

For Lease

# Double R Blvd. & Prototype Dr.



9210 Prototype Dr.  
Reno, NV 89521

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Listing Snapshot



**\$1.75 PSF NNN**  
Lease Rate



**± 1,961 - 2,479 SF**  
Available Square Footage



**\$0.40 PSF**  
Estimated NNN Expense

Property Highlights

- Multi-tenant professional office building in South Reno
- Surrounded by growing retail and multifamily
- Open surface parking
- PD Zoning
- Easy access from Hwy. 395
- Common area restrooms

Demographics

	1-mile	3-mile	5-mile
2024 Population	10,183	63,440	132,434
2024 Average Household Income	\$104,310	\$129,210	\$126,926
2024 Total Households	4,772	26,661	55,290









# Floor Plan

## First Floor | Suite 100



**\$1.75 PSF NNN**  
Lease Rate



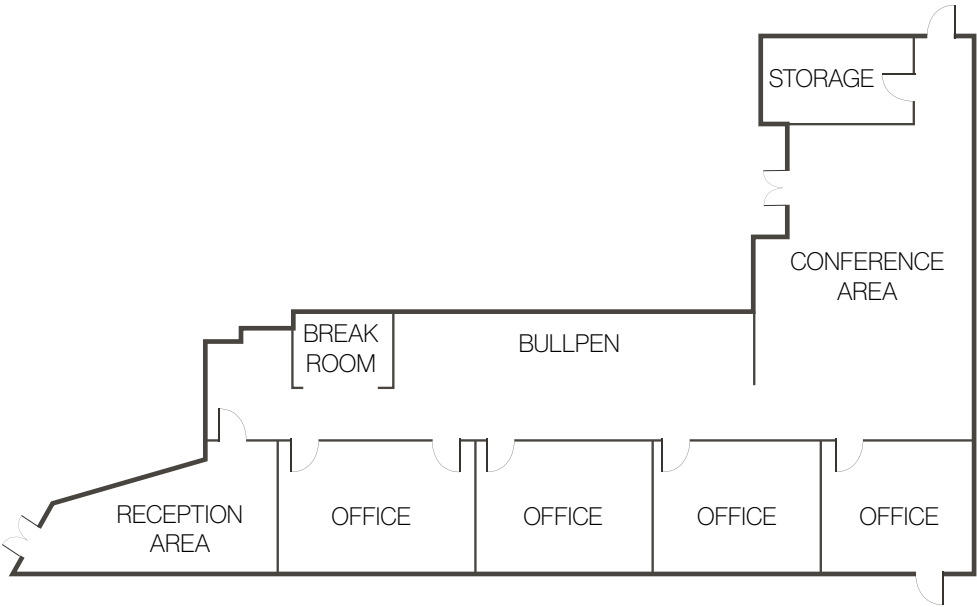
**± 2,479 SF**  
Available Square Footage



**\$0.40 PSF**  
Estimated NNN Expense

- Reception Area
- Four (4) private offices
- Break room
- Bullpen
- Available 9/1/25

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Floor Plan  
First Floor | Suite 101



**\$1.75 PSF**  
Lease Rate



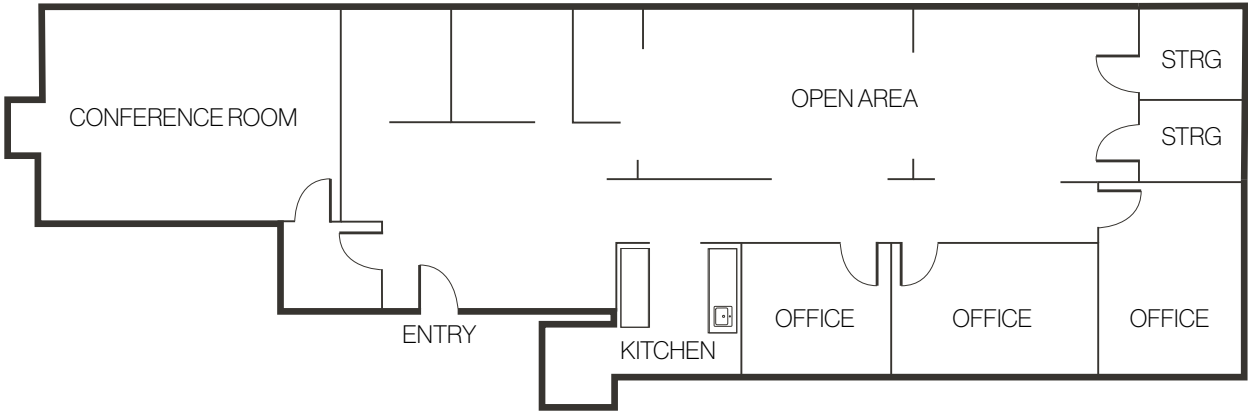
**± 1,961 SF**  
Available Square Footage



**\$0.40 PSF**  
Estimated NNN Expense

- Large conference room
- Three (3) private offices
- Open work space
- Kitchen
- Storage closets

[Click for a Virtual Tour](#)





Property Photos



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For inquiries please reach out to our team.

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