

For Lease

Pyramid Professional Center



2261 - 2435 Pyramid Way
Sparks, NV 89431


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Listing Snapshot



\$1.65 PSF NNN
Lease Rate



± 1,700 SF
Available Square Footage



\$0.30 PSF
Lease Expense

Property Highlights

- Office and medical center with frontage along Pyramid Way
- Ample plumbing available to accommodate a medical user
- Zoned PO (Professional Office)
- Excellent visibility along the corner of Pyramid Way and York Way
- Signage opportunities available
- Average daily traffic count of 23,000 CPD
- High population area with over 7,000 homes within a 1-mile radius
- Benefits from Pyramid Way's recent renovation including improved pedestrian walkways, signalized cross-walks, and expanded roadways

Demographics

	1-mile	3-mile	5-mile
2025 Population	19,916	111,426	233,827
2025 Average Household Income	\$93,194	\$89,377	\$94,151
2025 Total Households	7,327	43,365	93,644



Vicinity Map

This office park is located in a dense residential area with over ± 19,916 residents within a 1-mile radius. The area benefits from high traffic connecting McCarran Blvd., Prater Way, and Pyramid Way to I-80.

Nearby Amenities

- 1

Sparks Marina Park
-1.29 miles
- 2

Costco Wholesale
-1.84 miles
- 3

Walmart Supercenter
-2.10 miles
- 4

The Outlets at Legends
-2.32 miles
- 5

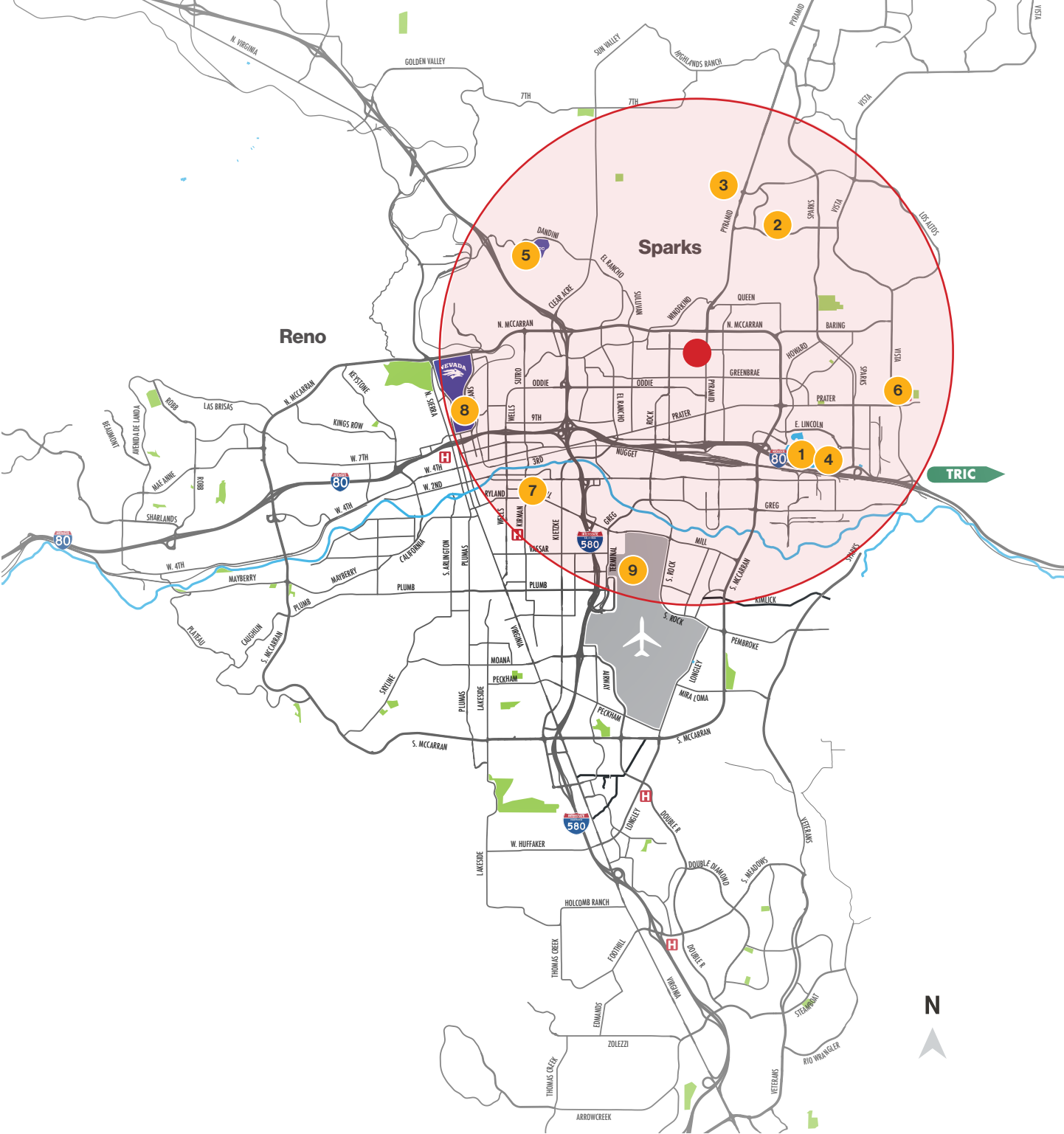
Truckee Meadows Community College
-2.68 miles
- 6

Northern Nevada Medical Center
-3.01 miles
- 7

Renown Regional Medical Center
-3.04 miles
- 8

University of Nevada, Reno
-3.47 miles
- 9

Reno-Tahoe International Airport
-3.61 miles







Site Plan

Available Leased

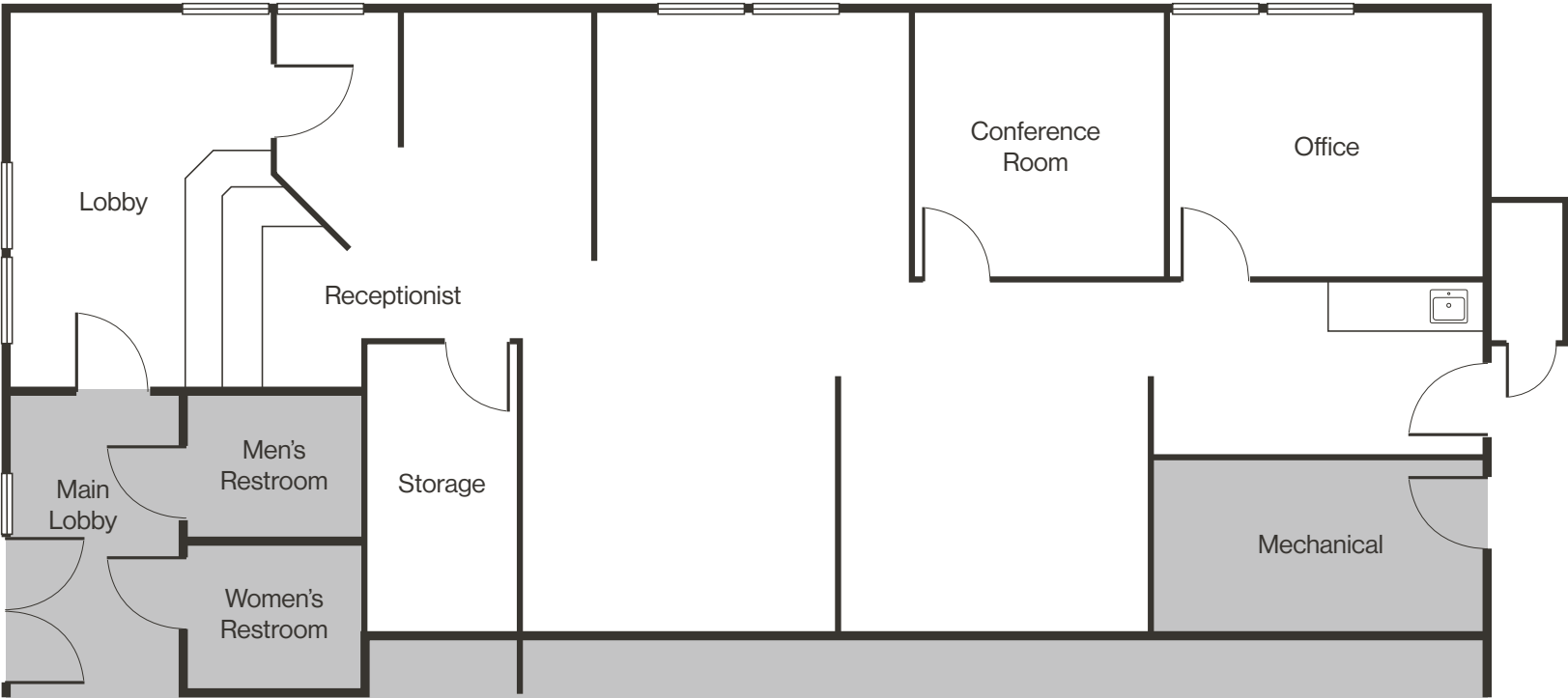


Suite	Tenant	SF
1	Wayne G. Terhune, DDS	±1,300 SF
2	Tooth Fairy Pediatric Dental	±1,000 SF
3	Jake Banks	±2,000 SF
5	A Child's World	±1,000 SF
6	Bee Sparks Dental	±2,000 SF
8	Betal Home Care	±1,300 SF
9	JobConnect	±8,600 SF
17	Certified CPR	±2,300 SF

Suite	Tenant	SF
18	Fingerprinting Pros	±1,000 SF
19	Employnet, Inc.	±1,000 SF
20	Country Financial	±1,000 SF
21	Children's Castle	±1,000 SF
22	Michael E. Kanellis, DMD	±3,240 SF
24	Affinity Health & Wellness	±1,300 SF
A	Foot & Ankle Institute of Nevada	±1,300 SF
A2	Ford Center for Foot Surgery	±860 SF

Suite	Tenant	SF
B	AVAILABLE Open office space with conference room, private office, storage and secure reception with shared restrooms	±1,700 SF
1	Pyramid Veterinary Hospital	±3,600 SF
A	The SkinCare Girl	±2,597 SF
B	Specialty Health	±1,403 SF
A	American Family Insurance	±1,200 SF
B	The Learning Consultants	±2,400 SF





Property Photos



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For inquiries please reach out to our team.

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