







PROFESSIONAL OFFICE SPACE FOR LEASE

December 2019

Photograph	Status	Address	Available Space	Div.	Zoning	Lease Rate (Full Service/ Modified Gross/Triple Net)	Comments	Loopnet & Costar Property ID Numbers
	READY FOR YOUR TI'S	<u>5301 Kietzke Lane</u> <u>Reno, Nevada</u>	Up To 10,000± SF		PUD	Negotiable	Premier Class A two story office from the second floor of the future Charles Schwab Brokerage location in Reno. Build to suit Class A improvements. Construction underway 1st Quarter 2018.	11418119
		<u>1130-1190 Selmi Drive</u> <u>Reno, Nevada</u>	1,249± SF to 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
	2,630± SF UNIT AVAILABLE!	<u>9855 Double R Blvd.</u> <u>Reno, Nevada</u>	2,630± SF	No	PD	\$1.85/SF/ Month 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
	SOLD	<u>2195 South Virginia Street,</u> <u>Reno, Nevada</u>	-	-	-	-	-	-




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	ONE SUITE REMAINS	Vista Village 4840 Vista Blvd. Suite 104 Sparks, Nevada	1,785± SF	No	C2	\$1.25/SF/ Month NNN	Suite 104 - Open Space/Showroom with 1 bathroom & 1 sink in the back. Signage Opportunity!	19021641
		Vista Village 4830 Vista Blvd. Suites 102-104 & 108 Sparks, Nevada	1,500± SF to 6,800± SF	Yes	C2	From \$1.25/SF/ Month 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




INDUSTRIAL SPACE FOR LEASE

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	NEW SUBLEASE	<u>12755 Moya Blvd.</u> <u>Reno, Nevada</u>	70,070± SF	No	I	\$.40/SF NNN	Sublease through 2-29-20. Freestanding Warehouse. Approximately 2,000± SF Office. EFSR Sprinklers, 800 Amps 277/480V 3 Phase Power. 12 Dock Doors.	15814419
	SUBLEASED	<u>1823 Deming Way</u> <u>Sparks, Nevada</u>	-	-	-	-	-	-
	SUBLEASED	<u>4587 Longley Lane</u> <u>Unit 1</u> <u>Reno, Nevada</u>	-	-	-	-	-	-





RETAIL-COMMERCIAL SPACE FOR LEASE

December 2019

Photograph	Status	Address	Available Space	Div.	Zoning	Lease Rate (Full Service/ Modified Gross/ Triple Net)	Comments	Loopnet & Costar Property ID Numbers
		Fernley Village Marketplace 1330—1480 Highway 95A North Fernley, Nevada	600± SF to 2,714± SF	Yes	C2	Aggressive Negotiable Rates	Premier Shopping Center Anchored by Raleys. Multiple Layouts & Configurations with Tenant Improvements Available.	18537073
	ONLY ONE SPACE LEFT!	Vista Village 4840 Vista Blvd. Suite 104 Sparks, Nevada	1,785± SF	No	C2	\$1.25/SF/Month NNN	Suites 104 - Open Space/Showroom with 1 bathroom & 1 sink in the back. Signage Opportunity!	19021641
		Vista Village 4830 Vista Blvd. Sparks, Nevada	1,500± SF to 6,800± SF	Yes	C2	From \$1.25/SF/Month NNN	Suites 104 & 106 are Shell Space Divisible to 1,500±/SF. Suite 108 is 1,885±SF former Martial Arts Studio. TI Allowance available with multi-year lease for Suite 108. Signage Opportunity.	17650066
	NEW	Hacienda Plaza 885 Sparks Blvd. Sparks, Nevada	1,200± SF	No	MUD	\$1.45/SF/NNN	Sparks Blvd. Signage - open layout and ready to occupy. Unit is adjacent to Papa Johns.	11999048




LAND FOR SALE

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		<u>Vista Commercial/ Retail/Office Pads</u> 4970-4984 Vista Boulevard	4,992± SF to 11,184± SF	C2	Negotiable	3 Fully Improved Pads. Owner will Build to Suit for Qualified Entities. Utilities are Stubbed. Parking and Landscaping are in Place.	11897579
		<u>Robb Drive & Sharlands Avenue</u> Reno, Nevada	Land 2.17± Acres	PUD	\$1,843,238	Prime Development Parcel located at the Intersection of Robb Drive and Sharlands Avenue in Northwest Reno.	16432485
		<u>APN 25-21-28 US Highway 95</u> Fallon, Nevada	Land 17.55± Acres	I	\$350,000	664' of frontage on Highway 95 with level topography. Only 7 miles from services.	-
		<u>2061 East 4th Street</u> Reno, Nevada	Land 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



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		<u>Goldstrike at Double Diamond</u> <u>Double Diamond Parkway</u> <u>Reno, Nevada</u>	Land 2.5± Acres	PUD	\$1,306,800	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> <u>150 Ireland Drive</u> <u>Sparks, Nevada</u>	Land 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> <u>Sparks, Nevada</u>	Land 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





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	NEW	<u>112 E Riversedge Drive</u> <u>Eagle, Idaho</u>	Land 1.512± Acres	MUE4	\$850,000	The only Commercial Zoned property in the Laguna Pointe subdivision. Permits up to 16k SF with two buildings.	-
	NEW	<u>11246 Highway 20-26</u> <u>Caldwell, Idaho</u>	Land 7.19± Acres	AG	\$550,000	Seller looking into rezone for Commercial/Multifamily. Sewer and utilities are being put to the property.	-
	NEW	<u>22457 Middleton Road</u> <u>Middleton, Idaho</u>	Land 15.19± Acres	MU	\$1,450,000	Riverfront development opportunity with Mixed Use Zoning. Located south of the new Hayden Homes Middleton development.	-
		<u>4430 S. Highway 95A</u> <u>Silver Springs, Nevada</u>	Land 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>Harrigan Road</u> <u>Fallon, Nevada</u>	Land 17.41± Acres	C1 & RC	\$2,200,000	Large Fallon Development Opportunity with Income stream on RV Park and Single Family Residence.	16223991






OFFICE BUILDINGS FOR SALE

December 2019

Photograph	Status	Address	Square Footage	Zoning	Price	Comments	Loopnet & Costar Property ID Numbers
	MOTIVATED SELLER	<u>9550 Prototype Court</u> <u>Reno, Nevada</u>	7,336± SF on .169± Acres Land	PUD	\$1,944,040	Two Unit Office Building in South Reno with 4,307± SF unit leased to accounting firm and 3,030 ± SF month to month. High-end finishes!	16694121
	BRING OFFERS	<u>4830 Vista Blvd.</u> <u>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
	SOLD	<u>10651 Professional Circle</u> <u>Reno, Nevada</u>	-	-	-	-	-
	SOLD	<u>2195 South Virginia Street</u> <u>Reno, Nevada</u>	-	-	-	-	-



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	Downtown Reno Location	<u>670 East 6th Street/ 585 Eureka Avenue Reno, Nevada</u>	60,976± Building on 1.58± Acres	MUDR	\$4,500,000	Downtown Reno Warehouse with additional land parcel. Located in the Opportunity Zone. Multiple Grades and Docks.	15882613
	NEW	<u>11124 Bass Lane Middleton, Idaho</u>	9,320± SF Building on 1.10± Acres Land	M1	\$950,000	Industrial flex building with 1,240+/- Office. 3 Grade Doors. Fenced Yard in back.	-
		<u>21913 Cobalt Avenue Middleton, Idaho</u>	8,749± SF Building on 1.46± Acres Land	M-1 LI	\$1,225,000	Industrial Flex Building currently under construction on 1.46± acre parcel. 5 Grade level doors with drive-drive through capability.	16310620
		<u>775 East Glendale Avenue Sparks, Nevada</u>	45,738± SF Building On 1.46± Acres Land	I	\$4,500,000	Investment Opportunity for Industrial Manufacturing Space with 2 Paint Booths, 2 Overhead Cranes and Ample Yard Space. \$204,000 NOI.	17041524
		<u>55 Freeport Blvd. Sparks, Nevada</u>	45,738± SF Building on 1.46± Acres Land	I	\$2,500,000	Value-Add 9 Tenant Flex property with below market leases. Long term tenants in place.	-

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	NEW	<u>260 Logan Lane</u> <u>Fernley, Nevada</u>	63,500± SF Building on 5.47± Acres	M-1	\$4,700,000	I-80 Visible Industrial Facility with Yard Space. Expansion and additional buildings possible. Fully Fenced Facility. Ample power and infrastructure in place.	17733695
	NEW	<u>2999 Waltham Way</u> <u>McCarran, Nevada</u>	22,000± SF Building on 6.731± Acres	I-2	\$2,900,000	Storage Warehouse located in the Reno-Tahoe Industrial Center. Easy access to I-80. Turn-Key Manufacturing / Processing facility. Ample Excess Land.	-