



Rare 1,260 SF Owner-User Office Condo

# FOR SALE

**2225** Green Vista Dr. | Suite 308

Sparks, Nevada 89431

Wildcreek Business Park

**Robert Campbell**

Owner / Agent

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S.0191406

**kw**  
KELLER WILLIAMS  
REAL ESTATE

**RENO SPARKS**  
EXCLUSIVE

# 2225 Green Vista Dr. | Suite 308

Sparks, Nevada 89431

Wildcreek Business Park



Wildcreek Golf Course

Sullivan Ln

McCarran Blvd

I-80 2.5 MILES  
US-395 1 MILE

SUITE 308  
FOR SALE

Green Vista Dr

Wildcreek Business Park

## Offering Summary

A ±1,260 SF end-unit office condominium in Wildcreek Business Park, Sparks, NV, offering abundant natural light and a flexible open layout ideal for a variety of professional uses. Convenient access to I-80, McCarran Blvd, and US-395, with ample parking in a professional single-story setting. An excellent owner-user opportunity to secure long-term occupancy and build equity through ownership.

**Location:** Sparks, Nevada

**Sale Price:** \$395,000

**Building Size:** 1,260 SF

**Price Per SF:** \$313.49

**Property Tax** \$1,972 / Year (Approx. \$164 / Month)

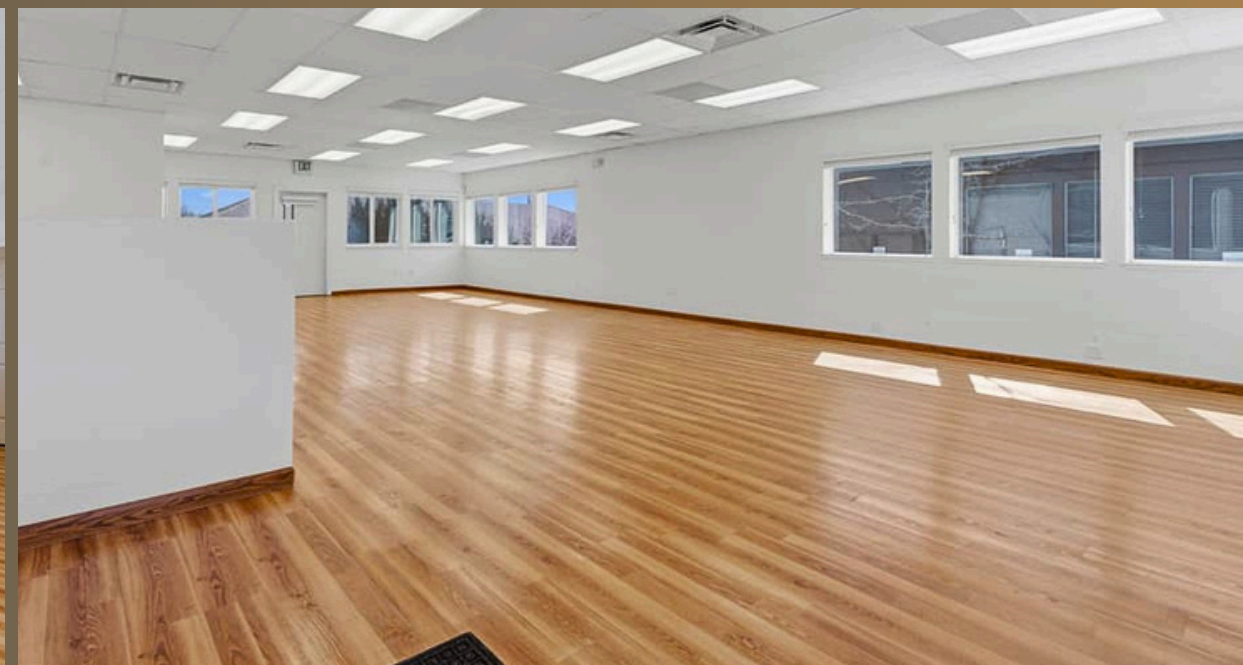
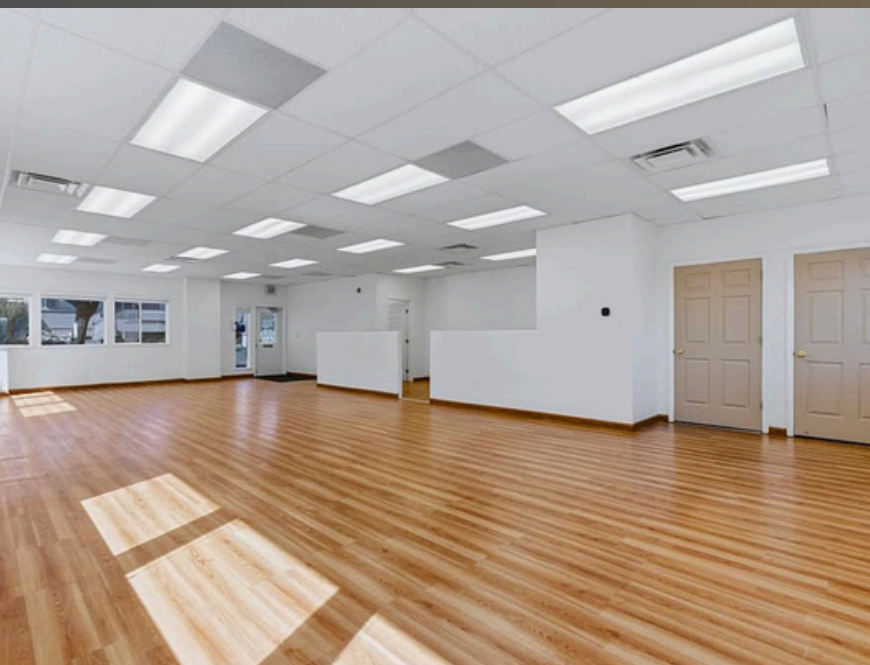
**Zoning:** PD – Planned Development

**Property Type:** Office Condominium

**Year Built:** 1996

**APN:** 026-591-20

**HOA Dues:** \$327.60 / Month



## Property Highlights

- End-unit with expansive windows that create a bright environment
- Flexible open layout adaptable to a variety of configurations
- Private restroom and utility area for operational convenience
- Kitchenette-ready with washer/dryer hookups in place
- Positioned within the established Wildcreek Business Park
- Adjacent to Wildcreek Golf Course with attractive surroundings
- Immediate connectivity to I-80, McCarran Blvd, and US-395
- Minutes to Downtown Reno and key business hubs
- Strong owner-user opportunity to build equity through ownership
- Owner is a Nevada Licensed Real Estate Salesman
- **Walk Score: 52 | Bike Score: 46**





McCarran Blvd

El Rancho Dr

SUITE 308  
FOR SALE

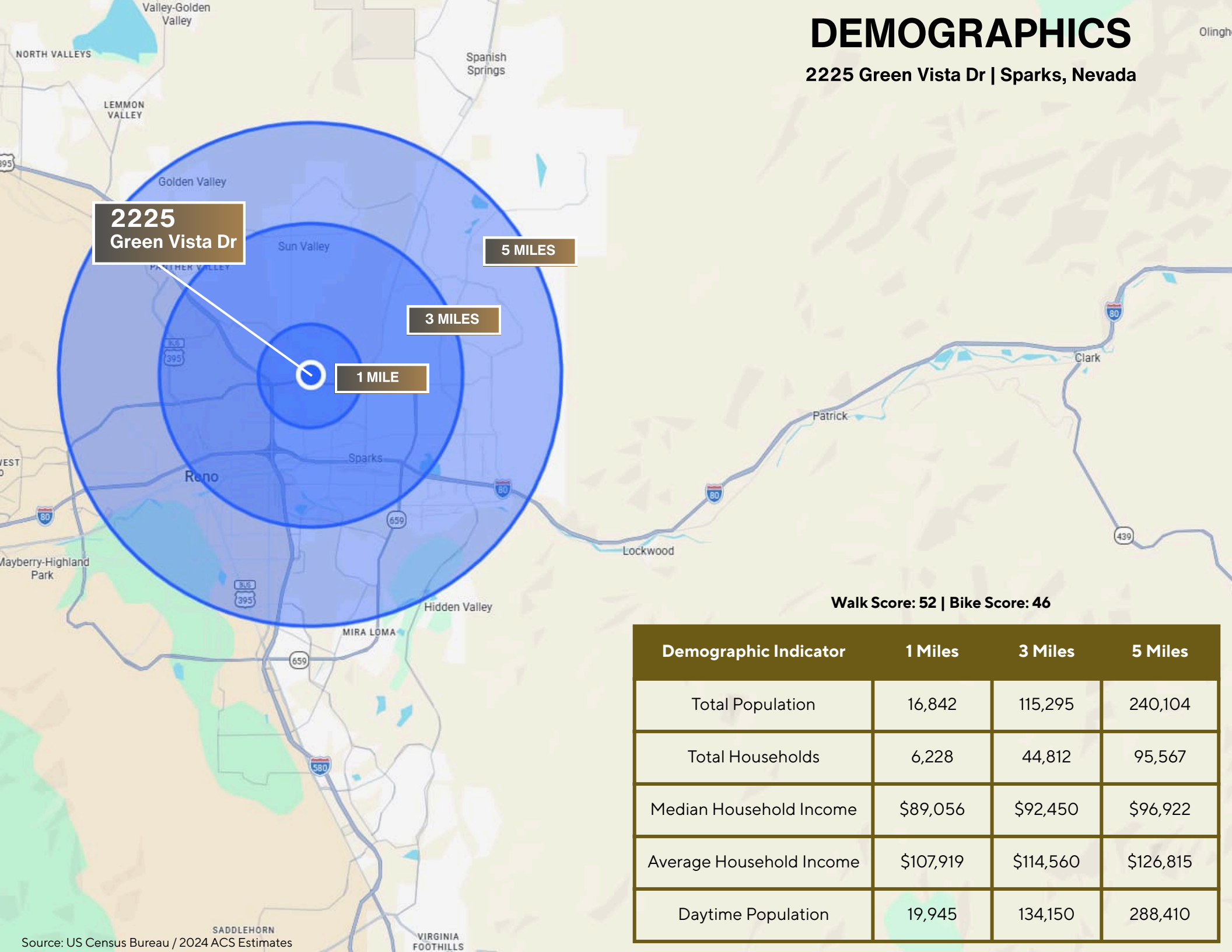
Green Vista Dr

Sullivan Ln



# DEMOGRAPHICS

2225 Green Vista Dr | Sparks, Nevada



**2225  
Green Vista Dr**

**5 MILES**

**3 MILES**

**1 MILE**

**Walk Score: 52 | Bike Score: 46**

Demographic Indicator	1 Miles	3 Miles	5 Miles
Total Population	16,842	115,295	240,104
Total Households	6,228	44,812	95,567
Median Household Income	\$89,056	\$92,450	\$96,922
Average Household Income	\$107,919	\$114,560	\$126,815
Daytime Population	19,945	134,150	288,410

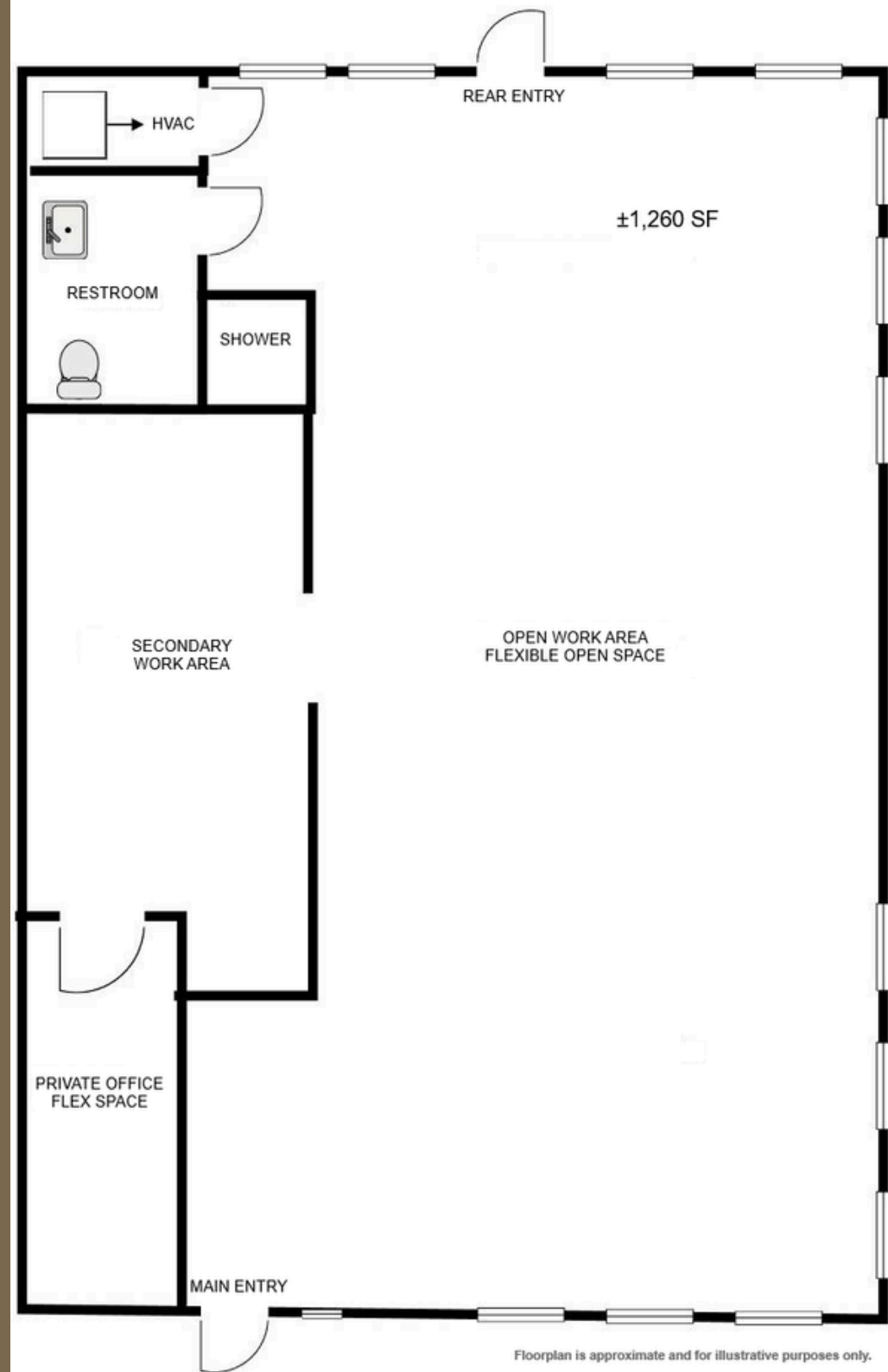
Source: US Census Bureau / 2024 ACS Estimates

# FLOORPLAN OVERVIEW

1,260 SF

## FLOORPLAN HIGHLIGHTS

- ±1,260 SF single-level office condominium
- Expansive open work area ideal for call center operations or collaborative team workspace
- Dedicated secondary work area suitable for management or supervisory use
- Private enclosed office, ideal for billing, admin, or focused work
- In-suite restroom with shower
- Dedicated HVAC system with individual thermostat control
- Multiple perimeter windows providing strong natural light throughout
- Efficient rectangular layout with minimal wasted space
- Flexible configuration suitable for a wide range of professional uses





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Information deemed reliable but not guaranteed. Buyer to verify all information.  
Subject to errors, omissions, prior sale, and withdrawal without notice.