

## VINEYARDS PROFESSIONAL OFFICE/MEDICAL PARK



### PROPERTY OVERVIEW

- Proposed Sq. Ft.** 6,018 Square Feet
- Sales Rate** **Call for Pricing | \$125/Sq. Ft TI Allowance**
- Highlights**
- Owner/User/Investor Opportunity
  - Use entire building or divide into two units
  - Customize the space(s) to your exact needs!
  - Excellent Sparks location
  - Master plan controlled campus
  - Ideal for Medical or Office Users
  - Modern Infrastructure including drive isles, parking lots, site lighting, landscaping and utilities



Excellent opportunity to have your own customized office space that reflects your brand, enhances productivity, and meets your operational needs from day one. This 6,018 square foot build-to-suit office provides an opportunity to own and use the entire building OR split into two units – providing an upside with rental income. This great offering gives you the power to design an ideal workspace—whether it's a sleek modern headquarters, collaborative open-concept layout, or a high-end professional suite. The campus and location are perfect for medical, legal, tech, or professional service firms ready to elevate their presence and performance. Don't settle for someone else's vision when you can custom build your own!

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## LONGLEY PROFESSIONAL CAMPUS

### *Vineyards Professional Campus*



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