

# For Lease

## Lexington Quail Park

Sparks, NV 89431

1311 N McCarran Boulevard:  
Suite 104: 1,920 SF 

1321 N McCarran Boulevard:  
Suite 102: 1,568 SF



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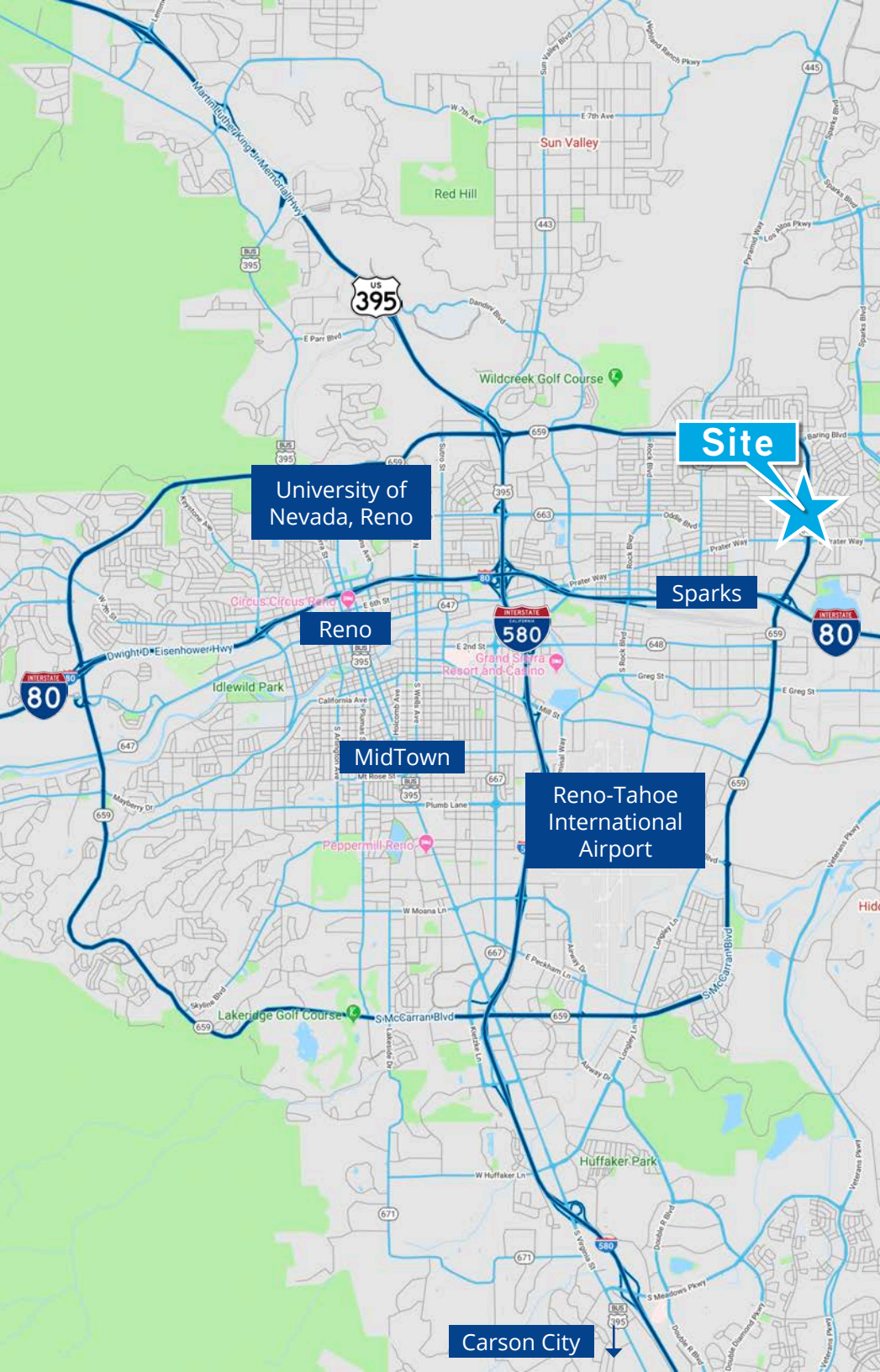
Reno, NV 89511

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Accelerating success.



# Building Comments

Well maintained building servicing the Sparks Submarket located just off N. McCarran Blvd. Lush landscaping and easy and convenient open parking. Property is adjacent to restaurants and retailers. Tenant improvement allowance may be available for qualified leases.

## 1311 N McCarran Blvd Availabilities

Suite	Square Feet	Virtual Tour
Suite 104	1,920	<a href="#">View Tour</a>

## 1321 N McCarran Blvd Availabilities

Suite	Square Feet	Virtual Tour
Suite 102	1,568	-

## Lease Rate

**\$1.95/sf/mo Modified Gross**  
 (Tenant to pay gas, electric, janitorial and an estimated \$0.17/SF/MO, utility charge to cover non-separately metered utilities) \*Utility charge subject to change\*

## Area Demographics

	1 mile	3 mile	5 mile
2024 Population	23,048	89,017	208,234
Daytime Population	19,322	103,922	256,490
Average Household Income	\$88,249	\$91,805	\$88,660
Total Households	9,807	36,911	87,845

# Available Suites

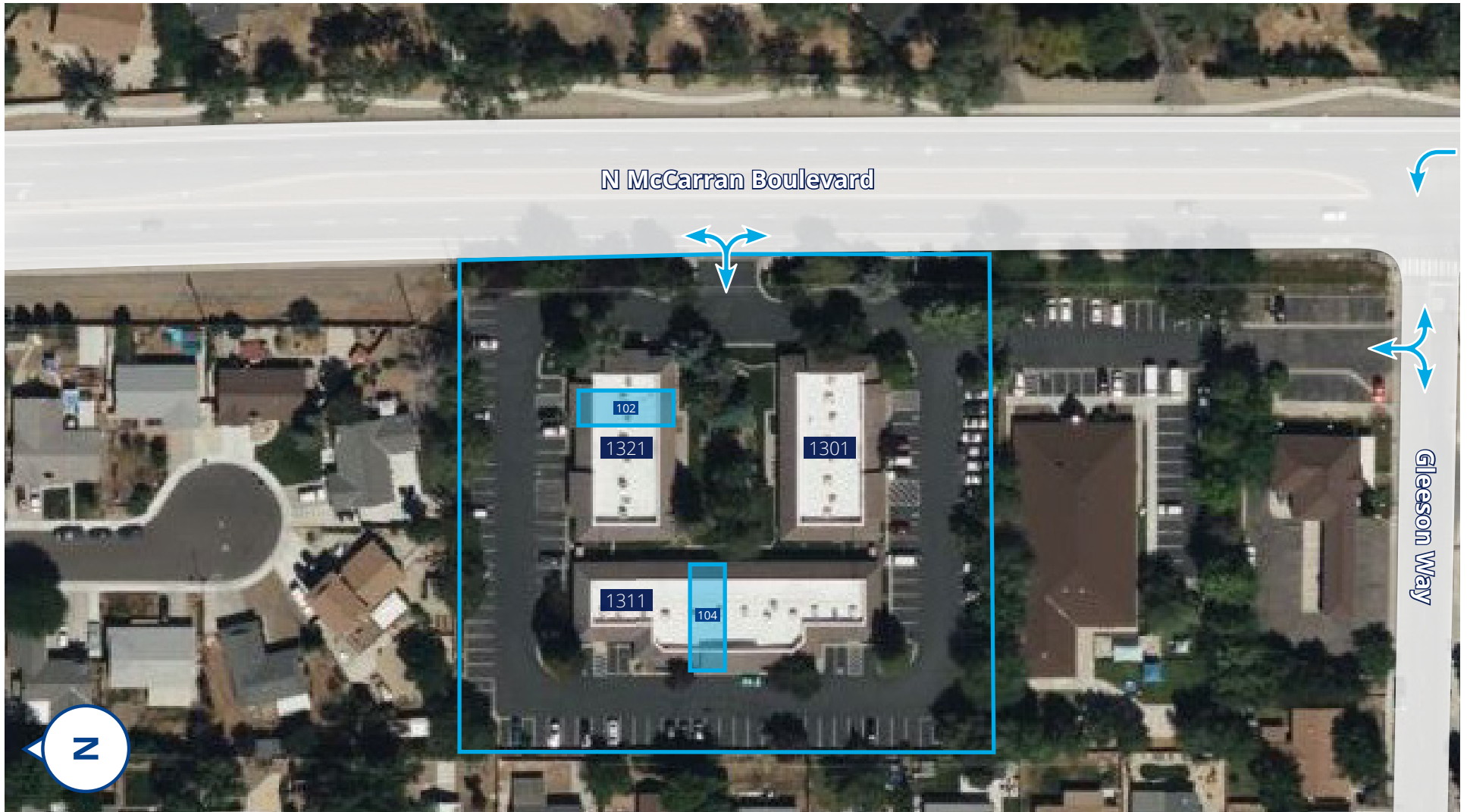
## Building 1311 – Suite 104

- 1,920 SF
- **Suite Comments:** Currently built-out for an allergy clinic with waiting, reception, open area, numerous exam rooms with sinks and staff break area.



## Building 1321 – Suite 102

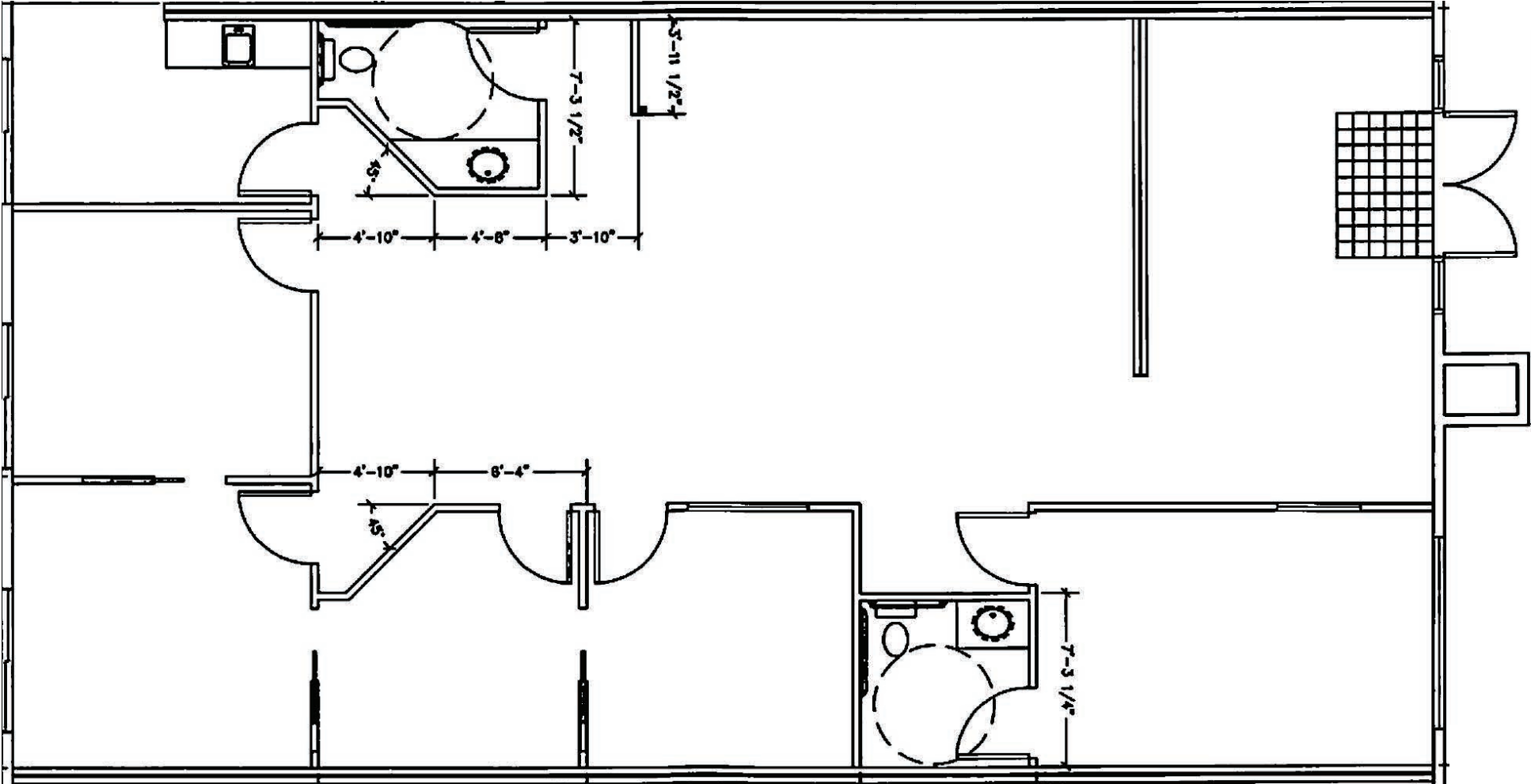
- 1,568 SF
- **Suite Comments:** Features three private offices, breakroom, two bathrooms, storage closet and large open area in the back of the suite.



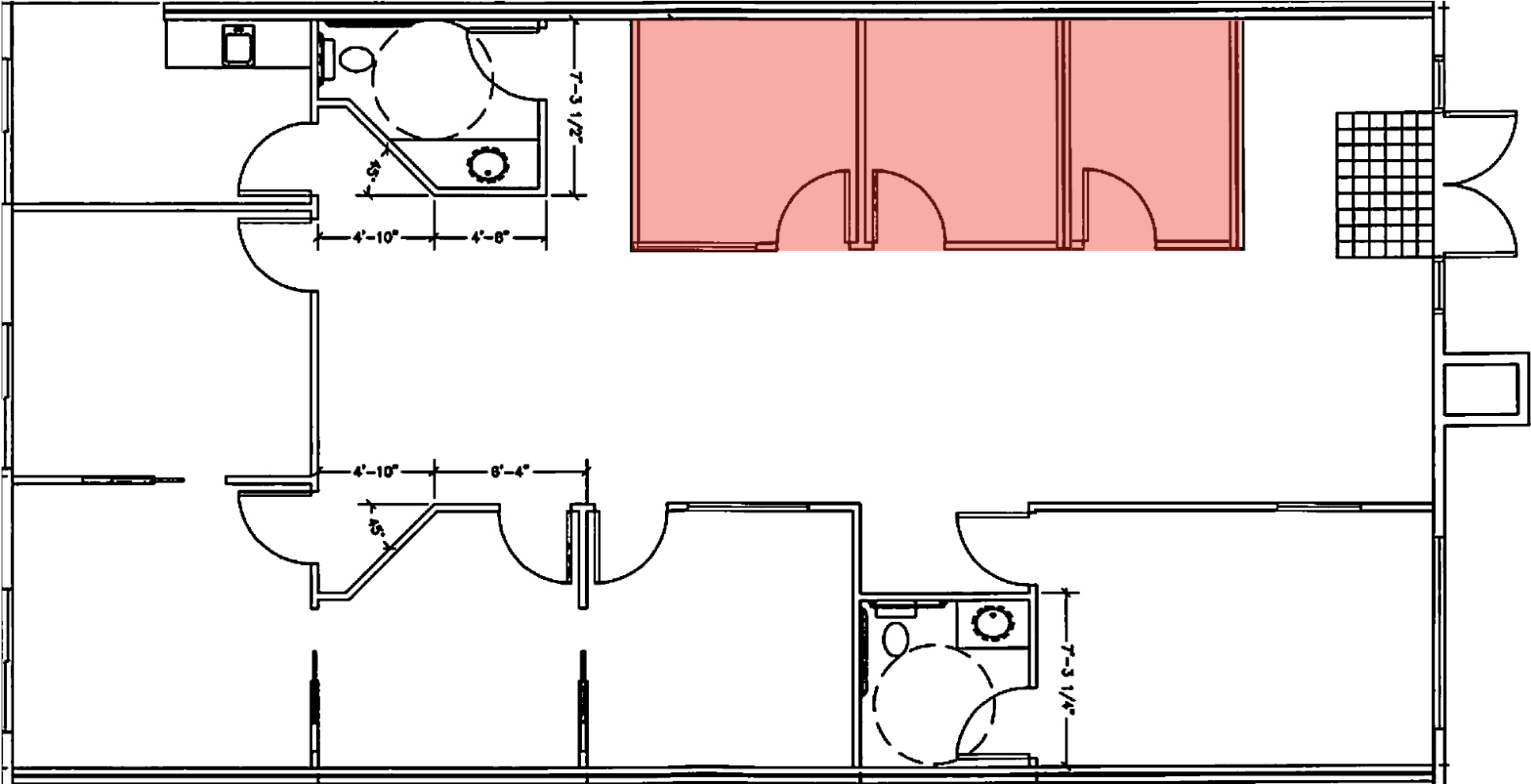
Building 1311 | Suite 104 – 1,920 SF



View Virtual  
Tour Here



# Building 1311 | Suite 104 – Concept Plan

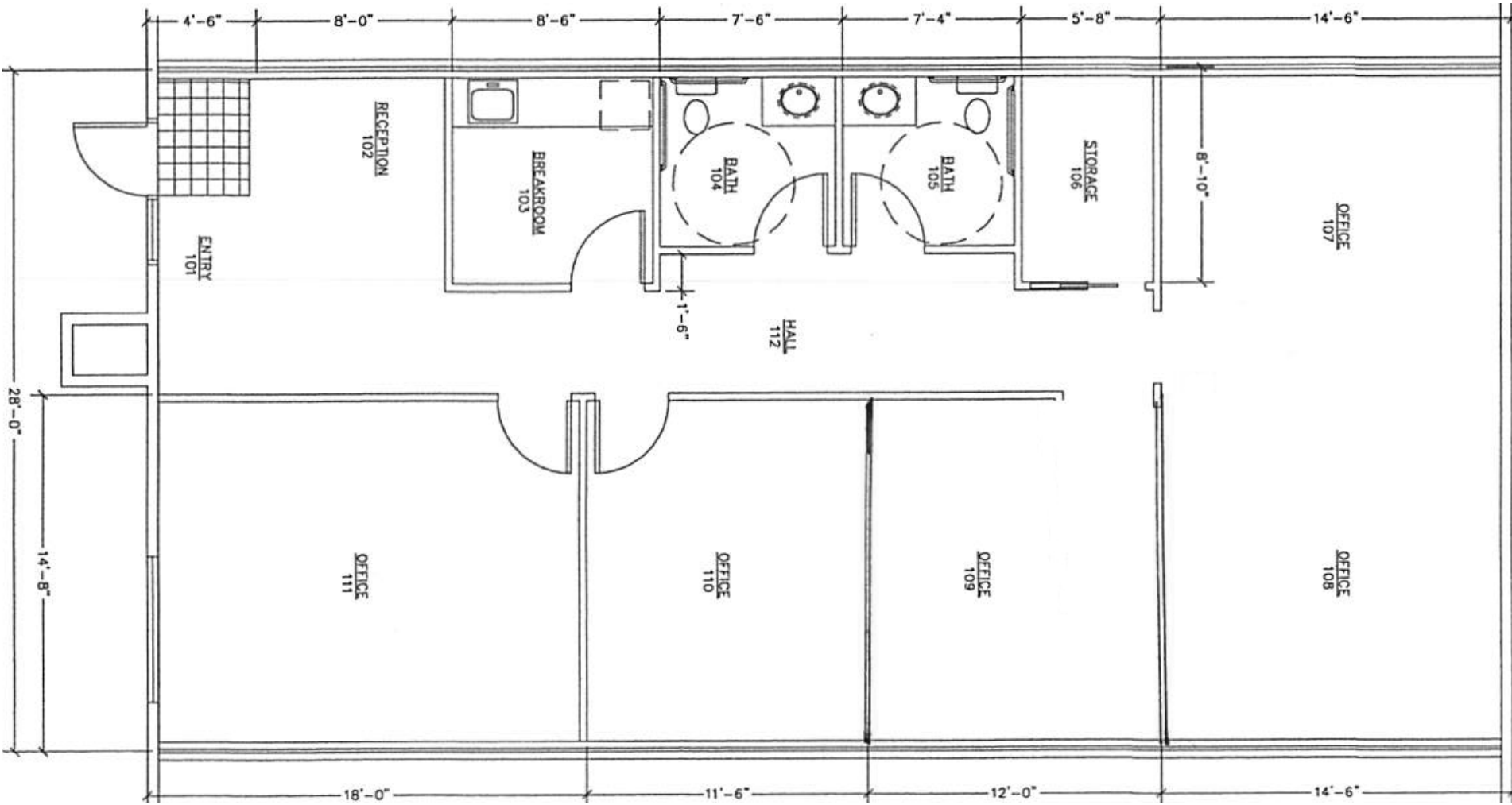


 Conceptual Office Additions

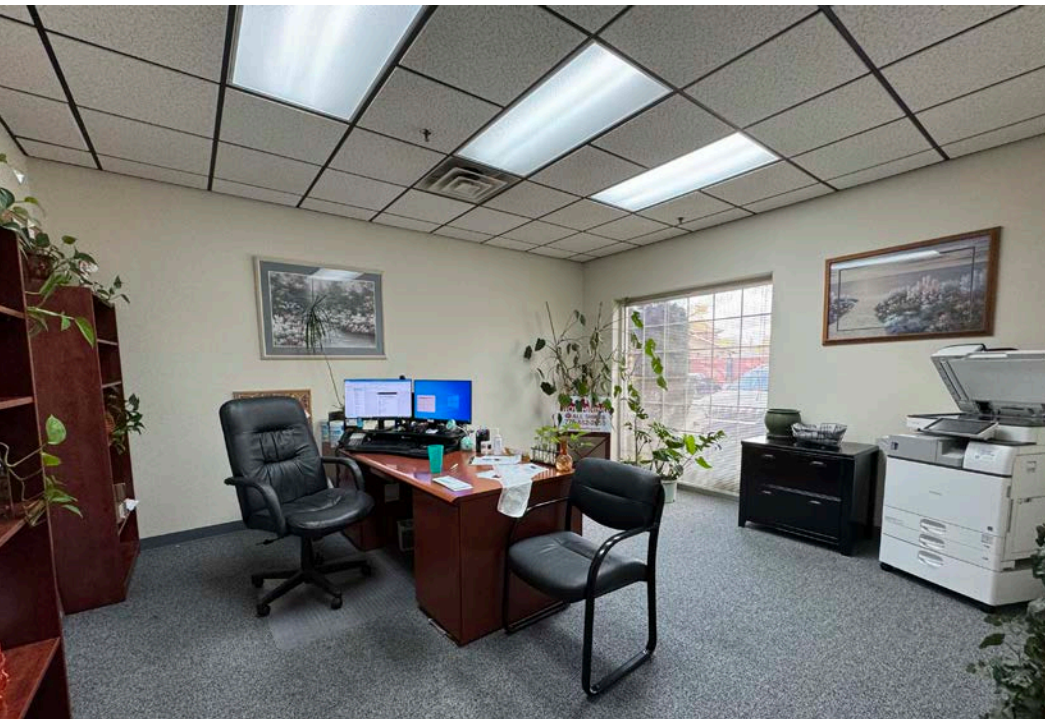
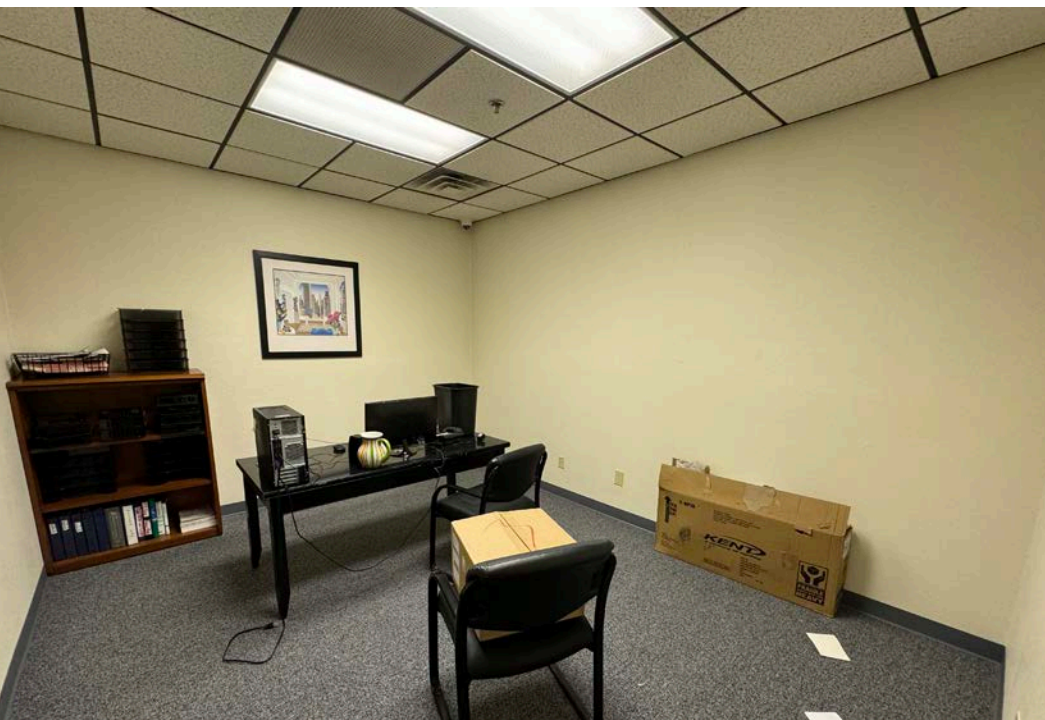
# Building 1311 | Suite 104 Photos



# Building 1321 | Suite 102 – 1,568 SF



# Building 1321 | Suite 102 Photos





# Surrounding Retail and Amenities



Reno-Tahoe International Airport

Midtown

Downtown Reno



80

IronHorse Shopping Center

HARBOR FREIGHT QUALITY TOOLS LOWEST PRICES	FOOD MAX MULTIPLE BRANDS
Western Dental	FIREHOUSE SUBS
Sizzler	PIZZA PLUS
Totolo	STARBUCKS COFFEE
Jack in the Box	TRACTOR SUPPLIES
Robo's	SUPER CHIX

McCarran Plaza

McDonald's	Auto Zone	Pizza Hut
99c only	Batteries + Bulbs	BR
NEVADA STATE BANK	Absolute Dental	Boyskin Fobbing

Silver State Plaza

Little Caesars	PET SUPERMARKET	
PALAS	CVS pharmacy	ROSS DRESS FOR LESS
DOLLAR TREE	PORT OF SPAIN	KING OF LEMON

Site

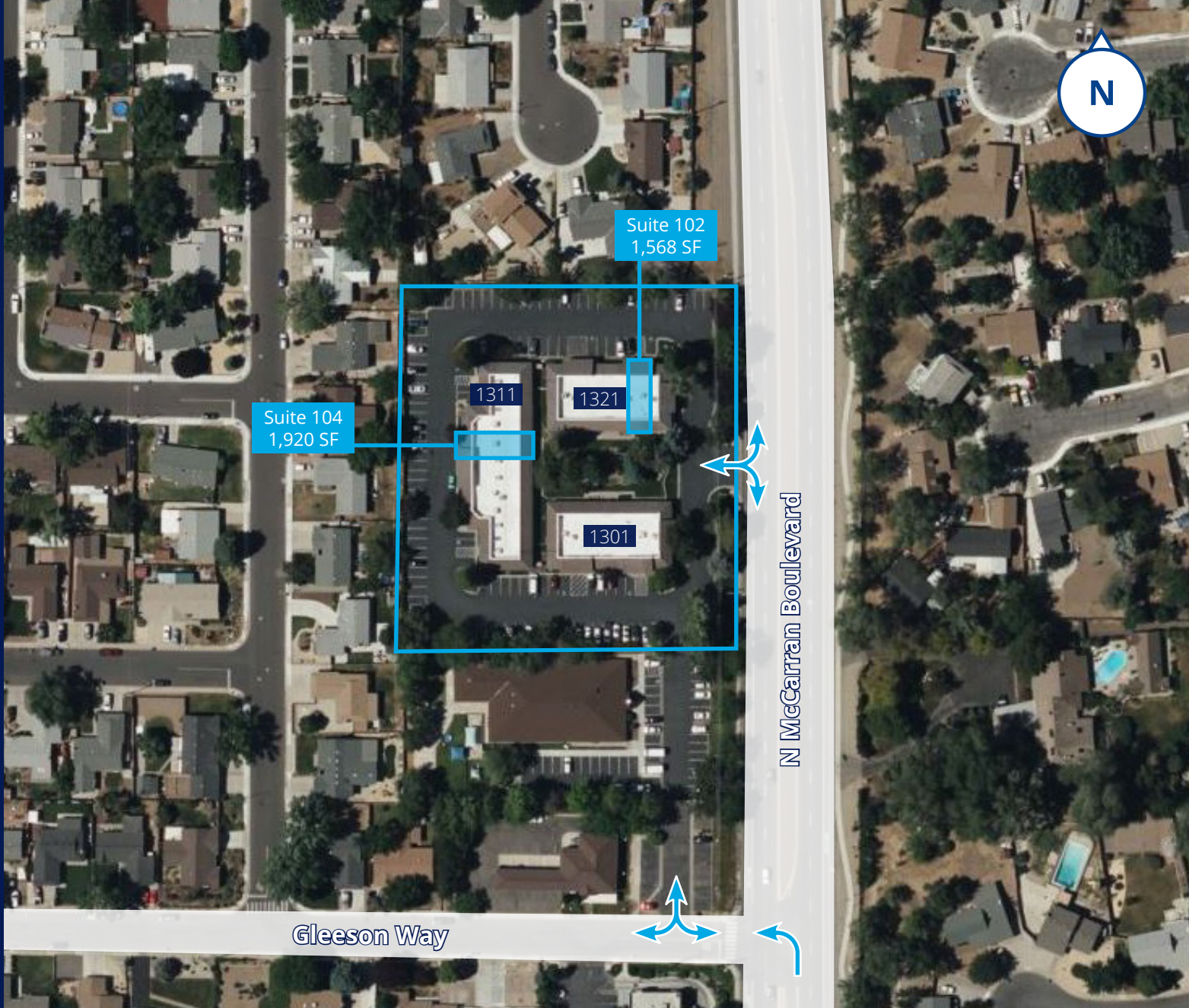




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