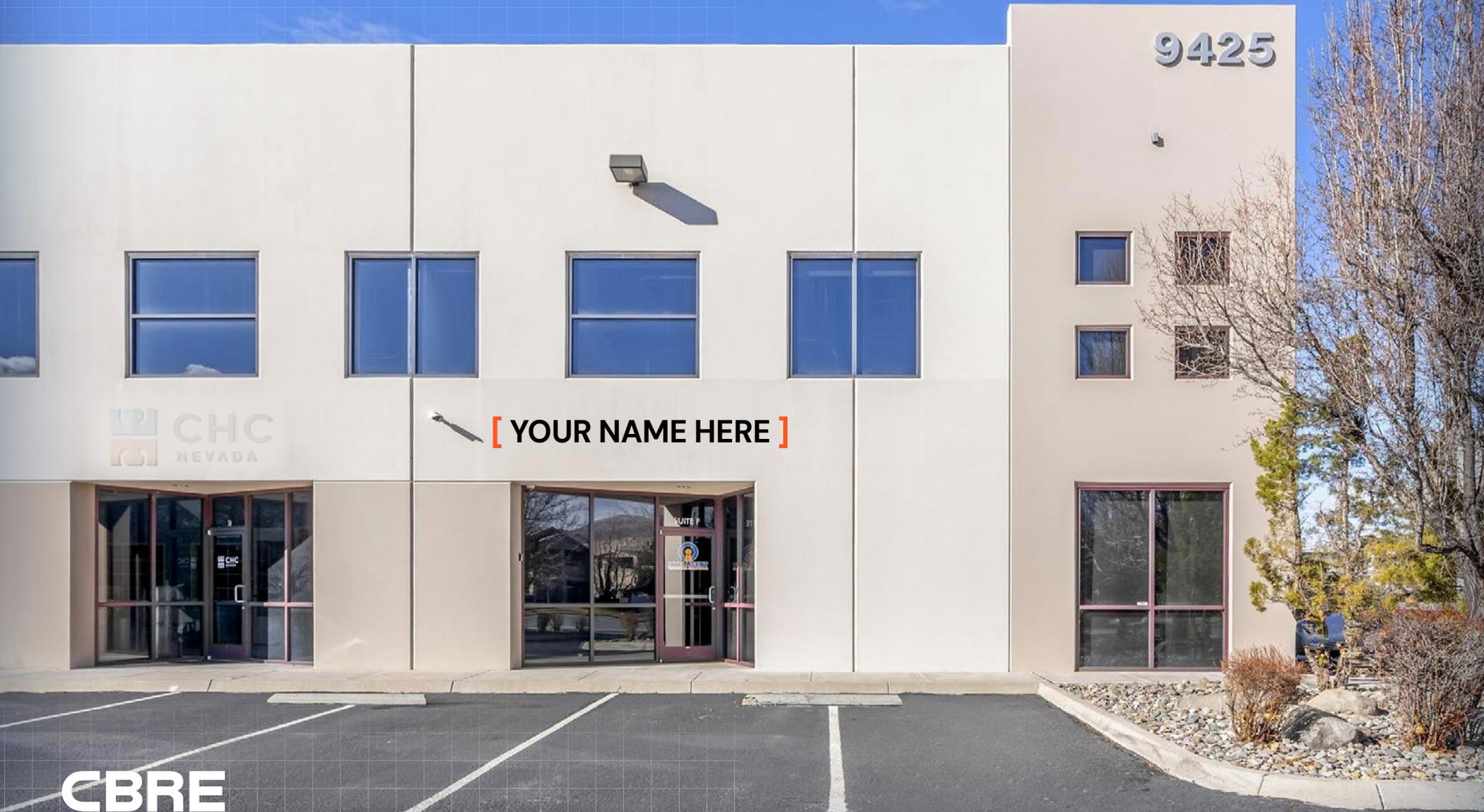


# 9425 Double R Blvd Suite F

FOR LEASE | ±3,693 SF Office Suite with ±2,016 SF Mezzanine

RENO | NEVADA



CBRE



# Endcap Office Suite For Lease in South Reno!

**A unique opportunity to lease a spacious  $\pm 3,693$  SF endcap office suite with a  $\pm 2,016$  SF wide open mezzanine up stairs.** This contemporary space features a modern buildout, complete with glass wall offices and conference rooms, a welcoming lobby, expansive open areas, break room, and restrooms. Space is network ready.

Enjoy the benefits of an excellent location in one of the fast growing submarkets in town, surrounded by a diverse array of dining and retail amenities, ensuring that everything you need is just moments away. Easy access to I-580.

# Highlights



Available For Lease



Suite F:  $\pm 5,709$  SF  
 $\pm 3,693$  SF Office &  $\pm 2,016$  SF Mezzanine



Lease Rate: \$1.75 PSF + NNN  
(water, exterior maintenance and weekly dumpster trash included)



Main Level & Mezzanine Network Ready



4 Private Offices



Lobby/Reception



2 Conference Rooms



Large Open Areas with High Ceilings



Bathrooms



Breakroom with Sink



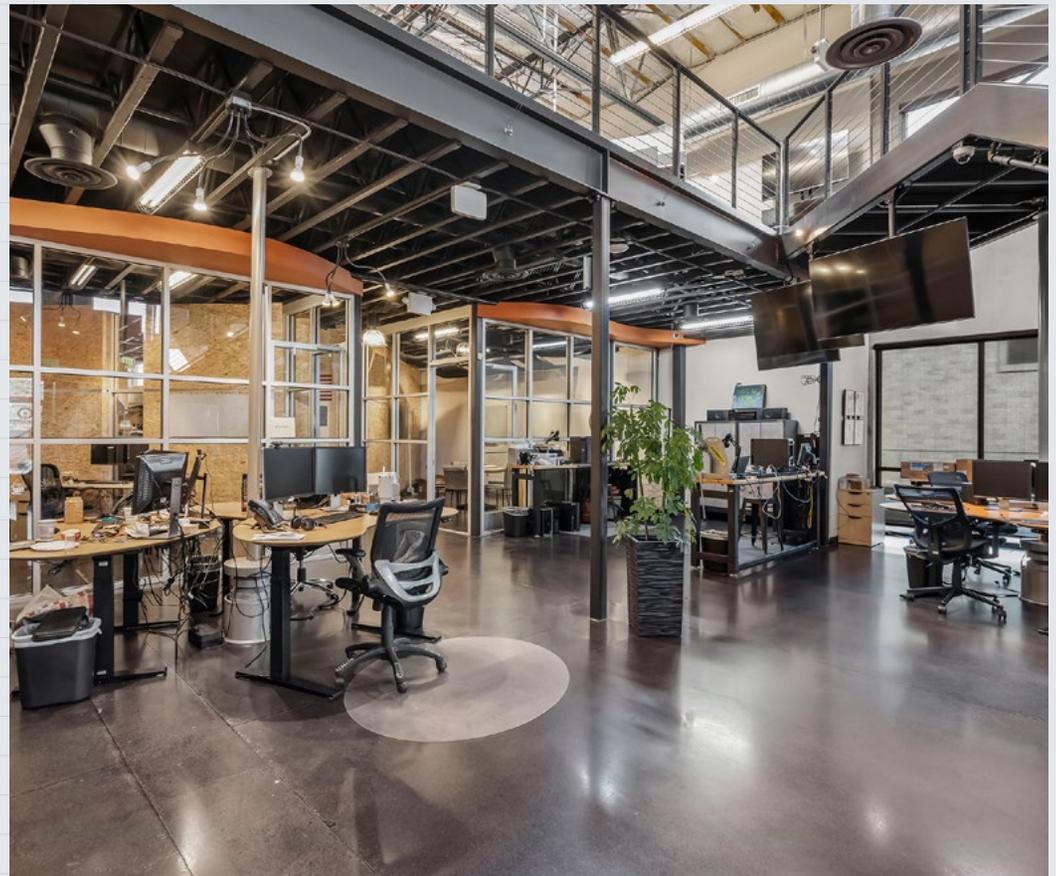
Wide Open Mezzanine with Upstairs Bathroom



Natural Light Throughout



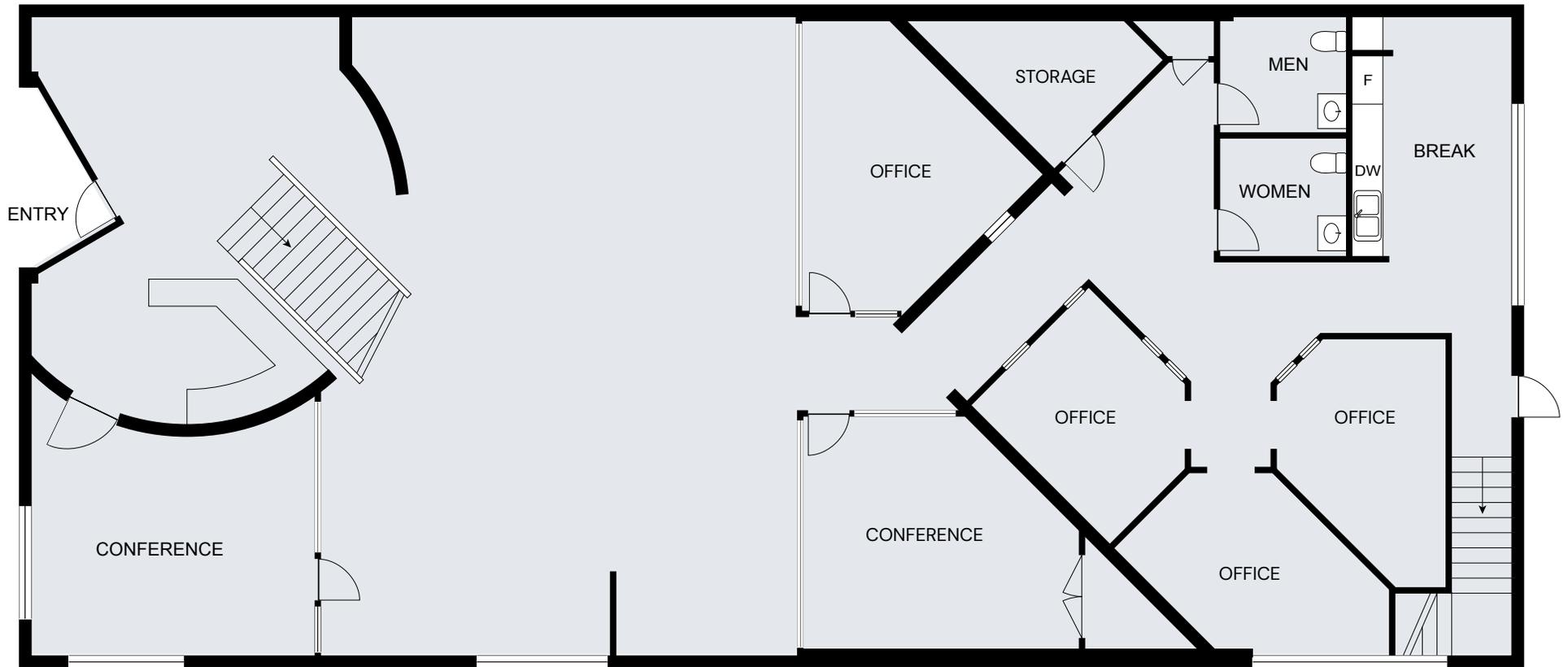
Zoned PD – All Planned Development



# Floor Plan

Ground Level | ±3,693 SF

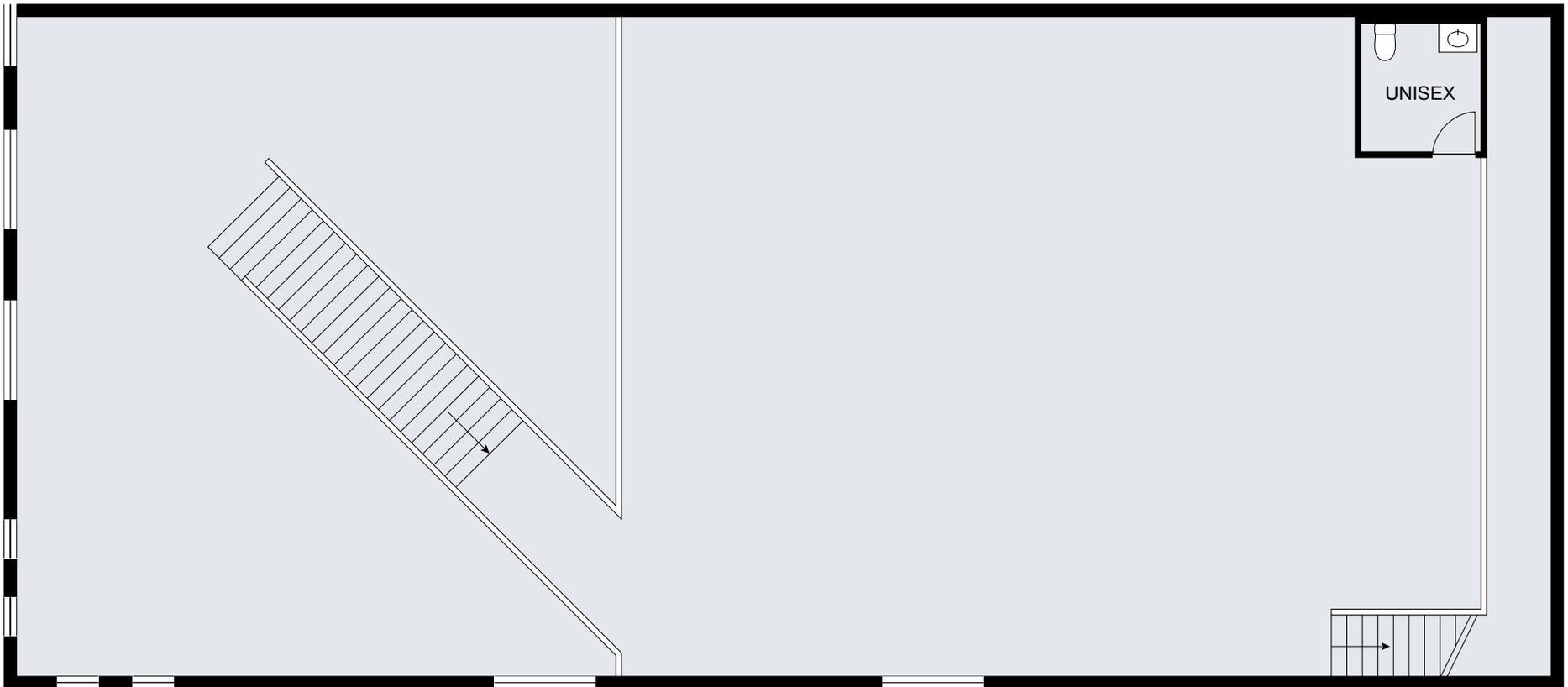
ALL MEASUREMENTS ARE APPROXIMATE



# Floor Plan

Mezzanine | ±2,016 SF

ALL MEASUREMENTS ARE APPROXIMATE





# Interior Photos

# Demos/ Traffic Counts



## 2024 DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	10,206	61,938	131,493
Households	4,728	25,984	54,867
Businesses	814	3,663	7,195
Employees	10,182	46,971	98,001

Source: Esri

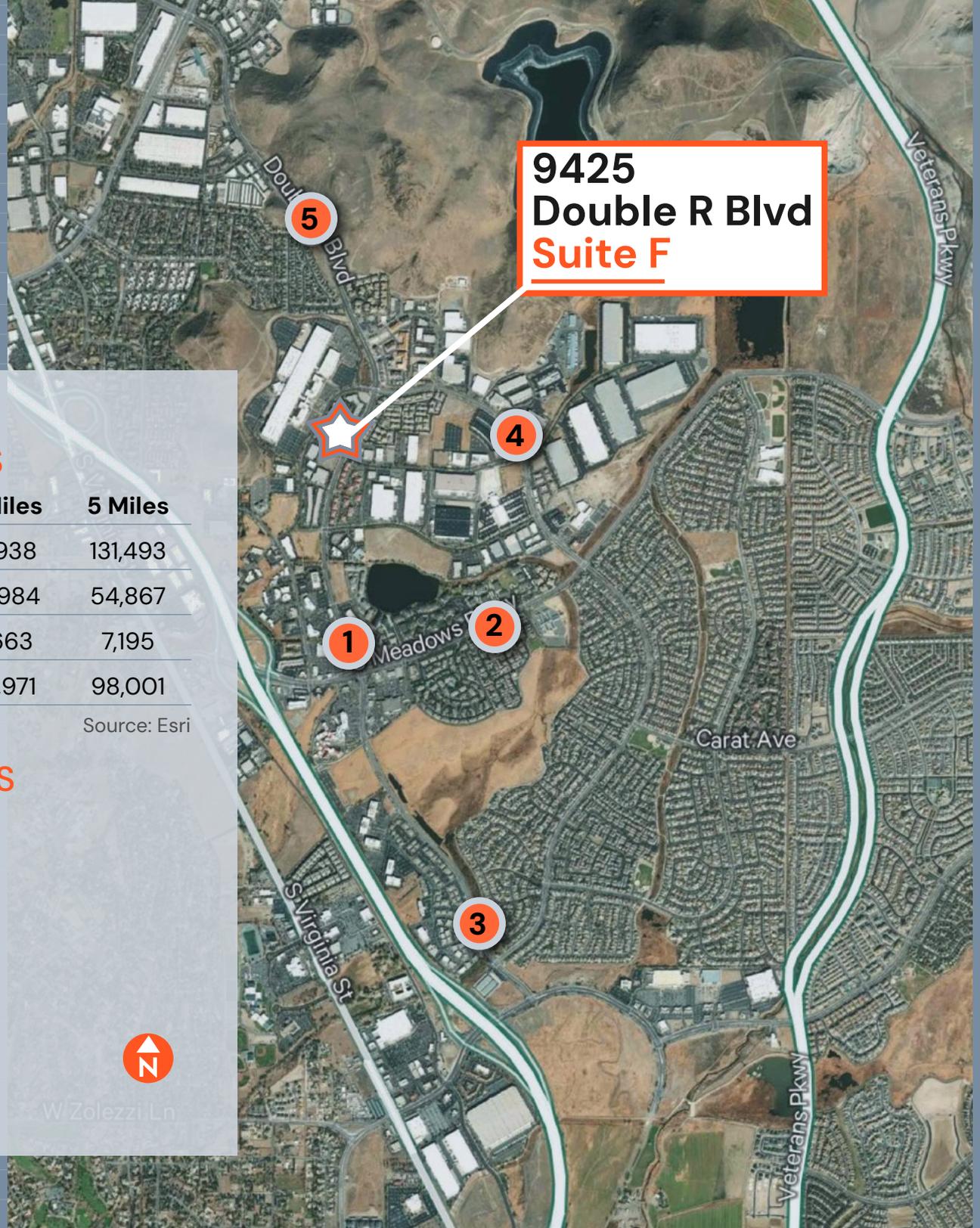


## 2023 TRAFFIC COUNTS

- 1 13,600 ADT
- 2 16,000 ADT
- 3 11,000 ADT
- 4 6,900 ADT
- 5 14,600 ADT

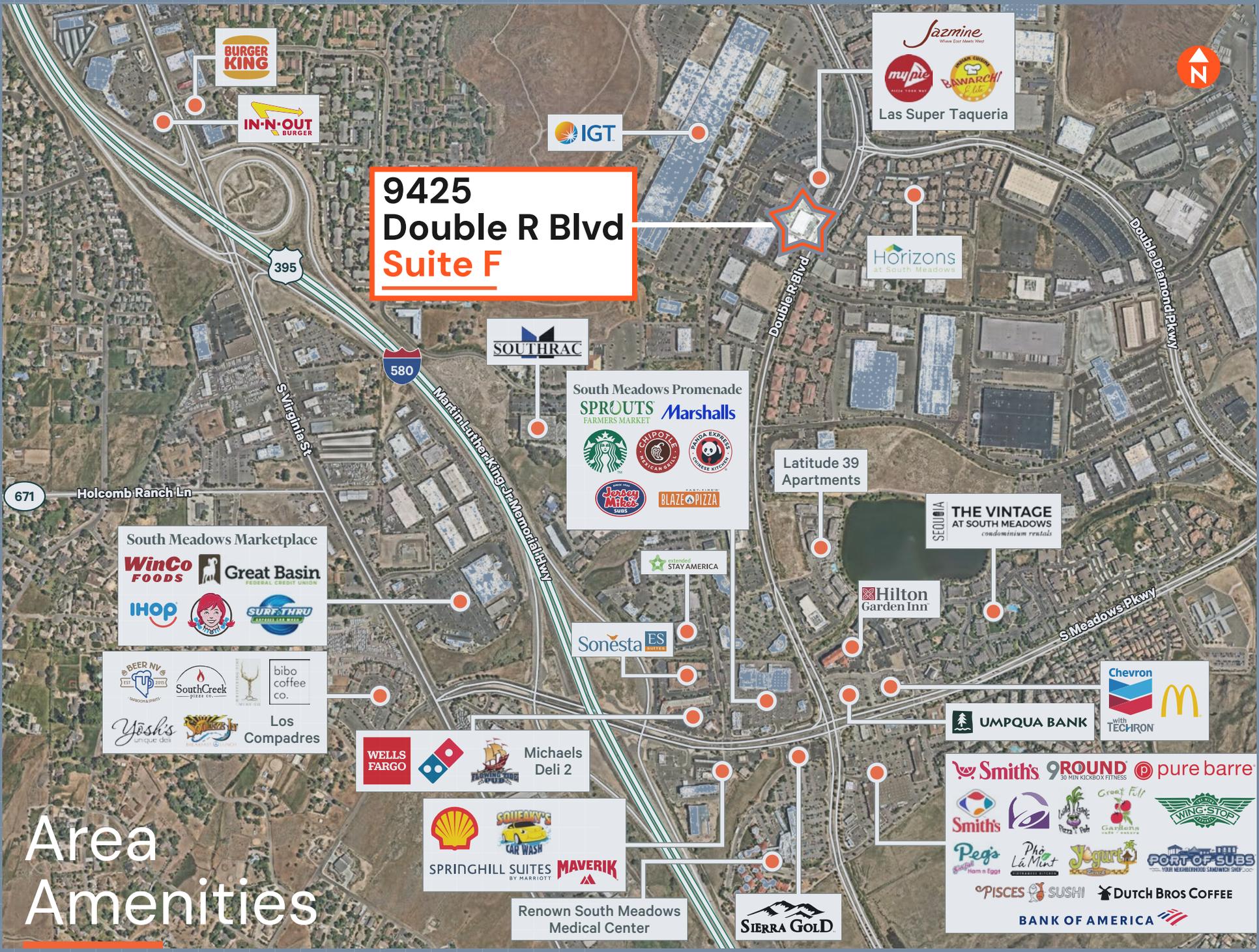


W Zolezzi Ln



9425  
Double R Blvd  
Suite F

**9425  
Double R Blvd  
Suite F**



Latitude 39  
Apartments

THE VINTAGE  
AT SOUTH MEADOWS  
condominium rentals



Hilton  
Garden Inn



Renown South Meadows  
Medical Center



Area  
Amenities

# 9425 Double R Blvd | Suite F

FOR LEASE | ±3,693 SF Office Suite with ±2,016 SF Mezzanine

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