

For Lease

Pyramid Professional Center



2261 - 2435 Pyramid Way
Sparks, NV 89431

Ian Cochran, CCIM
Partner
775.225.0826
icochran@logicCRE.com
B.0145434.LLC

Greg Ruzzine, CCIM
Partner
775.450.5779
gruzzine@logicCRE.com
BS.0145435

Point of contact

Grace Keating
Associate
775.870.7806
gkeating@logicCRE.com
S.0198962

Listing Snapshot



\$1.75 PSF NNN
Lease Rate



± 8,600 SF
Available Square Footage



\$0.40 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

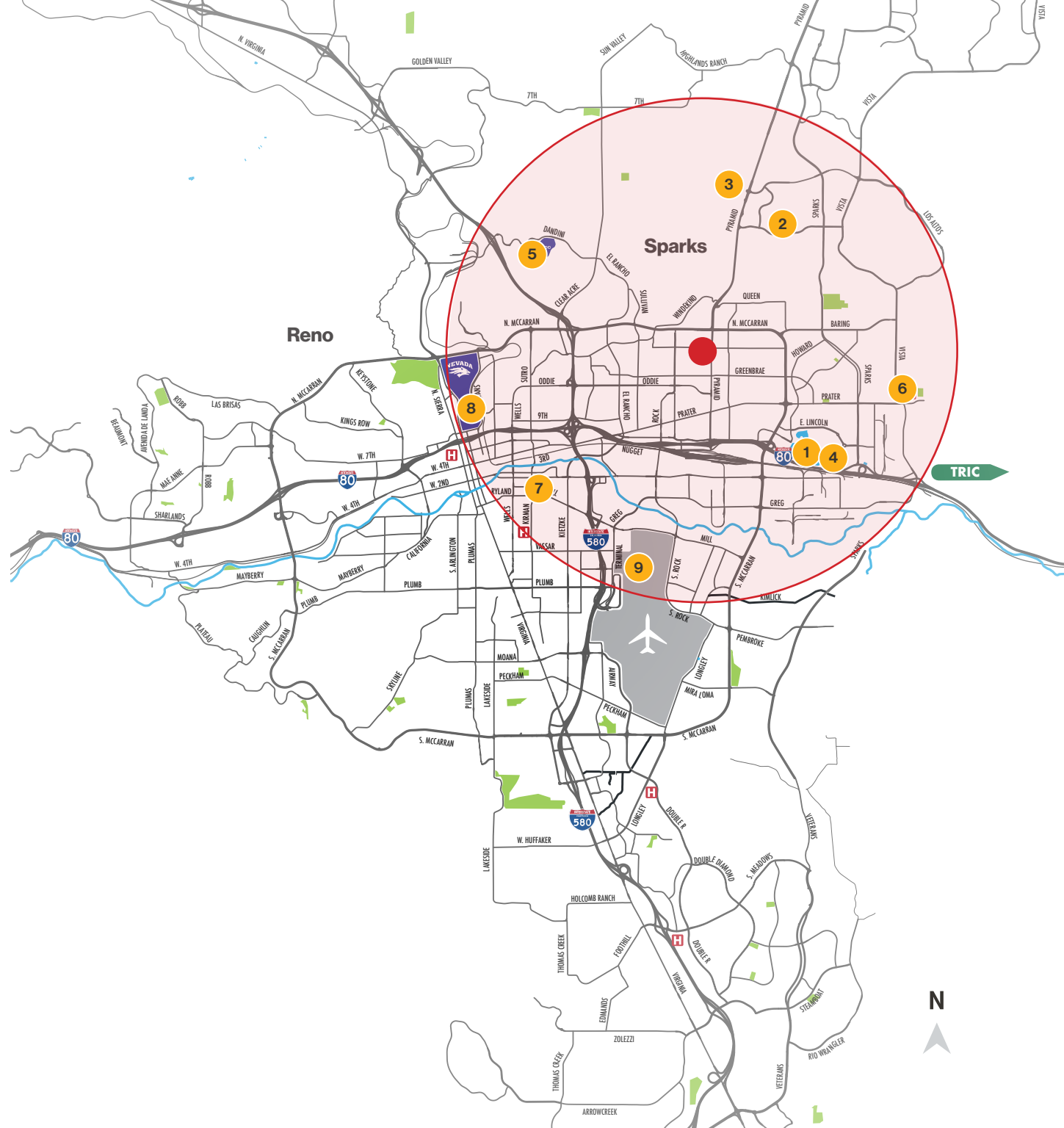


Vicinity Map

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



DOWNTOWN RENO

AVAILABLE

± 8,600 SF

York Way

Pyramid Way

N. McCarran Blvd.

 Golf Courses

Wildcreek
Golf Course

 Retail

BEN'S

 Retail

Raley's
Papa Murphy's
TAKE 'N BAKE PIZZA

 Retail

**Auto
Zone**

 Retail

McDonald's

 Retail

Starbucks

 Retail

Chevron

Site Plan

Available Leased



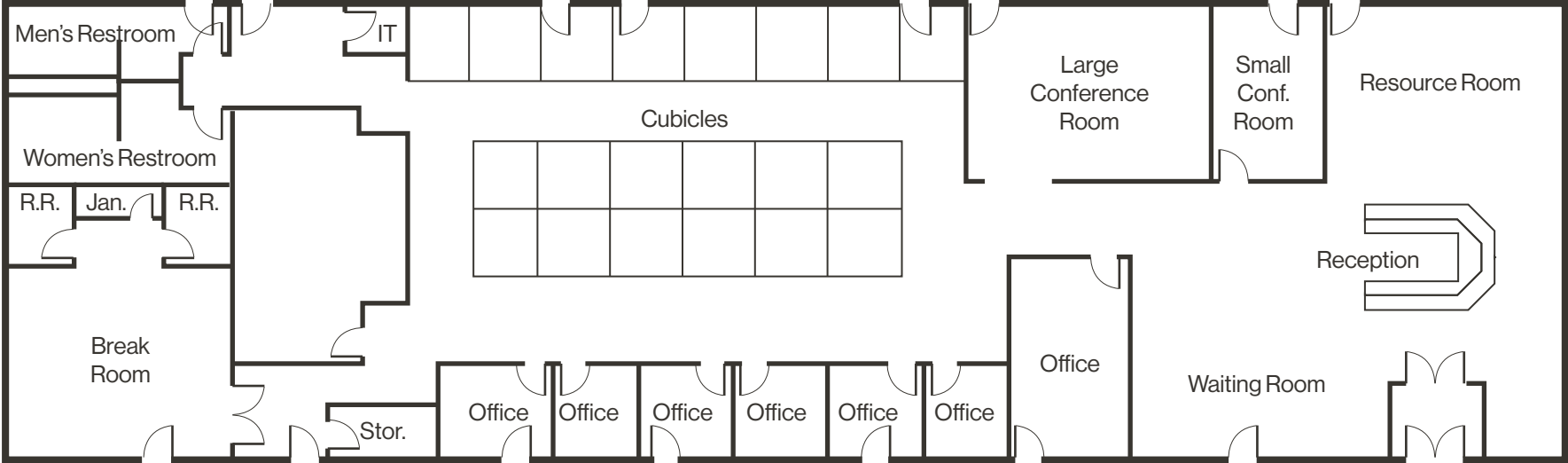
Suite	Tenant	SF
1	Wayne G. Terhune, DDS	±1,300 SF
2	Tooth Fairy Pediatric Dental	±1,000 SF
3	Jake Banks	±2,000 SF
5	A Child's World	±1,000 SF
6	Bee Sparks Dental	±2,000 SF
8	Betal Home Care	±1,300 SF
9	AVAILABLE Former staffing agency with reception/waiting area, three conference/meeting rooms, open bullpen, 7 private offices, and a break room.	±8,600 SF

Suite	Tenant	SF
17	Certified CPR	±2,300 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

Suite	Tenant	SF
A2	Ford Center for Foot Surgery	±860 SF
B	Summit Hydration	±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



Floor Plan | 2261 Suite 9 | ± 8,600 SF



Property Photos



LOGIC Commercial Real Estate

Specializing in Brokerage and Receivership Services



Join our email list and
connect with us on LinkedIn

The information herein was obtained from sources deemed reliable; however LOGIC Commercial Real Estate makes no guarantees, warranties or representation as to the completeness or accuracy thereof.

For inquiries please reach out to our team.

Ian Cochran, CCIM

Partner
775.225.0826
icochran@logicCRE.com
B.0145434.LLC

Greg Ruzzine, CCIM

Partner
775.450.5779
gruzzine@logicCRE.com
BS.0145435

Point of contact

Grace Keating

Associate
775.870.7806
gkeating@logicCRE.com
S.0198962