

FOR SALE

Rare ±1,260 SF Owner-User Office Condo

2225 Green Vista Dr. | Suite 308
Sparks, Nevada



Immediate access to I-80 & US-395 · Minutes to
Downtown Reno · Adjacent to Wildcreek Golf Course

OFFERING SUMMARY

A ±1,260 SF end-unit office condominium located in Wildcreek Business Park in Sparks, NV, featuring abundant natural light and a flexible open layout suitable for a variety of professional uses. The suite offers ample parking within a well-maintained, single-story office setting. This is an excellent owner-user opportunity to establish long-term occupancy while building equity through ownership.

Owner is a Licensed Nevada Real Estate Agent.

Location: Sparks, Nevada

Sale Price: \$415,000

Building Size: 1,260 SF

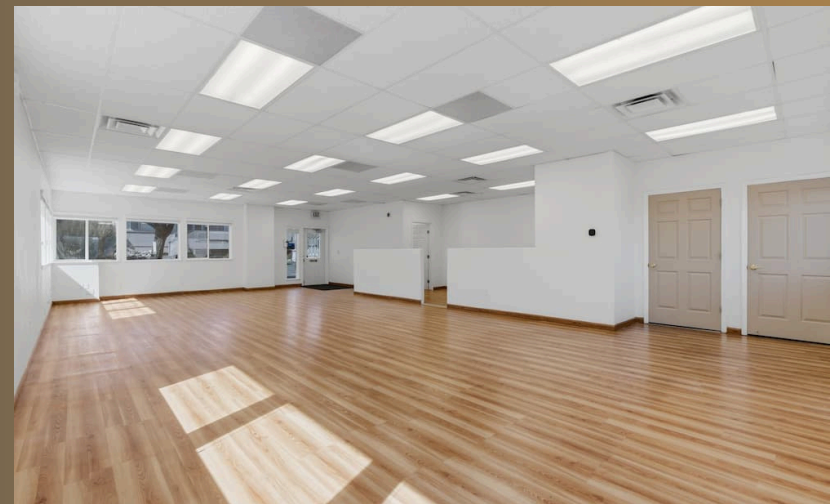
Price Per SF: \$329.36

Year Built: 1996

HOA: \$327.60 / Month

Taxes: \$1,972 Yearly

Zoning: PD – Planned Development



LESS THAN 1 MILE FROM:

- WinCo Foods
- Starbucks
- The Home Depot
- CVS Pharmacy
- Chevron

EASY ACCESS TO:

- I-80
- US-395
- McCarran Blvd

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kw
KELLERWILLIAMS®

RENO SPARKS
EXCLUSIVE



2225 Green Vista Dr.
Suite #308 (1,260 SF)
Available Now

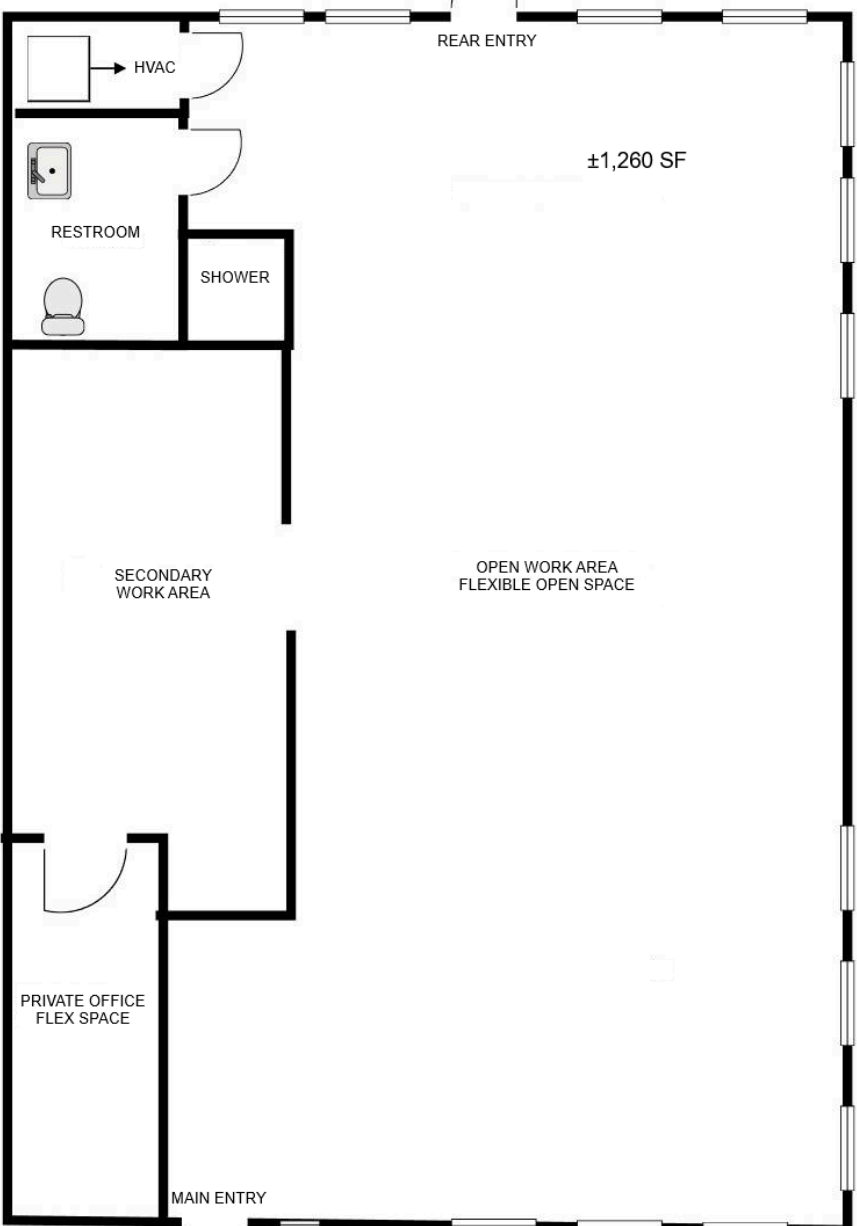
McCarran Blvd

El Rancho Dr

Green Vista Dr.

Sullivan Ln

FLOOR PLAN



LAYOUT HIGHLIGHTS:

- ±1,260 SF single-level office condominium
- Large open work area (ideal for team or call center setup)
- Private office for admin or management
- Secondary workspace for flexible use
- In-suite restroom with shower
- Dedicated HVAC system
- Multiple perimeter windows with strong natural light
- Efficient layout with minimal wasted space

IDEAL FOR:

- Insurance agency
- Call center / sales team
- Legal or professional office
- Medical / wellness use
- Startup or tech workspace

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Floorplan is approximate and for illustrative purposes only.