

**FOR SALE**  
OFFICE/MEDICAL

**3201 Lakeside Drive**  
RENO, NV 89509

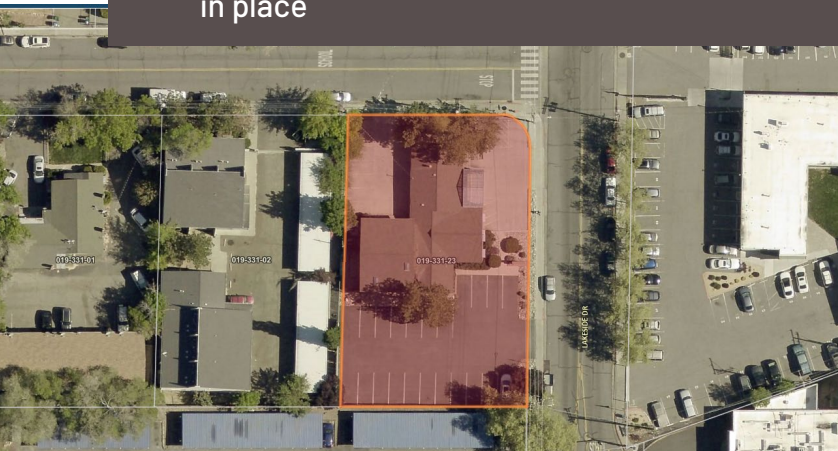
**STARK**  
**ACCELERATORS**  
COMMERCIAL REAL ESTATE

**4,060± SF STANDALONE OFFICE/MEDICAL AVAILABLE FOR SALE**



### PROPERTY HIGHLIGHTS

- Central Reno Location on the southwest corner of Lakeside Drive and Berrum Lane – immediate proximity to intersection of Moana Ln. & Plumas St.
- Close access to retail and office in the Moana Corridor
- Excellent Signage – Building and Monument available
- Small Fenced Exterior Storage/Picnic Area in place



### PROPERTY DESCRIPTION

- Fully Built Out Standalone Office/Medical on .419 Acres – Substantial Excess Land
- Private Offices, Exam rooms, Reception Area, Lobby, Break Area and File Room
- Extensive Plumbing Throughout
- Private Mezzanine Office
- Soundproof Rooms
- 2 Restrooms and one with a Shower
- Additional 564± SF Basement – Perfect for storage
- 33 Parking Spaces
- Custom Designed Porch Entry

### OFFERING SUMMARY

#### BUILDING

4,060± SF

#### SALE PRICE

\$1,650,000

#### ZONING

PO

#### LAND

.419± Acres

#### APN

029-331-23

#### PARKING

33 Total



**BRAD ELGIN &  
ADAM CARLSEN**



**775.825.4400**

NVLICENSE #: BS.143447 & S.185945

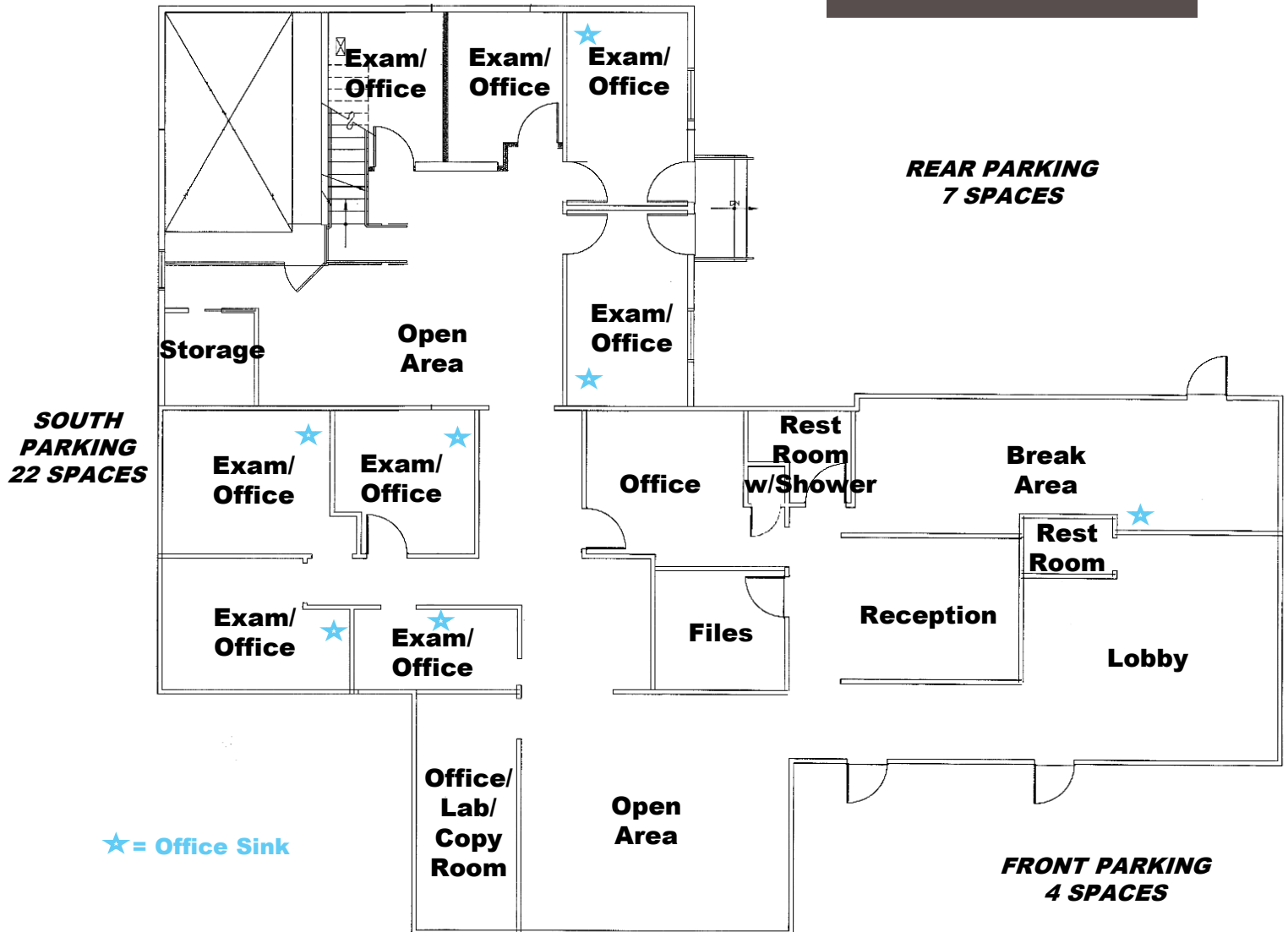
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**Private Mezzanine  
Office on 2<sup>nd</sup> Floor**



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606 W Plumb Lane, Suite 1, Reno, NV 89509-3663

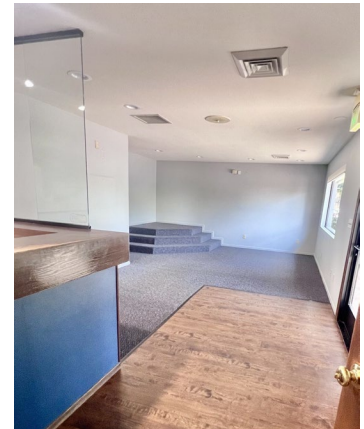
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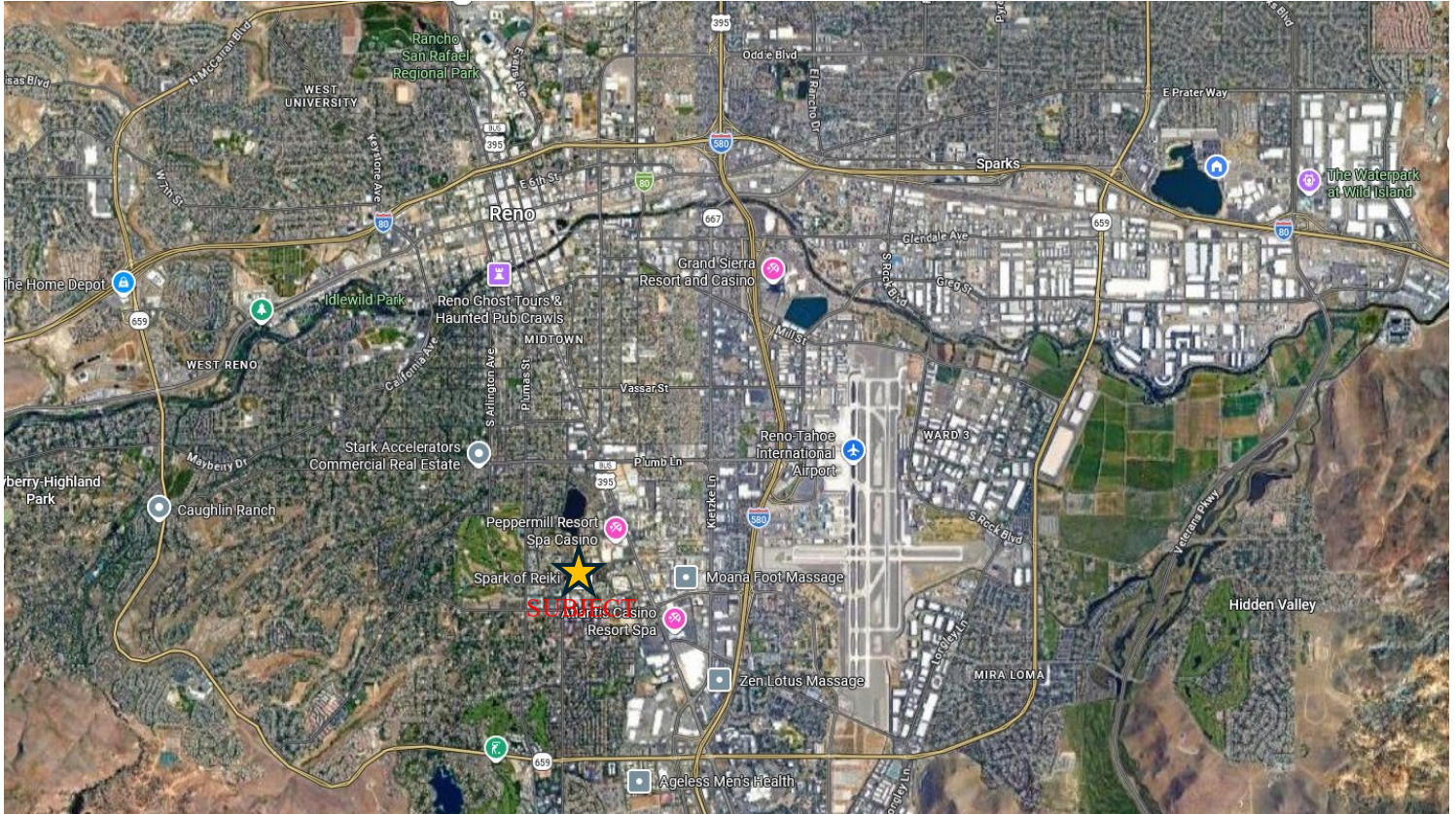
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