

For Sale

California Ave. & Lander St.



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527 Lander St.
Reno, NV 89509

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Listing Snapshot



\$2,995,000
Sale Price



\$380 PSF
Price Per Square Foot



± 7,887 SF
Total Square Footage



± 6,783 SF
Office Square Footage

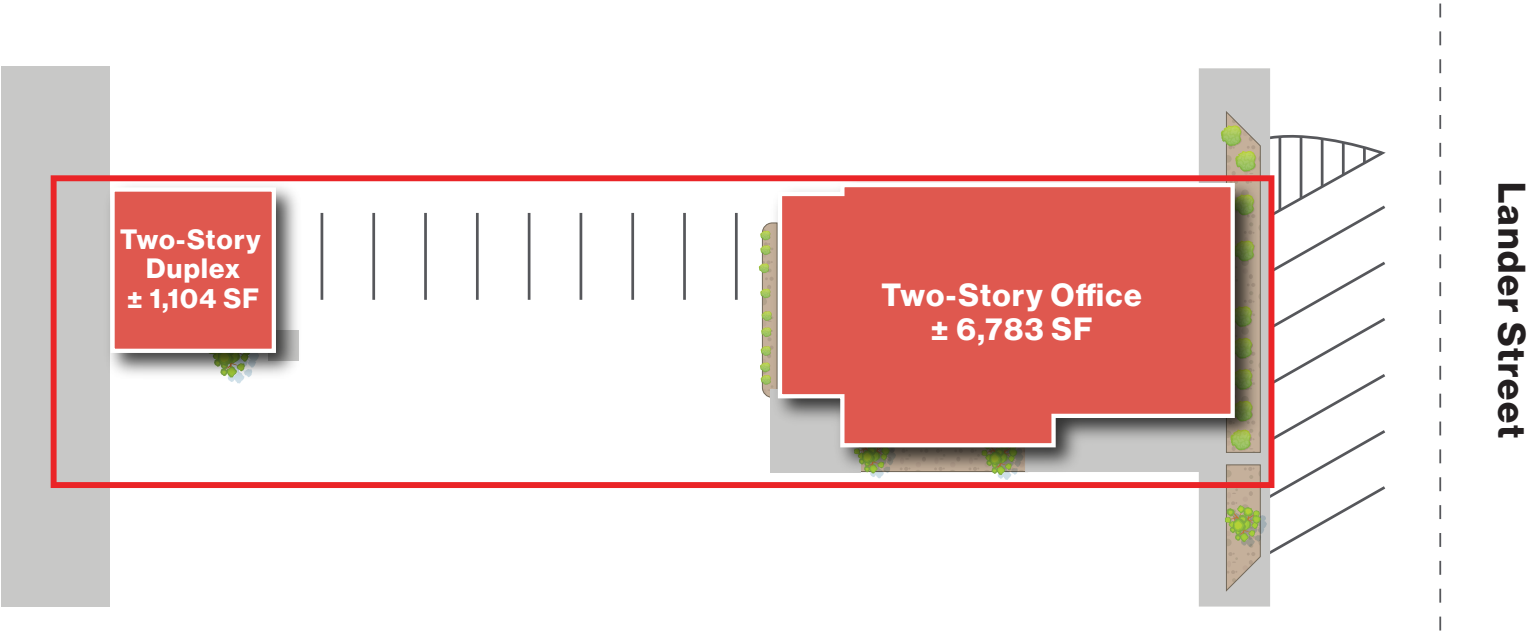


± 1,104 SF
Duplex Square Footage

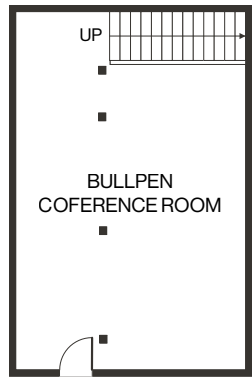
Property Highlights

- Two-story office building with a duplex on one (1) parcel
- Turn-key office, 100% move-in ready
- Modern design and finishes completed by Henriksen Butler
- Over \$1,000,000 in major renovations completed in 2017
- Close proximity to the prestigious California Ave.
- \$197K in income from rentals in building
- \$197K in annual rental income from tenants within the building
- Eight (8) on-site parking spaces
- Thirteen (13) private offices, two (2) conference rooms, three (3) bullpens, and a modern kitchen
- Four (4) private restrooms
- Open kitchen and small sitting rooms

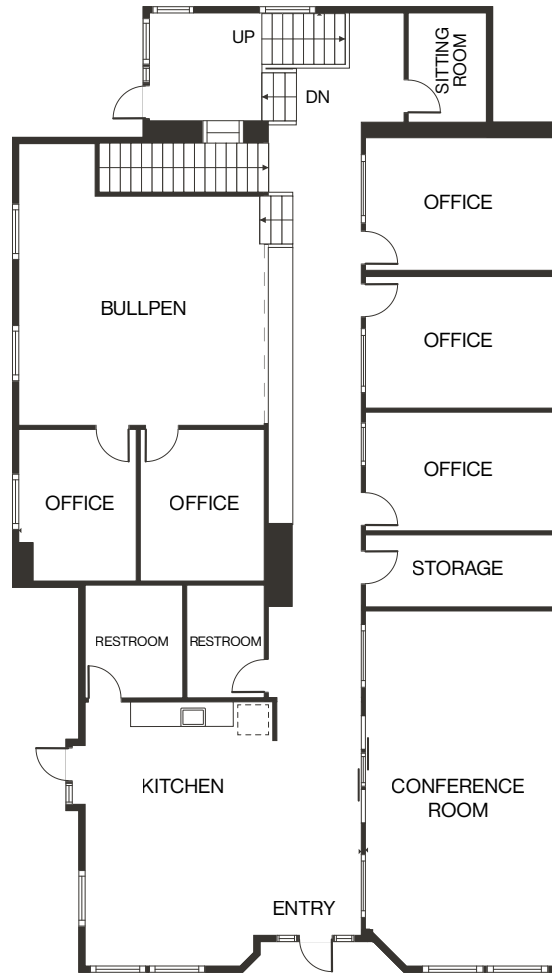




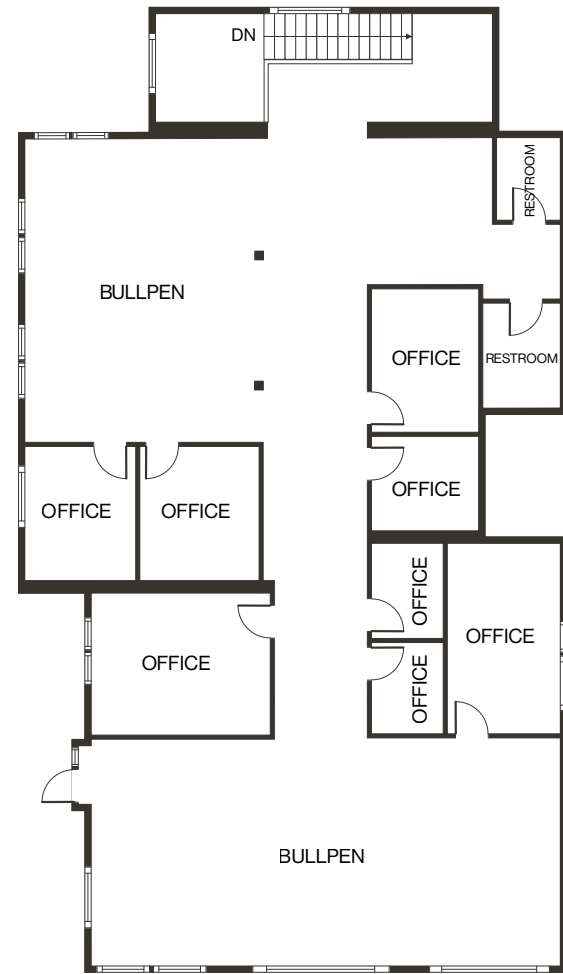
Floor Plans



Lower Level



First Floor

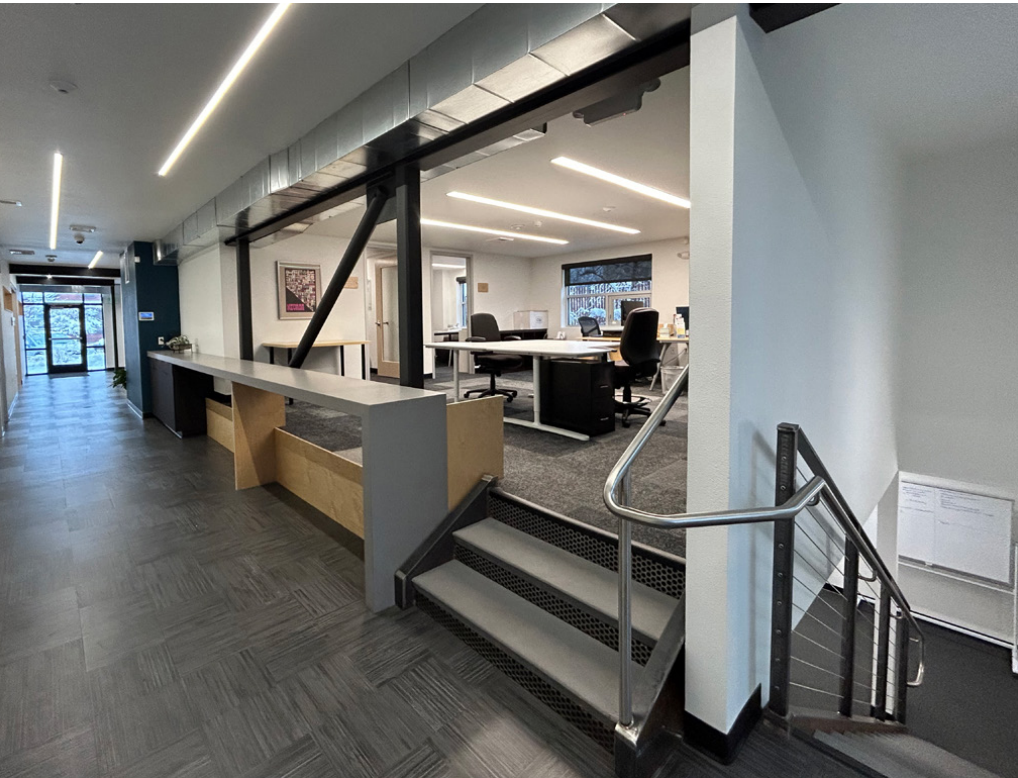


Second Floor

Exterior



Interior



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