







PROFESSIONAL OFFICE SPACE FOR LEASE

February 2018




| Photograph | Status | Address | Available Space | Div. | Zoning | Lease Rate (Full Service/ Modified Gross/Triple Net) | Comments | Loopnet & Costar Property ID Numbers |
|--|--------------------|--|-------------------------------|------|--------|--|---|---|
|  | NEW LISTING | 5301 Kietzke Lane Reno, Nevada | 10,000± SF | | PUD | \$2.75/SF/ Month NNN | 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 |
|  | | 1130-1190 Selmi Drive Reno, Nevada | 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 |
|  | | 2195 South Virginia Street, Reno, Nevada | 3,400± SF to 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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|  | UNDER CONTRACT | 5470 Reno Corporate Drive Reno, Nevada | Up to 13,532± SF | Yes | IC | From \$1.45/SF/ Month MG | 2-Story Office Building with 22 Downstairs Offices, 6 Upstairs Offices, Reception Area, 2 Breakrooms, Conference Room & Multiple open Work Areas. Also Available For Sale. | 19441938 |
|  | GROUND FLOOR SPACE | 9855 Double R Blvd. Reno, Nevada | 831± SF & 1,102± SF | No | PD | \$1.75/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 |
|  | | Sparks Florist Building 1001 Pyramid Way Sparks, Nevada | 822± SF to 1,095± SF | No | MUD | Starting at \$0.75/SF/ Month | Office/Retail Space located above Sparks Florist @ intersection of Pyramid Way & Oddie Blvd. Electronic Signage Opportunity. Recently Remodeled. | 19816880 |

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|  | YARD SPACE | 775 East Glendale Avenue Sparks, Nevada | Up To 8,576± SF | Yes | I | \$0.75/SF/ Month + Janitorial | 2-Story Office space Fenced Parking/Yard All utilities Included. | 18892836 |
|  | 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. High End Finishes throughout. TI Allowance available with multi-year lease. 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. Signage Opportunity. | 17650066 |





INDUSTRIAL SPACE FOR LEASE

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|--|--------------------|---|----------------------|------|--------|--|--|---|
|  | NEW LISTING | 1355 N McCarran Blvd Reno, Nevada | 6,800 - 9,600± SF | Yes | I | \$1.00/SF/ Month NNN | Industrial/Retail Property available for lease with paved front yard area. 859 SF of Upstairs Office. New Mechanical, Plumbing and Roof Systems. Also For Sale. | |
|  | SUBLEASE | 8670 Technology Way Reno, Nevada | 8,000± SF | No | PUD | \$0.65/SF/ Month NNN | South Meadows Warehouse for Sublease - Available January 1, 2018. 500± SF office with additional warehouse office. Oversized drive through door and 2 docks with levelers. | 9661957 |
|  | LEASED | 4587 Longley Lane Reno, Nevada | 1,784± SF | - | - | - | - | - |
|  | LEASED | 8587 White Fir Street, Unit A-1 Reno, Nevada | 2,964± SF | - | - | - | - | - |




RETAIL-COMMERCIAL SPACE FOR LEASE

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|--|--|--|-----------------------------|------|--------|--|---|---|
|  | NEW PAD SITES AVAILABLE | Sierra Marketplace 3650 S. Virginia St. Reno, Nevada | 800± SF to 69,212± SF | Yes | MUCC | Negotiable Modified Gross Lease | Central Reno Retail Center. Prime Visibility with Average Daily Traffic Counts over 42,000. Anchor & Jr. Anchor Units available. | 19441146 |
|  | | 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 Scolari's Food & Drug. 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 | Open Space/Showroom. One Bathroom & One Sink Located in the Back. High End Finishes. T.I. allowance with multi year lease. Signage opportunity. | 19021641 |
|  | LEASED | 611 Kuenzli Street Reno, Nevada | 4,600± SF | - | - | - | - | - |


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|  | | 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 |
|  | ONLY ONE SPACE LEFT! | Hacienda Plaza Sparks Blvd & Prater Way Sparks, Nevada | 1,400± SF | No | TOD | Starting at \$1.35/SF/ Month NNN | Prominent Retail Location. Close to Businesses, City Offices & High Schools. Open Floor plan with back room and a restroom. Located next to Flowing Tide Pub. Motivated Landlord! | 19117349 |
|  | MUST SEE INSIDE! | Sparks Florist Building 1001 Pyramid Way Sparks, Nevada | 822± SF to 1,095± SF | No | MUD | Starting at \$0.75/SF/ Month | Office/Retail Space located above Sparks Florist @ intersection of Pyramid Way & Oddie Blvd. Electronic Signage Opportunity. | 19816880 |



LAND FOR LEASE

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

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|--|------------------------------|--|---------------------|--------|---------------------------|--|---|
|  | MOTIVATED SELLER! | 2900 Waltham Way APN 004-092-18 McCarran, Nevada | Land 5.88± Acres | I2 | \$449,000 or \$1.75/SF | Prime Lot in First Phase of Tahoe-Reno Industrial Center. | 19052918 |
|  | SOLD! | 2255 Los Altos Pkwy. APN 518-150-11 Sparks, Nevada | Land 7.72± Acres | - | - | - | - |

OFFICE BUILDINGS FOR SALE **February 2018**

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|--|-----------------------|---|--|--------|-------------|---|--|
|  | NEW LISTING | 1130-1190 Selmi Drive Reno, Nevada | 1,249- 11,445± SF | NC | Negotiable | Great North Reno location with multiple sized office suites available for sale or for lease. Currently in Shell Condition, ready to be built out to your specifications. | 20426980 20426974 20426961 20426938 |
|  | | 2195 South Virginia Street Reno, Nevada | 25,517± SF on 1.687± Acres Land | MUSV | \$4,250,000 | Vacant - Building Signage Available Ample Surface Parking Elevator Served Across from Former Park Lane Mall Parcels: 019-550-08 & 019-550-12 | 19788444 |
|  | UNDER CONTRACT | 5470 Reno Corporate Drive, Reno, Nevada | 13,532± SF | IC | \$2,100,000 | 2-Story Office Building with 22 Downstairs Offices, 6 Upstairs Offices, Reception Area, 2 Breakrooms, Conference Room & Multiple open Work Areas. Also Available For Lease. | 20051524 |
|  | SOLD! | 4960 Vista Blvd Sparks, Nevada | 5675± SF | - | - | - | - |




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|  | NEW LISTING | 1355 N McCarran Blvd. Reno, Nevada | 9,600± SF | I | \$1,900,000 | Industrial/Retail Property with paved front yard area. New Mechanical, Plumbing and Roof Systems. 3 Grade Doors that are 12'x14'. | 9575196 |
|  | PENDING | 1100 & 1200 Freeport Blvd Sparks, Nevada | 28,000± SF On 2.25± Acres | I | \$1,820,000 | Leased until April 30, 2018. Two 14,000± SF buildings on 2.25 Acres. Great Yard Space. | 20497549 |
|  | SOLD! | 8587 White Fir Street Reno, Nevada | 12,000± SF Plus 1,500± SF Mezzanine | - | - | - | - |
|  | SOLD! | 1005 Standard Way Reno, Nevada | 58,630± SF On 2.74± Acres | - | - | - | - |





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|  | LEASED INVESTMENT | 1300 Freeport Blvd. Sparks, Nevada | 30,500± SF Building On 1.13± Acres Land | I | \$1,850,000 | Current Tenant Lease Term Through January 31, 2020. Office/ Manufacturing Facility with Paint Booth, & Ample Power. Former Woodwork Facility & outside storage. | 17733218 |
|  | SOLD! | 8975 Double Diamond Pkwy #A11 Reno, Nevada | 5,381± SF | - | - | - | - |
|  | SOLD! | 1075 & 1150 Matley Lane Reno, Nevada | 51,400± SF | - | - | - | - |





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|  | | Vassar Street Reno, Nevada | 36,000± SF | CC | \$504,000 | Level, build ready parcels with frontage on Vassar Street. | 20264538 |
|  | | TRIC Land 150 Ireland Drive Sparks, Nevada | 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 |
|  | | 2850 Sorensen Way Sparks, Nevada | 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 |
|  | | U.S. 395 @ Muller Parkway Gardnerville, Nevada | 19 to 154.09± Acres | GC | \$2.00/SF to \$7.00/SF with frontage | 3 Lots Totaling 154.09± Acres | 18902109 |





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|  | | 2061 East 4th Street 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 |
|  | | 4430 S. Highway 95A Silver Springs, Nevada | 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 |
|  | | 855 Harrigan Road Fallon, Nevada | Land 3.78± Acres | RC | \$375,000 | Multi Family Land for Development. Ideal for Investment & Future Development. Located between downtown & the Naval Air Station in the Southeast section of town | 11328286 |
|  | SOLD | Pecetti Ranch 9300 Gateway Drive Reno, Nevada | 5.99± Acres | L2.5 | - | - | - |





MULTIFAMILY FOR SALE

February 2018

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|--|-----------------------|--|---------------------------|--------|-------------|---|--------------------------------------|
|  | | 1190-1206 E Front St. Fallon, Nevada | 8,418± SF | RC | \$849,000 | Two Fallon Four-Plex Apartment Units (8 total) that are well located between downtown Fallon and the Naval Air Station. Currently full occupancy with upside potential on streamlining expenses. | 7386648 |
|  | UNDER CONTRACT | Menlo Drive & Lompa Lane Carson City, Nevada | 47,466± SF 3.74± Acres | GC | \$6,360,000 | Four Parcel Portfolio consisting of two existing Multifamily Apartment Complexes totaling 64 units, 47,466 SF on 3.74 acres. Two GC zoned parcels are ready for building another Apartment Complex. | 11114631 |
|  | SOLD | 3912 Village Drive Carson City, Nevada | 2,256± SF | - | - | - | - |
|  | SOLD | 1301 Stardust Street Reno, Nevada | 31,110± SF | - | - | - | - |

INVESTMENT FOR SALE

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|--|--------------|--|--|--------|-------------|--|--------------------------------------|
|  | | 2401 East 5th Street Reno Nevada | 13,400± SF | MUE4 | \$3,200,000 | NNN Leased - Single Tenant Truck Terminal for sale. Leased to Central Freight Lines, Inc. a Texas Corp.—a logistics solutions company who has been operating for 92+years. | 20446454 |
|  | SOLD! | 8587 White Fir Street Reno, Nevada | 12,000± SF Plus 1,500± SF Mezzanine | - | - | - | - |
|  | SOLD! | 1005 Standard Street Reno, Nevada | 58,630± SF | - | - | - | - |
|  | SOLD! | 1075 Matley Lane 1150 Matley Lane Reno, Nevada | 51,400± SF on 4.36± Acres | - | - | - | |