with anchors that include Best Buy, Michaels, Cost Plus, Ross, Bed Bath & Beyond and Petsmart. Co-tenants include Famous Footware, Ulta Cosmetics, Panda Express, AT&T, Dollar Tree and The Blind Onion Pizza & Pub.

119



1016038617 - Y



**Sparks Crossing**  
**101-295 Los Altos Pkwy, Suite 28**  
**Sparks, NV 89436**

---

Property Type: Retail  
 Property Subtype: Power Center  
 Property SF: 336,533  
 Lot Size: 37.00 Acres  
 Construction Status: Existing  
 Year Built: 2007  
 Class: A  
 Floors: 1  
 Available Date: Immediate  
 Occupied?: No  
 Website:  
 Territory: RNO-R-Spanish Springs  
 APN: 510-082-54

**FOR LEASE**

Available SF:  
 Min - Max Divisibility:  
 Avail Subtype:  
 Rental Rate:  
 Expenses:

**BROKERAGE:**

1,600 [Colliers International](#)  
 1,600 - 5,800 [Roxanne Stevenson](#) 775-823-4661  
 Power Center [Rick Casazza](#) 775-823-4666

**TBD PROPERTY DESCRIPTION**

\$0.48 Best rents available in Spanish Springs and won't last long. Power Center with anchors that include Best Buy, Michaels, Cost Plus, Ross, Bed Bath & Beyond and Petsmart. Co-tenants include Famous Footware, Ulta Cosmetics, Panda Express, AT&T, Dollar Tree and The Blind Onion Pizza & Pub.

**LEASE NOTES**

Pending! Can be combined with Suite 29.

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

120



1016048758 - Y



**Sparks Crossing**  
**101-295 Los Altos Pkwy, Suite 3**  
**Sparks, NV 89436**

---

Property Type: Retail  
 Property Subtype: Power Center  
 Property SF: 336,533  
 Lot Size: 37.00 Acres  
 Construction Status: Existing  
 Year Built: 2007  
 Class: A  
 Floors: 1  
 Available Date: Immediate  
 Occupied?: No  
 Website:  
 Territory: RNO-R-Spanish Springs  
 APN: 510-082-54

**FOR LEASE**

Available SF:  
 Avail Subtype:  
 Rental Rate:  
 Expenses:

**BROKERAGE:**

1,200 [Colliers International](#)  
 Power Center [Roxanne Stevenson](#) 775-823-4661  
 TBD [Rick Casazza](#) 775-823-4666

**PROPERTY DESCRIPTION**

Best rents available in Spanish Springs and won't last long. Power Center with anchors that include Best Buy, Michaels, Cost Plus, Ross, Bed Bath & Beyond and Petsmart. Co-tenants include Famous Footware, Ulta Cosmetics, Panda Express, AT&T, Dollar Tree and The Blind Onion Pizza & Pub.

**LEASE NOTES**

Located next to Michaels.

121



1016038629 - Y



**Sparks Crossing**  
**101-295 Los Altos Pkwy, Suite 32**  
**Sparks, NV 89436**

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Property Type: Retail  
 Property Subtype: Power Center  
 Property SF: 336,533  
 Lot Size: 37.00 Acres  
 Construction Status: Existing  
 Year Built: 2007  
 Class: A  
 Floors: 1  
 Available Date: Immediate  
 Occupied?: No  
 Website:  
 Territory: RNO-R-Spanish Springs  
 APN: 510-082-54

**FOR LEASE**

Available SF:  
 Min - Max Divisibility:  
 Avail Subtype:  
 Rental Rate:  
 Expenses:

**BROKERAGE:**

1,200 [Colliers International](#)  
 1,200 - 3,600 [Roxanne Stevenson](#) 775-823-4661  
 Power Center [Rick Casazza](#) 775-823-4666

**PROPERTY DESCRIPTION**

Best rents available in Spanish Springs and won't last long. Power Center with anchors that include Best Buy, Michaels, Cost Plus, Ross, Bed Bath & Beyond and Petsmart. Co-tenants include Famous Footware, Ulta Cosmetics, Panda Express, AT&T, Dollar Tree and The Blind Onion Pizza & Pub.

**LEASE NOTES**

Great visibility. Can be combined with Suites 33 & 34.

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

122



1016110072 - Y



**Sparks Crossing**  
**101-295 Los Altos Pkwy, Suite 33**  
**Sparks, NV 89436**

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Property Type: Retail  
 Property Subtype: Power Center  
 Property SF: 336,533  
 Lot Size: 37.00 Acres  
 Construction Status: Existing  
 Year Built: 2007  
 Class: A  
 Floors: 1  
 Available Date: Immediate  
 Occupied?: No  
 Website:  
 Territory: RNO-R-Spanish Springs  
 APN: 510-082-54

**FOR LEASE**  
 Available SF: 1,200  
 Min - Max Divisibility: 1,200 - 3,600  
 Avail Subtype: Power Center  
 Rental Rate: TBD  
 Expenses: \$0.48

**BROKERAGE:**  
 1,200 [Colliers International](#)  
 1,200 - 3,600 [Roxanne Stevenson](#) 775-823-4661  
 Power Center [Rick Casazza](#) 775-823-4666

**PROPERTY DESCRIPTION**

Best rents available in Spanish Springs and won't last long. Power Center with anchors that include Best Buy, Michaels, Cost Plus, Ross, Bed Bath & Beyond and Petsmart. Co-tenants include Famous Footware, Ulta Cosmetics, Panda Express, AT&T, Dollar Tree and The Blind Onion Pizza & Pub.

**LEASE NOTES**

Great visibility. Can be combined with Suites 32 & 34

123



1016038637 - Y



**Sparks Crossing**  
**101-295 Los Altos Pkwy, Suite 34**  
**Sparks, NV 89436**

---

Property Type: Retail  
 Property Subtype: Power Center  
 Property SF: 336,533  
 Lot Size: 37.00 Acres  
 Construction Status: Existing  
 Year Built: 2007  
 Class: A  
 Floors: 1  
 Available Date: Immediate  
 Occupied?: No  
 Website:  
 Territory: RNO-R-Spanish Springs  
 APN: 510-082-54

**FOR LEASE**  
 Available SF: 1,200  
 Min - Max Divisibility: 1,200 - 3,600  
 Avail Subtype: Power Center  
 Rental Rate: TBD  
 Expenses: \$0.48

**BROKERAGE:**  
 1,200 [Colliers International](#)  
 1,200 - 3,600 [Roxanne Stevenson](#) 775-823-4661  
 Power Center [Rick Casazza](#) 775-823-4666

**PROPERTY DESCRIPTION**

Best rents available in Spanish Springs and won't last long. Power Center with anchors that include Best Buy, Michaels, Cost Plus, Ross, Bed Bath & Beyond and Petsmart. Co-tenants include Famous Footware, Ulta Cosmetics, Panda Express, AT&T, Dollar Tree and The Blind Onion Pizza & Pub.

**LEASE NOTES**

Can be combined with Suites 32 & 33.

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

124

**Sparks Crossing**  
**101-295 Los Altos Pkwy, Suite 37**  
**Sparks, NV 89436**



1016130882 - Y



Property Type: Retail  
 Property Subtype: Power Center  
 Property SF: 336,533  
 Lot Size: 37.00 Acres  
 Construction Status: Existing  
 Year Built: 2007  
 Class: A  
 Floors: 1  
 Available Date: Immediate  
 Occupied?: No  
 Website:  
 Territory: RNO-R-Spanish Springs  
 APN: 510-082-54

**FOR LEASE**  
 Available SF:  
 Min - Max Divisibility:  
 Avail Subtype:  
 Rental Rate:  
 Expenses:

**BROKERAGE:**  
 1,400 Colliers International  
 1,400 - 2,800 Roxanne Stevenson 775-823-4661  
 Power Center Rick Casazza 775-823-4666

TBD **PROPERTY DESCRIPTION**  
 \$0.48 Best rents available in Spanish Springs and won't last long.  
 Power Center with anchors that include Best Buy, Michaels, Cost Plus,  
 Ross, Bed Bath & Beyond and Petsmart. Co-tenants include Famous  
 Footware, Ulta Cosmetics, Panda Express, AT&T, Dollar Tree and The  
 Blind Onion Pizza & Pub.

**LEASE NOTES**  
 Formerly, Clearwire.

125

**Sparks Crossing**  
**101-295 Los Altos Pkwy, Suite 42**  
**Sparks, NV 89436**



1016038626 - Y



Property Type: Retail  
 Property Subtype: Power Center  
 Property SF: 336,533  
 Lot Size: 37.00 Acres  
 Construction Status: Existing  
 Year Built: 2007  
 Class: A  
 Floors: 1  
 Available Date: Immediate  
 Occupied?: No  
 Website:  
 Territory: RNO-R-Spanish Springs  
 APN: 510-082-54

**FOR LEASE**  
 Available SF:  
 Avail Subtype:  
 Rental Rate:  
 Expenses:

**BROKERAGE:**  
 1,400 Colliers International  
 Power Center Roxanne Stevenson 775-823-4661  
 TBD Rick Casazza 775-823-4666

\$0.48 **PROPERTY DESCRIPTION**  
 Best rents available in Spanish Springs and won't last long.  
 Power Center with anchors that include Best Buy, Michaels, Cost Plus,  
 Ross, Bed Bath & Beyond and Petsmart. Co-tenants include Famous  
 Footware, Ulta Cosmetics, Panda Express, AT&T, Dollar Tree and The  
 Blind Onion Pizza & Pub.

**LEASE NOTES**  
 At the entrance of shopping center.

Tenants in this building include Verizon Wireless and Shearz salon and  
 The Smile Shop.

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

126



1016102525 - Y



**Sparks Crossing**  
**101-295 Los Altos Pkwy, Suite 45**  
**Sparks, NV 89436**

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Property Type: Retail  
 Property Subtype: Power Center  
 Property SF: 336,533  
 Lot Size: 37.00 Acres  
 Construction Status: Existing  
 Year Built: 2007  
 Class: A  
 Floors: 1  
 Available Date: Immediate  
 Occupied?: No  
 Website:  
 Territory: RNO-R-Spanish Springs  
 APN: 510-082-54

**FOR LEASE**

Available SF:  
 Avail Subtype:  
 Rental Rate:  
 Expenses:

**BROKERAGE:**

1,200 Colliers International 775-823-4661  
 Power Center Roxanne Stevenson  
 TBD Rick Casazza 775-823-4666

**PROPERTY DESCRIPTION**

Best rents available in Spanish Springs and won't last long. Power Center with anchors that include Best Buy, Michaels, Cost Plus, Ross, Bed Bath & Beyond and Petsmart. Co-tenants include Famous Footware, Ulta Cosmetics, Panda Express, AT&T, Dollar Tree and The Blind Onion Pizza & Pub.

**LEASE NOTES**

Pending! Great visibility, fronts Los Altos Parkway.

127



1016141667 - Y



**Sparks Crossing**  
**101-295 Los Altos Pkwy, Suite 46**  
**Sparks, NV 89436**

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Property Type: Retail  
 Property Subtype: Power Center  
 Property SF: 336,533  
 Lot Size: 37.00 Acres  
 Construction Status: Existing  
 Year Built: 2007  
 Class: A  
 Floors: 1  
 Available Date: Immediate  
 Occupied?: No  
 Website:  
 Territory: RNO-R-Spanish Springs  
 APN: 510-082-54

**FOR LEASE**

Available SF:  
 Avail Subtype:  
 Rental Rate:  
 Expenses:

**BROKERAGE:**

1,200 Colliers International 775-823-4661  
 Power Center Roxanne Stevenson  
 TBD Rick Casazza 775-823-4666

**PROPERTY DESCRIPTION**

Best rents available in Spanish Springs and won't last long. Power Center with anchors that include Best Buy, Michaels, Cost Plus, Ross, Bed Bath & Beyond and Petsmart. Co-tenants include Famous Footware, Ulta Cosmetics, Panda Express, AT&T, Dollar Tree and The Blind Onion Pizza & Pub.

**LEASE NOTES**

Pending! Great visibility, fronts Los Altos Parkway.

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

128

**Sparks Crossing**  
**101-295 Los Altos Pkwy, Suite 47**  
**Sparks, NV 89436**



1016133564 - Y



Property Type: Retail  
 Property Subtype: Power Center  
 Property SF: 336,533  
 Lot Size: 37.00 Acres  
 Construction Status: Existing  
 Year Built: 2007  
 Class: A  
 Floors: 1  
 Available Date: Immediate  
 Occupied?: No  
 Website:  
 Territory: RNO-R-Spanish Springs  
 APN: 510-082-54

**FOR LEASE**  
 Available SF:  
 Min - Max Divisibility:  
 Avail Subtype:  
 Rental Rate:  
 Expenses:

1,200  
 1,200 - 2,700  
 Power Center  
 TBD  
 \$0.48

**BROKERAGE:**  
 1,200 [Colliers International](#)  
 1,200 - 2,700 [Roxanne Stevenson](#) 775-823-4661  
[Rick Casazza](#) 775-823-4666

**PROPERTY DESCRIPTION**

Best rents available in Spanish Springs and won't last long. Power Center with anchors that include Best Buy, Michaels, Cost Plus, Ross, Bed Bath & Beyond and Petsmart. Co-tenants include Famous Footware, Ulta Cosmetics, Panda Express, AT&T, Dollar Tree and The Blind Onion Pizza & Pub.

**LEASE NOTES**

Pending! Great visibility, fronts Los Altos Parkway. Can be combined with Suite 48, which has restaurant improvements.

129

**Sparks Crossing**  
**101-295 Los Altos Pkwy, Suite 48**  
**Sparks, NV 89436**



1016110070 - Y



Property Type: Retail  
 Property Subtype: Power Center  
 Property SF: 336,533  
 Lot Size: 37.00 Acres  
 Construction Status: Existing  
 Year Built: 2007  
 Class: A  
 Floors: 1  
 Available Date: Immediate  
 Occupied?: No  
 Website:  
 Territory: RNO-R-Spanish Springs  
 APN: 510-082-54

**FOR LEASE**  
 Available SF:  
 Min - Max Divisibility:  
 Avail Subtype:  
 Rental Rate:  
 Expenses:

1,500  
 1,200 - 2,700  
 Power Center  
 TBD  
 \$0.48

**BROKERAGE:**  
 1,500 [Colliers International](#)  
 1,200 - 2,700 [Roxanne Stevenson](#) 775-823-4661  
[Rick Casazza](#) 775-823-4666

**PROPERTY DESCRIPTION**

Best rents available in Spanish Springs and won't last long. Power Center with anchors that include Best Buy, Michaels, Cost Plus, Ross, Bed Bath & Beyond and Petsmart. Co-tenants include Famous Footware, Ulta Cosmetics, Panda Express, AT&T, Dollar Tree and The Blind Onion Pizza & Pub.

**LEASE NOTES**

Has restaurant improvements including a grease interceptor, sinks, and a small oven hood. High visibility and end cap unit. Can be combined with Suite 47.

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

130

**Sparks Crossing**  
**101-295 Los Altos Pkwy, Suite 50**  
**Sparks, NV 89436**



1016038622 - Y



Property Type: Retail  
 Property Subtype: Power Center  
 Property SF: 336,533  
 Lot Size: 37.00 Acres  
 Construction Status: Existing  
 Year Built: 2007  
 Class: A  
 Floors: 1  
 Available Date: Immediate  
 Occupied?: No  
 Website:  
 Territory: RNO-R-Spanish Springs  
 APN: 510-082-54

**FOR LEASE**  
 Available SF:  
 Min - Max Divisibility:  
 Avail Subtype:  
 Rental Rate:  
 Expenses:

**BROKERAGE:**  
 1,200 Colliers International  
 1,200 - 3,900 Roxanne Stevenson 775-823-4661  
 Power Center Rick Casazza 775-823-4666

TBD **PROPERTY DESCRIPTION**  
 \$0.48 Best rents available in Spanish Springs and won't last long.  
 Power Center with anchors that include Best Buy, Michaels, Cost Plus,  
 Ross, Bed Bath & Beyond and Petsmart. Co-tenants include Famous  
 Footware, Ulta Cosmetics, Panda Express, AT&T, Dollar Tree and The  
 Blind Onion Pizza & Pub.

**LEASE NOTES**  
 Can be combined with Suites 49 & 51.

131

**Sparks Crossing**  
**101-295 Los Altos Pkwy, Suite 51**  
**Sparks, NV 89436**



1016110068 - Y



Property Type: Retail  
 Property Subtype: Power Center  
 Property SF: 336,533  
 Lot Size: 37.00 Acres  
 Construction Status: Existing  
 Year Built: 2007  
 Class: A  
 Floors: 1  
 Available Date: Immediate  
 Occupied?: No  
 Website:  
 Territory: RNO-R-Spanish Springs  
 APN: 510-082-54

**FOR LEASE**  
 Available SF:  
 Min - Max Divisibility:  
 Avail Subtype:  
 Rental Rate:  
 Expenses:

**BROKERAGE:**  
 1,200 Colliers International  
 1,200 - 3,900 Roxanne Stevenson 775-823-4661  
 Power Center Rick Casazza 775-823-4666

TBD **PROPERTY DESCRIPTION**  
 \$0.48 Best rents available in Spanish Springs and won't last long.  
 Power Center with anchors that include Best Buy, Michaels, Cost Plus,  
 Ross, Bed Bath & Beyond and Petsmart. Co-tenants include Famous  
 Footware, Ulta Cosmetics, Panda Express, AT&T, Dollar Tree and The  
 Blind Onion Pizza & Pub.

**LEASE NOTES**  
 Formerly United Self Defense. Can be combined with Suites 49 & 50.

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

132



1016038621 - Y



**Sparks Crossing**  
**101-295 Los Altos Pkwy, Suite 55**  
**Sparks, NV 89436**

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Property Type: Retail  
 Property Subtype: Power Center  
 Property SF: 336,533  
 Lot Size: 37.00 Acres  
 Construction Status: Existing  
 Year Built: 2007  
 Class: A  
 Floors: 1  
 Available Date: Immediate  
 Occupied?: No  
 Website:  
 Territory: RNO-R-Spanish Springs  
 APN: 510-082-54

**FOR LEASE**

Available SF:  
 Avail Subtype:  
 Rental Rate:  
 Expenses:

**BROKERAGE:**

1,400 Colliers International 775-823-4661  
 Power Center Roxanne Stevenson  
 TBD Rick Casazza 775-823-4666

**PROPERTY DESCRIPTION**

Best rents available in Spanish Springs and won't last long. Power Center with anchors that include Best Buy, Michaels, Cost Plus, Ross, Bed Bath & Beyond and Petsmart. Co-tenants include Famous Footware, Ulta Cosmetics, Panda Express, AT&T, Dollar Tree and The Blind Onion Pizza & Pub.

**LEASE NOTES**

Great visibility, next to Genghis Grill & The Niche.

133



1016168443 - Y



**Sparks Crossing**  
**101-295 Los Altos Pkwy, Suite 57**  
**Sparks, NV 89436**

---

Property Type: Retail  
 Property Subtype: Power Center  
 Property SF: 336,533  
 Lot Size: 37.00 Acres  
 Construction Status: Existing  
 Year Built: 2007  
 Class: A  
 Floors: 1  
 Available Date: Immediate  
 Occupied?: No  
 Website:  
 Territory: RNO-R-Spanish Springs  
 APN: 510-082-54

**FOR LEASE**

Available SF:  
 Avail Subtype:  
 Rental Rate:  
 Expenses:

**BROKERAGE:**

1,500 Colliers International 775-823-4661  
 Power Center Roxanne Stevenson  
 TBD Rick Casazza 775-823-4666

**PROPERTY DESCRIPTION**

Best rents available in Spanish Springs and won't last long. Power Center with anchors that include Best Buy, Michaels, Cost Plus, Ross, Bed Bath & Beyond and Petsmart. Co-tenants include Famous Footware, Ulta Cosmetics, Panda Express, AT&T, Dollar Tree and The Blind Onion Pizza & Pub.

**LEASE NOTES**

End-cap, previously Togo's. Some restaurant improvements.

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

134



1016142922 - Y



**Sparks Crossing**  
**101-295 Los Altos Pkwy, Suite 59**  
**Sparks, NV 89436**

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Property Type: Retail  
 Property Subtype: Power Center  
 Property SF: 336,533  
 Lot Size: 37.00 Acres  
 Construction Status: Existing  
 Year Built: 2007  
 Class: A  
 Floors: 1  
 Available Date: Immediate  
 Occupied?: No  
 Website:  
 Territory: RNO-R-Spanish Springs  
 APN: 510-082-54

**FOR LEASE**

Available SF:  
 Avail Subtype:  
 Rental Rate:  
 Expenses:

**BROKERAGE:**

4,800 Colliers International 775-823-4661  
 Power Center Roxanne Stevenson  
 TBD Rick Casazza 775-823-4666

**PROPERTY DESCRIPTION**

Best rents available in Spanish Springs and won't last long. Power Center with anchors that include Best Buy, Michaels, Cost Plus, Ross, Bed Bath & Beyond and Petsmart. Co-tenants include Famous Footware, Ulta Cosmetics, Panda Express, AT&T, Dollar Tree and The Blind Onion Pizza & Pub.

135



1016038619 - Y



**Sparks Crossing**  
**101-295 Los Altos Pkwy, Suite 61**  
**Sparks, NV 89436**

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Property Type: Retail  
 Property Subtype: Power Center  
 Property SF: 336,533  
 Lot Size: 37.00 Acres  
 Construction Status: Existing  
 Year Built: 2007  
 Class: A  
 Floors: 1  
 Available Date: Immediate  
 Occupied?: No  
 Website:  
 Territory: RNO-R-Spanish Springs  
 APN: 510-082-54

**FOR LEASE**

Available SF:  
 Avail Subtype:  
 Rental Rate:  
 Expenses:

**BROKERAGE:**

1,600 Colliers International 775-823-4661  
 Power Center Roxanne Stevenson  
 TBD Rick Casazza 775-823-4666

**PROPERTY DESCRIPTION**

Best rents available in Spanish Springs and won't last long. Power Center with anchors that include Best Buy, Michaels, Cost Plus, Ross, Bed Bath & Beyond and Petsmart. Co-tenants include Famous Footware, Ulta Cosmetics, Panda Express, AT&T, Dollar Tree and The Blind Onion Pizza & Pub.

**LEASE NOTES**

Pad building located at the entrance to the shopping center. Co-tenants are C.J. Palace Restaurant, Lane Bryant, State Farm & Art in Motion

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

136



1016137329 - Y



**Sparks Crossing**  
**101-295 Los Altos Pkwy, Suite 8**  
**Sparks, NV 89436**

---

Property Type: Retail  
 Property Subtype: Power Center  
 Property SF: 336,533  
 Lot Size: 37.00 Acres  
 Construction Status: Existing  
 Year Built: 2007  
 Class: A  
 Floors: 1  
 Available Date: Immediate  
 Occupied?: No  
 Website:  
 Territory: RNO-R-Spanish Springs  
 APN: 510-082-54

**FOR LEASE**

Available SF:  
 Avail Subtype:  
 Rental Rate:  
 Expenses:

16,920  
 Power Center  
 TBD  
 \$0.48

**BROKERAGE:**

[Colliers International](#)  
 Roxanne Stevenson  
 Rick Casazza

775-823-4661  
 775-823-4666

**PROPERTY DESCRIPTION**

Best rents available in Spanish Springs and won't last long. Power Center with anchors that include Best Buy, Michaels, Cost Plus, Ross, Bed Bath & Beyond and Petsmart. Co-tenants include Famous Footware, Ulta Cosmetics, Panda Express, AT&T, Dollar Tree and The Blind Onion Pizza & Pub.

**LEASE NOTES**

Previously occupied by Old Navy.

137



1016038602 - N



**Sparks Crossing**  
**101-295 Los Altos Pkwy, Suite Pad A**  
**Sparks, NV 89436**

---

Property Type: Retail  
 Property Subtype: Power Center  
 Property SF: 336,533  
 Lot Size: 37.00 Acres  
 Construction Status: Existing  
 Year Built: 2007  
 Class: A  
 Floors: 1  
 Available Date: Immediate  
 Occupied?: No  
 Website:  
 Territory: RNO-R-Spanish Springs  
 APN: 510-082-54

**FOR LEASE**

Available SF:  
 Avail Subtype:  
 Rental Rate:  
 Expenses:

7,000  
 Power Center  
 TBD  
 \$0.48

**BROKERAGE:**

[Colliers International](#)  
 Roxanne Stevenson  
 Rick Casazza

775-823-4661  
 775-823-4666

**PROPERTY DESCRIPTION**

Best rents available in Spanish Springs and won't last long. Power Center with anchors that include Best Buy, Michaels, Cost Plus, Ross, Bed Bath & Beyond and Petsmart. Co-tenants include Famous Footware, Ulta Cosmetics, Panda Express, AT&T, Dollar Tree and The Blind Onion Pizza & Pub.

**LEASE NOTES**

Pad A 7,000 buildable square feet.

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

138



1016185494 - Y



**The Yard**  
**1040 Victorian Ave**  
**Sparks, NV 89431**

Property Type: Office  
 Property Subtype: Professional  
 Property SF: 111,372  
 Lot Size: 1.93 Acres  
 Construction Status: Existing  
 Year Built: 1982  
 Class: B  
 Floors: 2  
 Occupied?: No  
 Zoning: TOD  
 Territory: RNO-Sparks  
 APN: 032-184-31

**FOR LEASE**

Available SF:  
 Avail Subtype:  
 Rental Rate:  
 Expenses:

**BROKERAGE:**

39,000 [Colliers International](#)  
 Lifestyle [Rick Casazza](#) 775-823-4666  
 TBD [Melissa Molyneaux, SIOR,CCIM](#) 775-823-4674

**TBD PROPERTY DESCRIPTION**

Former Bourbon Square Casino in the heart of Victorian Square in northern Nevada is being redeveloped in to mixed-use property ideal for retail, dining and office uses. The Yard offers an outstanding location with exceptional access and exposure from I-80. The property offers ample parking. This is an ideal location for dining, entertainment and office users as the entire Victorian Avenue area undergoes a repositioning. The building is currently undergoing a major interior and exterior remodel. Building and pylon signage available. Property is well located in the heart of northern Nevada with easy access to TRIC (the home of Tesla's Gigafactory and Switch), University of Nevada Reno, Truckee Meadows Community College, downtown Reno's business district, and is within walking distance to the Nugget. With the prime location in Spark's reinvigorated Victorian Square, the Site is poised to become a premier destination experience in Sparks – Reno!

**LEASE NOTES**

The Yard, a 3-Story, 112,000 Square Foot mixed-use re-development will be a premier destination for shopping, dining, living and working. A unique, location based, emotionally compelling mixed-use landmark destination! A, gathering place" for locals, day-time workers, and visitors. The Yard will feature a dynamic collection of ground floor retail shops, stores, public market, restaurants with indoor-outdoor dining courtyard opportunities. The upper two floors will house premiere Class A office space for companies who want to attract and retain the best and brightest employees by providing a fun, collaborative and engaging work space.



# COLLIERS EXCLUSIVES

## RETAIL - FOR LEASE PENDING

NOVEMBER 17, 2015

### PROPERTY INFORMATION

### AVAILABLE INFORMATION

### CONTACT / COMMENTS

1



1016017232 - Y



**Red Rock Plaza**  
**8790 Red Rock Rd, Suite 202**  
**Reno, NV 89506**

---

Property Type: Retail  
 Property Subtype: Strip Retail  
 Property SF: 15,537  
 Lot Size: 2.05 Acres  
 Construction Status: Existing  
 Year Built: 2007  
 Class: A  
 Floors: 1  
 Available Date: Immediate  
 Occupied?: No  
 Zoning: NC  
 Territory: RNO-R-North Valleys  
 APN: 090-371-10

**FOR LEASE PENDING**  
 Available SF: 1,795  
 Avail Subtype: Retail  
 Rental Rate: \$0.90 - \$1.00 NNN  
 Expenses: \$0.38  
 Rent + Expenses: \$1.28 - \$1.38 PSF

**BROKERAGE:**  
 Colliers International  
 Rick Casazza 775-823-4666  
 Roxanne Stevenson 775-823-4661

2



1016187488 - Y



**Ridgeview Plaza**  
**5110-5150 Mae Anne Ave, Suite 402**  
**Reno, NV 89523**

---

Property Type: Retail  
 Property Subtype: Community Center  
 Property SF: 273,960  
 Construction Status: Existing  
 Year Built: 1998  
 Available Date: Immediate  
 Occupied?: No  
 Zoning: AC  
 Territory: RNO-R-Northwest Reno  
 APN: 039-750-11

**FOR LEASE PENDING**  
 Available SF: 1,600  
 Avail Subtype: Community Center  
 Rental Rate: TBD  
 Expenses: TBD  
**FEATURES:** Highway Access - I-80

**BROKERAGE:**  
 Colliers International  
 Roxanne Stevenson 775-823-4661  
 Rick Casazza 775-823-4666

**PROPERTY DESCRIPTION**  
 Class "A" Community Center Anchored by Kohl's, Safeway, Ross and PetSmart located on the desirable intersection of McCarran Blvd and Mae Anne Ave.  
  
 Co-tenants include Learning Express, Massage Envy, European Wax Center, McDonald's, Rocky Mountain Chocolate Factory, Pacific Dental and Ulta.

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

3

**The Summit**  
**13925 S Virginia St, Suite 122**  
**Reno, NV 89511**

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Property Type: Retail  
 Property Subtype: Lifestyle  
 Property SF: 605,612  
 Construction Status: Existing  
 Class: A  
 Available Date: Immediate  
 Occupied?: No  
 Territory: RNO-R-South Reno  
 APN: 049-384-03



1016141666 - Y

**FOR LEASE PENDING**  
 Available SF: 6,554  
 Avail Subtype: Lifestyle  
 Rental Rate: TBD  
 Expenses: TBD

**BROKERAGE:**  
 Colliers International 775-823-4661  
 Roxanne Stevenson  
 Rick Casazza 775-823-4666

**PROPERTY DESCRIPTION**  
 The top performing open air retail fashion center in Northern Nevada. Ideally located where I-580/Mt. Rose Highway and S. Virginia Street converge. Tenant mix includes Dillard's, Apple, Pottery Barn, Century Theaters, Williams Sonoma, Chico, Coach, Charming Charlie, Sephora, BJ's Brewhouse, White House/Black Market and DeVon's Jewelry.

**LEASE NOTES**  
 Previously occupied by Charlotte Russe.

4

**Ironhorse Shopping Center**  
**345-693 E Prater Way, Suite 667**  
**Sparks, NV 89431**

---

Property Type: Retail  
 Property Subtype: Community Center  
 Property SF: 238,822  
 Lot Size: 19.77 Acres  
 Construction Status: Existing  
 Year Built: 1980  
 Floors: 1  
 Available Date: Immediate  
 Occupied?: No  
 Zoning: C-2  
 Territory: RNO-R-Northeast Sparks  
 APN: 033-152-05, 033-152-18



1016157599 - Y

**FOR LEASE PENDING**  
 Available SF: 1,251  
 Avail Subtype: Community Center  
 Rental Rate: TBD  
 Expenses: \$0.38  
 Parking Ratio: 5.7 / 1000  
 Parking Type: 1,331

**BROKERAGE:**  
 Colliers International 775-823-4666  
 Rick Casazza  
 Roxanne Stevenson 775-823-4661

**FEATURES:** Highway Access - I-80  
 Signage - fascia, pylon  
 Traffic Count - 29800

**PROPERTY DESCRIPTION**  
 Save-Mart anchored shopping center. Busy retail corner with high daytime population and excellent visibility from Prater Way and McCarran Blvd.

Located at the busiest intersection in Sparks. Easy access to I-80 and McCarran Blvd.

5

**Mission Center**  
**2240 Oddie Blvd, Suite 2240/2242**  
**Sparks, NV 89431**

---

Property Type: Retail  
 Property Subtype: Strip Retail  
 Property SF: 15,678  
 Lot Size: 16.79 Acres  
 Construction Status: Existing  
 Year Built: 1975  
 Available Date: Immediate  
 Occupied?: No  
 Zoning: C  
 Website: [www.colliers.com/reno](http://www.colliers.com/reno)  
 Territory: RNO-R-West Sparks  
 APN: 026-442-06



1016187225 - N

**FOR LEASE PENDING**  
 Available SF: 3,200  
 Avail Subtype: Strip Retail  
 Rental Rate: TBD  
 Expenses: \$0.29

**BROKERAGE:**  
 Colliers International 775-823-4661  
 Strip Retail Roxanne Stevenson  
 Casey Scott 775-823-6630

**PROPERTY DESCRIPTION**  
 Mission Center is located on Oddie Boulevard and benefits from two intersections-El Rancho Drive and Sullivan Lane. Access to US 395 North/Southbound is nearby via the Oddie Blvd on-ramp and off-ramp. The center is surrounded by a densely populated, middle income area with over 110,000 employees in a three-mile radius. Co-tenants include Dotty's, LoanMax, and the Sparks Coffee Shop

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

6



1016187226 - N



**Mission Center**  
**2240 Oddie Blvd, Suite 2244**  
**Sparks, NV 89431**

---

Property Type: Retail  
 Property Subtype: Strip Retail  
 Property SF: 15,678  
 Lot Size: 16.79 Acres  
 Construction Status: Existing  
 Year Built: 1975  
 Available Date: Immediate  
 Occupied?: No  
 Zoning: C  
 Website: [www.colliers.com/reno](http://www.colliers.com/reno)  
 Territory: RNO-R-West Sparks  
 APN: 026-442-06

**FOR LEASE PENDING**  
 Available SF:  
 Avail Subtype:  
 Rental Rate:  
 Expenses:

**BROKERAGE:**  
 1,600 [Colliers International](#)  
 Strip Retail [Roxanne Stevenson](#) 775-823-4661  
 TBD [Casey Scott](#) 775-823-6630

**PROPERTY DESCRIPTION**

Mission Center is located on Oddie Boulevard and benefits from two intersections-El Rancho Drive and Sullivan Lane. Access to US 395 North/Southbound is nearby via the Oddie Blvd on-ramp and off-ramp. The center is surrounded by a densely populated, middle income area with over 110,000 employees in a three-mile radius. Co-tenants include Dotty's, LoanMax, and the Sparks Coffee Shop

7



1016038638 - Y



**Sparks Crossing**  
**101-295 Los Altos Pkwy, Suite 29**  
**Sparks, NV 89436**

---

Property Type: Retail  
 Property Subtype: Power Center  
 Property SF: 336,533  
 Lot Size: 37.00 Acres  
 Construction Status: Existing  
 Year Built: 2007  
 Class: A  
 Floors: 1  
 Available Date: Immediate  
 Occupied?: No  
 Website:  
 Territory: RNO-R-Spanish Springs  
 APN: 510-082-54

**FOR LEASE PENDING**  
 Available SF:  
 Min - Max Divisibility:  
 Avail Subtype:  
 Rental Rate:  
 Expenses:

**BROKERAGE:**  
 4,200 [Colliers International](#)  
 4,200 - 5,800 [Roxanne Stevenson](#) 775-823-4661  
 Power Center [Rick Casazza](#) 775-823-4666  
 TBD

**PROPERTY DESCRIPTION**

\$0.48 Best rents available in Spanish Springs and won't last long. Power Center with anchors that include Best Buy, Michaels, Cost Plus, Ross, Bed Bath & Beyond and Petsmart. Co-tenants include Famous Footware, Ulta Cosmetics, Panda Express, AT&T, Dollar Tree and The Blind Onion Pizza & Pub.

**LEASE NOTES**

End-cap unit. Can be combined with Suite 28. Next to California Sun & AT&T.



## RETAIL - FOR SALE

### PROPERTY INFORMATION

### AVAILABLE INFORMATION

### CONTACT / COMMENTS

1



1016182829 - N



**Plaza Del Sol**  
**130 Shadow Ln**  
**Fernley, NV 89408**

Property Type: Retail  
Property Subtype: Strip Retail  
Property SF: 24,871  
Lot Size: 2.39 Acres  
Construction Status: Existing  
Year Built: 2007  
Floors: 1  
Available Date: Immediate  
Occupied?: Yes  
Zoning: C2  
Territory: RNO-Fernley  
APN: 021-132-71, 021-132-70, 021-132-72

**FOR SALE**

Available SF:  
Avail Subtype:  
Sale Price:  
Price PSF:  
Floor Num:

24,871  
Strip Retail  
\$2,000,000  
\$80.41  
1

**BROKERAGE:**

Colliers International  
[Ted Stoever](#)

775-823-4665

**SALE NOTES**

Excellent Value - Add opportunity in an emerging market.

2



1016179471 - Y



**USA Pkwy near Britain Way**  
**Mccarran, NV 89701**

Property Type: Land  
Property Subtype: Land  
Lot Size: 6.38 Acres  
Construction Status: Undeveloped  
Available Date: Immediate  
Occupied?: No  
Territory: RNO-Sparks  
APN: 005-041-26

**FOR SALE**

Available SF:  
Avail Subtype:

277,913  
Retail

**BROKERAGE:**

Colliers International  
[Ted Stoever](#)

775-823-4665

**PROPERTY DESCRIPTION**

Hotel/retail site at the entrance to Tahoe Reno Industrial Center. Flexible sizing and configuration. Exclusive Hotel & Retail Development Opportunity.

PROPERTY INFORMATION

AVAILABLE INFORMATION

CONTACT / COMMENTS

3

**5060 Meadowood Mall Cir  
Reno, NV 89511**



-16026339 - N



Property Type: Office  
 Property Subtype: Retail  
 Property SF: 9,712  
 Lot Size: 0.75 Acre  
 Construction Status: Existing  
 Year Built: 1983  
 Class: B  
 Available Date: Immediate  
 Occupied?: No  
 Zoning: AC  
 Territory: RNO-O-Meadowood  
 APN: 025-372-34

**FOR SALE**

Available SF:  
 Avail Subtype:  
 Sale Price:  
 Price PSF:

9,712  
 Retail  
 \$1,200,000  
 \$123.56

**BROKERAGE:**

[Colliers International](#)  
[Melissa Molyneaux, SIOR,CCIM](#)  
[Roxanne Stevenson](#)  
[Rick Casazza](#)  
[Tim Ruffin, SIOR](#)

775-823-4674  
 775-823-4661  
 775-823-4666  
 775-823-4670

**PROPERTY DESCRIPTION**

Ideal for Medical, Dental, Salon and Related Uses. Located on McCarran Blvd. (Reno's ring road) in close proximity to the new I-580 on/off ramps. Situated in the commercial hub of Northern Nevada and adjacent to the area's only regional mall, Meadowood Mall.

**SALE NOTES**

Medical Spa Suite is 7,712 square feet. The floor plan includes waiting area and reception, multiple office/exam/treatment rooms, juice bar/kitchen, separate men and women's locker rooms with shower, large open area currently used as a salon and separate 2,000 square foot unit built out as general office that can be combined or leased out separately.

Building has numerous sinks in treatment rooms and in open floor area. Excellent building signage and visibility from S. McCarran and Meadowood Mall Circle.

4

**339 S Wells Ave  
Reno, NV 89502**



1016166623 - N



Property Type: Retail  
 Property Subtype: Retail  
 Property SF: 7,350  
 Lot Size: 0.25 Acre  
 Construction Status: Existing  
 Year Built: 1961  
 Floors: 1  
 Available Date: Immediate  
 Occupied?: No  
 Zoning: MUDR  
 Territory: RNO-R-Park Lane  
 APN: 013-013-08

**FOR SALE**

Available SF:  
 Avail Subtype:  
 Sale Price:  
 Price PSF:

7,350  
 Retail  
 \$750,000  
 \$102.04

**BROKERAGE:**

[Colliers International](#)  
[Rick Casazza](#)  
[Roxanne Stevenson](#)

775-823-4666  
 775-823-4661

**PROPERTY DESCRIPTION**

Located at the intersection of South Wells and Ryland Ave. Within one mile of Renown and Saint Mary's Regional Medical Center. Densley populated with 20,000 residences and 25,000 employees within a 1 mile radius. Combined traffic count at Wells and Ryland is 29,500 cars per day. Great Visibility.



## RETAIL - FOR SALE PENDING

### PROPERTY INFORMATION      AVAILABLE INFORMATION      CONTACT / COMMENTS

**1**

**1201 Stardust St  
Reno, NV 89503**

**FOR SALE PENDING**

Available SF: 31,792      **BROKERAGE:** Colliers International

Avail Subtype: Freestanding      Rick Casazza      775-823-4666

Sale Price: \$1,850,000      Roxanne Stevenson      775-823-4661

Price PSF: \$58.19

Floor Num: 1

Property Type: Retail

Property Subtype: Freestanding

Property SF: 31,792

Lot Size: 1.93 Acres

Construction Status: Existing

Year Built: 1963

Floors: 1

Available Date: Immediate

Occupied?: No

Zoning: CC

Territory: RNO-R-Northwest Reno

APN: 006-166-04



1016178864 - Y




**2**

**13971 S Virginia St  
Reno, NV 89511**

**FOR SALE PENDING**

Available SF: 6,992      **BROKERAGE:** Colliers International

Avail Subtype: Freestanding      Rick Casazza      775-823-4666

Sale Price: \$1,600,000      Roxanne Stevenson      775-823-4661

Price PSF: \$228.83

**PROPERTY DESCRIPTION**

Freestanding Restaurant Building. Fully Improved, All F F & E included.

Ideally located where where U.S. Highway 395/I-580, State Highway 431 (Mt. Rose Highway) and South Virginia Street converge, The Summit is uniquely placed to serve the Reno-Sparks, Carson City and affluent Lake Tahoe markets. Residents and visitors alike pass The Summit on Mount Rose Highway when traveling to or from the Reno airport or downtown to the Lake Tahoe and Carson City areas. A combined 120,000 vehicles per day travel past The Summit along Highway 580 and South Virginia Street. Additionally, the I-580 Carson-Reno Expressway is now open and The Summit constitutes the first stop along the route.

Property Type: Retail

Property Subtype: Freestanding

Property SF: 6,992

Lot Size: 0.37 Acre

Construction Status: Existing

Year Built: 2006

Floors: 1


Available Date: Immediate

Occupied?: No

Zoning: MURR

Territory: RNO-R-South Reno

APN: 142-332-05



1016167329 - Y

