









**PROFESSIONAL OFFICE SPACE FOR LEASE**

**December 2018**

| Photograph   | Status   | Address   | Available Space               | Div. | Zoning | Lease Rate<br>(Full Service/<br>Modified<br>Gross/Triple<br>Net) | Comments  | Loopnet &<br>Costar<br>Property<br>ID<br>Numbers |
|--|--|---|-------------------------------|------|--------|--|---|--|
|    | <b>READY FOR<br/>YOUR TI'S</b>                   | <u>5301 Kietzke Lane<br/>Reno, Nevada</u>           | Up To<br>10,000± SF           |      | PUD    | Negotiable   | Premier Class A two story office from the second floor of the future Charles Schwab Brokerage location in Reno. Built to suit Class A improvements. Construction underway 1st Quarter 2018. | 11418119   |
|   |  | <u>611 Kuenzli Street<br/>Reno, Nevada</u>          | 4,600± SF                     | No   | MUDR   | \$3,500/<br>Month<br>Modified<br>Gross                           | Ground Floor space in the downtown submarket. Open Layout for showroom/flex uses.   | 13900343   |
|  | <b>NEW<br/>2,590± SF<br/>UNIT<br/>AVAILABLE!</b> | <u>9855 Double R Blvd.<br/>Reno, Nevada</u>         | 1,102± SF<br>&<br>2,590± SF   | No   | PD     | \$1.75-\$1.85/<br>SF/Month<br>MG                                 | Built Out—Ready for immediate occupancy. CAT5 Wiring with access to High Speed Data Lines. Utilities Included, No CAM— Tenant Pays Janitorial. 24 Hour Keypad Access                        | 19784884   |
|  |  | <u>2195 South Virginia Street,<br/>Reno, Nevada</u> | 3,400± SF<br>to<br>12,500± SF | Yes  | MUSV   | Negotiable   | 2-Story Office Building. Suites with Build to Suit Finishes. Ample Surface Parking. Foot of Midtown! Also for Sale.   | 19606073   |

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|    |                   | <u>1130-1190 Selmi Drive</u><br><u>Reno, Nevada</u>  | 1,249± SF<br>to<br>11,445± SF | Yes  | NC     | Negotiable   | Great North Reno location with multiple sized office suites available for lease. Currently in Shell Condition, ready to be built out to your specifications. Also For Sale.       | 20426824                                      |
|   | <b>LEASED</b>     | <b><u>Sparks Florist Building</u></b><br><u>1001 Pyramid Way</u><br><u>Sparks, Nevada</u>                          | -                             | -    | -      | -  | -   | -   |
|  | <b>SUBLEASED!</b> | <u>10789 Double R Blvd.</u><br><u>Suite 102</u><br><u>Reno, Nevada</u>   | -                             | -    | -      | -  | -   | -   |
|  |                   | <b><u>Vista Village</u></b><br><u>4830 Vista Blvd.</u><br><u>Suites 102-104 &amp; 108</u><br><u>Sparks, Nevada</u> | 1,500± SF<br>to<br>6,800± SF  | Yes  | C2     | From<br>\$1.25/SF/<br>Month<br>NNN                               | Suites 102-104 is 6,800± SF of shell space divisible to 1,500±SF. Suite 108 is a 1,885±SF former Martial Arts Studio. TI Allowance available with multi-year lease for Suite 108. | 17650066                                      |




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|---|-------------------|--|-----------------------------|------|--------|--|---|---|
|   | <b>2 UNITS</b>    | <u>237-239 South Sierra St</u><br><u>Reno, Nevada</u>  | 720± SF<br>to 1,459± SF     | No   | MUDR   | \$1,300/Month<br>MG<br>per Unit                                  | Downtown Reno Office/Retail Space Available for Lease. 600± SF basement included at no additional cost. Sierra Street frontage.                                     | 12632103                                      |
|   | <b>YARD SPACE</b> | <u>775 East Glendale Avenue</u><br><u>Sparks, Nevada</u>   | Up To<br>8,576± SF          | Yes  | I      | \$0.75/SF/<br>Month<br>+ Janitorial                              | 2-Story Office space<br>Fenced Parking/Yard<br>All utilities Included.  | 18892836                                      |
|  |                   | <b>Vista Village</b><br><u>4840 Vista Blvd.</u><br><u>Suite 104 &amp; 108</u><br><u>Sparks, Nevada</u> | 1,785± SF<br>&<br>2,330± SF | No   | C2     | \$1.25/SF/<br>Month<br>NNN                                       | Suites 104 - Open Space/Showroom with 1 bathroom & 1 sink in the back. Suite 108 is built out with 7 Offices, Conference, Break and Copy Room. Signage Opportunity! | 19021641                                      |




**INDUSTRIAL SPACE FOR LEASE**

**December 2018**

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|--|------------------|--|----------------------------|------|--------|--|---|--------------------------------------|
|    | <b>SUBLEASED</b> | <u>8670 Technology Way</u><br><u>Reno, Nevada</u>  | -                          | -    | -      | -  | -   | -                                    |
|   |                  | <u>80-84 Coney Island</u><br><u>Sparks, Nevada</u> | 5,000± SF to<br>15,000± SF | Yes  | I      | \$.65/SF/NNN   | 15,000 SF total with 3 Dock Doors and 1 Grade Door. Approximately 3,600 SF of Office. Also Available for Sale | 12945085                             |
|  |                  | <u>611 Kuenzli Street</u><br><u>Reno, Nevada</u>   | 4,600± SF                  | No   | MUDR   | \$3,500/Month<br>Modified<br>Gross                   | Ground Floor space in the downtown submarket. Open Layout for showroom/flex uses.                             | 13900343                             |





**RETAIL-COMMERCIAL SPACE FOR LEASE**

**December 2018**

| Photograph  | Status                                 | Address   | Available Space             | Div. | Zoning | Lease Rate<br>(Full Service/<br>Modified Gross/<br>Triple Net) | Comments  | Loopnet &<br>Costar<br>Property ID<br>Numbers |
|---|--|---|-----------------------------|------|--------|--|---|---|
|   | <b>NEW PAD<br/>SITES<br/>AVAILABLE</b> | <b>Sierra Marketplace</b><br>3650 S. Virginia St.<br>Reno, Nevada                           | 800± SF<br>to<br>69,212± SF | Yes  | MUCC   | Negotiable<br>Modified Gross<br>Lease                          | Central Reno Retail Center.<br>Prime Visibility with Average Daily<br>Traffic Counts over 42,000.<br>Anchor & Jr. Anchor Units available.                                       | 19441146                                      |
|   |  | <b>Fernley Village<br/>Marketplace</b><br>1330—1480 Highway<br>95A North<br>Fernley, Nevada | 600± SF<br>to<br>2,714± SF  | Yes  | C2     | Aggressive<br>Negotiable<br>Rates                              | Premier Shopping Center Anchored<br>by Raleys.<br>Multiple Layouts & Configurations<br>with Tenant Improvements<br>Available.   | 18537073                                      |
|  | <b>ONLY ONE<br/>SPACE<br/>LEFT!</b>    | <b>Vista Village</b><br>4840 Vista Blvd.<br>Suite 104 & 108<br>Sparks, Nevada               | 1,785± SF<br>&<br>2,330± SF | No   | C2     | \$1.25/SF/Month<br>NNN   | Suites 104 - Open Space/Showroom<br>with 1 bathroom & 1 sink in the back.<br>Suite 108 is built out with 7 Offices,<br>Conference, Break and Copy Room.<br>Signage Opportunity! | 19021641                                      |

## RETAIL-COMMERCIAL SPACE FOR LEASE

December 2018

| Photograph   | Status         | Address  | Available Space              | Div | Zoning | Lease Rate<br>(Full Service/<br>Modified<br>Gross/Triple<br>Net) | Comments   | Loopnet &<br>Costar<br>Property ID<br>Numbers |
|--|----------------|--|------------------------------|-----|--------|--|--|---|
|    | <b>2 UNITS</b> | <u>237-239 South Sierra St<br/>Reno, Nevada</u>                              | 720± SF<br>to 1,459±<br>SF   | No  | MUDR   | \$1,300/Month<br>MG<br>per Unit                                  | Downtown Reno Office/Retail Space<br>Available for Lease. 600± SF<br>basement included at no additional<br>cost. Sierra Street frontage.   | 12632103                                      |
|    |                | <b>Vista Village</b><br><u>4830 Vista Blvd.<br/>Sparks, Nevada</u>           | 1,500± SF<br>to<br>6,800± SF | Yes | C2     | From<br>\$1.25/SF/<br>Month<br>NNN                               | Suites 104 & 106 are<br>Shell Space Divisible to 1,500±/SF.<br>Suite 108 is 1,885±SF former<br>Martial Arts Studio. TI Allowance<br>available with multi-year lease for<br>Suite 108. Signage Opportunity. | 17650066                                      |
|   |                | <u>611 Kuenzli Street<br/>Reno, Nevada</u>                                   | 4,600± SF                    | No  | MUDR   | \$3,500/Month<br>Modified<br>Gross                               | Ground Floor space in the downtown<br>submarket. Open Layout for<br>showroom/flex uses.  | 13900343                                      |
|  | <b>LEASED</b>  | <b>Sparks Florist Building</b><br><u>1001 Pyramid Way<br/>Sparks, Nevada</u> | -                            | -   | -      | -  | -  | -   |



**LAND FOR LEASE**

**December 2018**

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|--|--------------------------------------|---|---------------------------------------|--------|--|---|---|
|  | <b>RETAIL<br/>PADS<br/>AVAILABLE</b> | <u>Sierra Marketplace</u><br><u>3650 S. Virginia St.</u><br><u>Reno, Nevada</u> | Land<br>5,000± SF<br>and<br>6,000± SF | MUCC   | Negotiable<br>Modified<br>Gross Lease                            | Central Reno Retail Center.<br>Prime Visibility with Average Daily<br>Traffic Counts over 42,000.<br>Anchor & Jr. Anchor Units available. | 19441146                                      |





**LAND FOR SALE**

**December 2018**

| Photograph   | Status                    | Address   | Square Footage                                       | Zoning | Price  | Comments   | Loopnet &<br>Costar<br>Property ID<br>Numbers |
|--|---------------------------|---|--|--------|--------|--|---|
|  | <b>BACK ON<br/>MARKET</b> | North Virginia &<br>Security Circle<br>Reno, Nevada                         | Land<br>4.662± Acres<br>Divisible to<br>1.061± Acres | MUNV   | \$6/SF | 4 prime lots with prominent exposure<br>on North Virginia. Owner may consider<br>selling individual parcels from 1.061<br>Acres. | 14507961                                      |
|  | <b>SOLD</b>               | <u>2900 Waltham Way</u><br><u>APN 004-092-18</u><br><u>McCarran, Nevada</u> | Land<br>5.88± Acres                                  | -      | -      | -  | -   |

**LAND FOR SALE**




**December 2018**

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|---|----------------|---|---------------------------|--------|--|---|--------------------------------------|
|    | <b>PENDING</b> | <u>Goldstrike at Double Diamond</u><br><u>Double Diamond Parkway</u><br><u>Reno, Nevada</u> | Land<br>2.5± Acres        | PUD    | \$1,550,000                                | Vacant land for sale. Building plans included in the sale for Industrial Flex Units: 5,000± SF to 45,000± SF.                           | 8490069                              |
|    |                | <u>TRIC Land</u><br><u>150 Ireland Drive</u><br><u>Sparks, Nevada</u>                       | Land<br>4.00± Acres       | I-2    | \$699,000                                  | Prime location near the intersection of Ireland Drive and Waltham Way. Parcel is located across from the Tire Rack Distribution Center. | 20268596                             |
|   |                | <u>2850 Sorensen Way</u><br><u>Sparks, Nevada</u>   | Land<br>2.16± Acres       | C2     | \$1,400,000                                | Highly Visible Property. Adjacent to Smith's & Ace Hardware. Across from Reed High School. Excellent Re-Development Opportunity.        | 20134014                             |
|  |                | <u>U.S. 395 @ Muller Parkway</u><br><u>Gardnerville, Nevada</u>                             | 19 to<br>154.09±<br>Acres | GC     | \$2.00/SF to<br>\$7.00/SF<br>with frontage | 3 Lots Totaling 154.09± Acres   | 18902109                             |






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|---|--------|---|---------------------|--------|-----------|---|--------------------------------------|
|   |        | <u>2061 East 4th Street</u><br><u>Reno, Nevada</u>          | Land<br>49,068± SF  | MUE4   | \$499,000 | Perfect opportunity for Condo, Town Home, or Multi Family. All utilities presently in the street, Immediate access to Downtown Reno and Interstate 80.          | 19154541                             |
|   |        | <u>4430 S. Highway 95A</u><br><u>Silver Springs, Nevada</u> | Land<br>0.78± Acres | C1     | \$299,000 | Corner lot with commercial zoning (C1) allowing for retail. Level topography. 3 Miles from USA Parkway. Main thoroughfare between Fernley and Yerington.        | 9671383                              |
|  |        | <u>855 Harrigan Road</u><br><u>Fallon, Nevada</u>           | Land<br>3.78± Acres | RC     | \$499,000 | Multi Family Land for Development. Ideal for Investment & Future Development. Located between downtown & the Naval Air Station in the Southeast section of town | 11328286                             |




**OFFICE BUILDINGS FOR SALE**

**December 2018**

| Photograph   | Status                  | Address  | Square Footage                  | Zoning | Price       | Comments  | Loopnet & Costar Property ID Numbers |
|--|-------------------------|--|---------------------------------|--------|-------------|---|--------------------------------------|
|    | <b>SOLD</b>             | <u>500 Damonte Ranch Pkwy Suite 852 Reno, Nevada</u> | 3,171± SF                       | MU     | -           | -   | -                                    |
|    | <b>CENTRAL LOCATION</b> | <u>2195 South Virginia Street Reno, Nevada</u>       | 25,517± SF on 1.687± Acres Land | MUSV   | \$4,750,000 | Vacant 2nd Floor Building Signage Available Ample Surface Parking Elevator Served Across from Former Park Lane Mall | 19788444                             |
|  | <b>NEW SALE LISTING</b> | <u>4830 Vista Blvd. Sparks, Nevada</u>               | 12,734± SF on .328± Acres Land  | C2     | \$2,224,000 | Owner Occupancy Opportunity with Units 106 & 110 Leased. Large space is ready for TI's.                             | 14170133                             |

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|---|--------------|---|---|--------|-------------|---|--------------------------------------|
|   | <b>SOLD!</b> | <u>1100 &amp; 1200 Freeport Blvd</u><br><u>Sparks, Nevada</u> | -   | -      | -           | -   | -                                    |
|   | <b>SOLD!</b> | <u>1300 Freeport Blvd.</u><br><u>Sparks, Nevada</u>           | -   | -      | -           | -   | -                                    |
|  |              | <u>84 Coney Island Drive</u><br><u>Sparks, Nevada</u>         | 20,000± SF Building<br>On<br>1.11± Acres Land | I      | \$2,350,000 | 20,000 SF Building with one tenant occupying 5k SF. Each 5k Unit has a dock door and grade doors are located at the ends of the building. | 14206982                             |