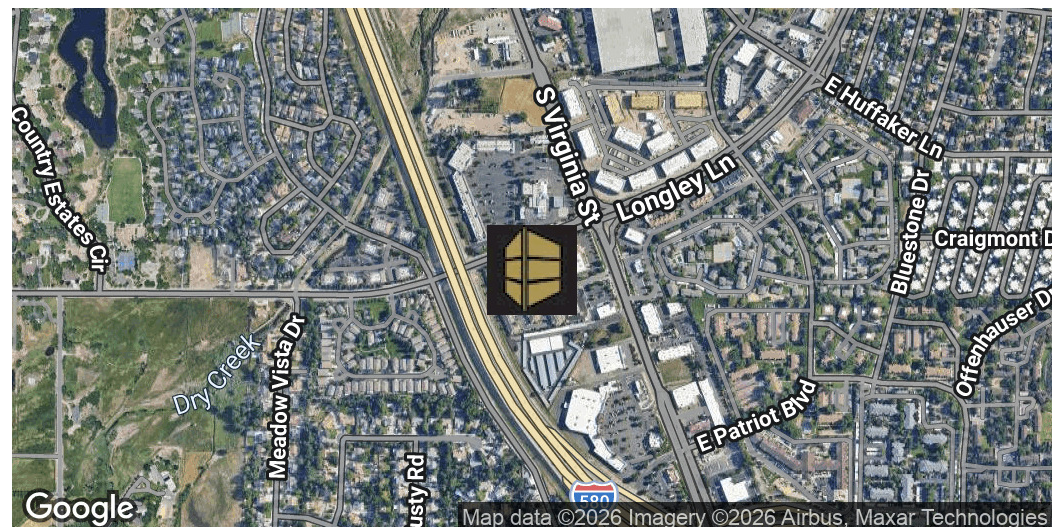


PROPERTY SUMMARY



PROPERTY DESCRIPTION

Introducing an exceptional office property in the heart of Reno, NV. Situated at 160 W Huffaker Ln, this prime office building offers 5,676 SF of immaculately designed space, perfectly suited for the discerning investor or owner user. Constructed in 2004, this property boasts a modern aesthetic and a strategic location. The property is designed to accommodate a variety of professional needs, making it an outstanding choice for any savvy investor seeking a solid addition to their portfolio. Located in the Sierra Pines Office Complex. Floor plan includes eight offices, large bull-pen area, large conference room with access to full-kitchen, gym, shower, and beautiful reception and waiting room area.

PROPERTY HIGHLIGHTS

- NNN total Approx \$.52 sq ft per month (see below)
- Property Tax \$15,408.49 Or \$1284 month/ Association dues approx \$1,413.79. This covers landscaping, snow removal, Waste Management, the outsides of the buildings and the roofs.

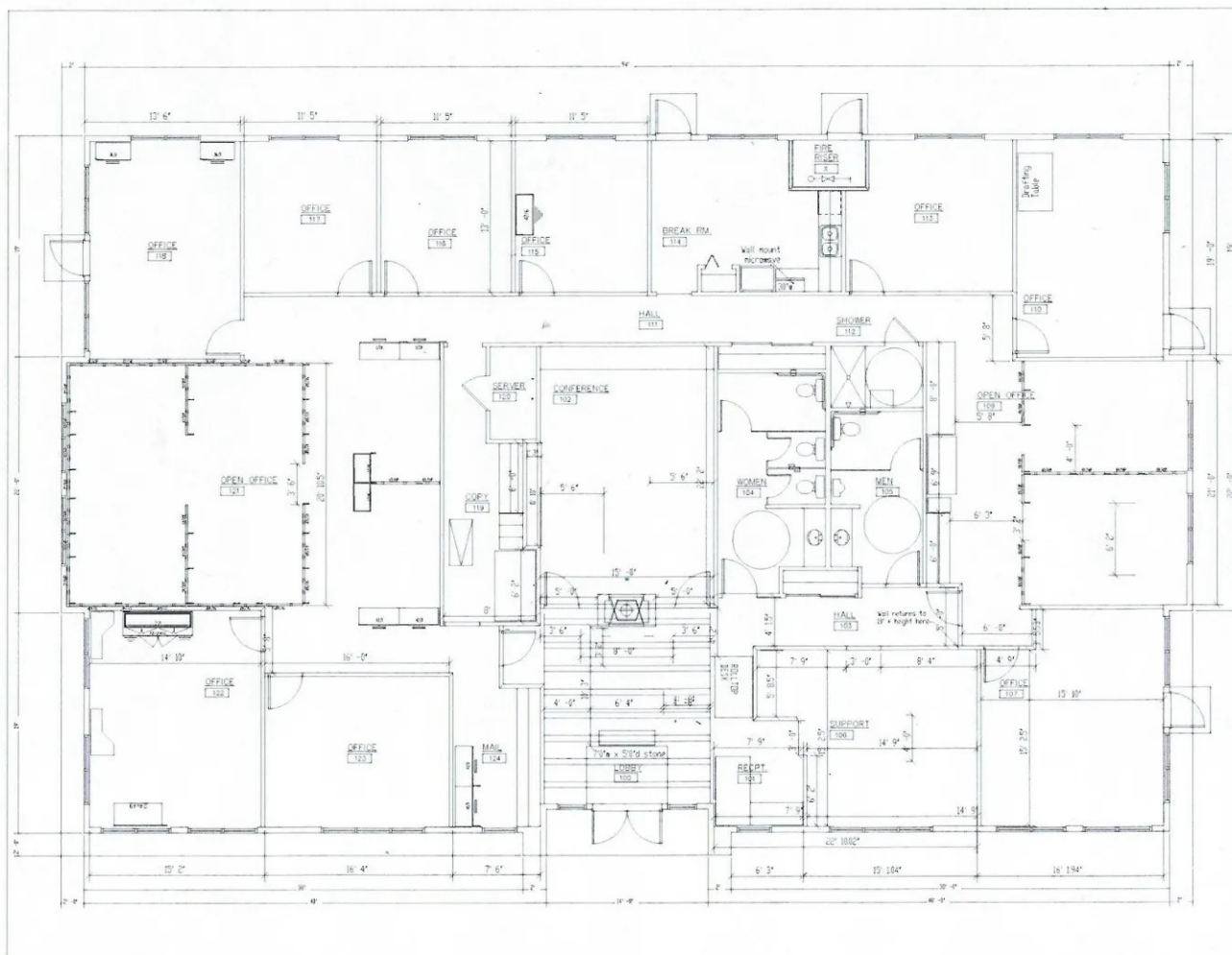
OFFERING SUMMARY

Sale Price:	\$2,270,400
Lease Rate:	\$2 SF/Month (NNN)
Number of Units:	1
Available SF:	5,676 SF
Building Size:	5,676 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,724	24,575	58,635
Total Population	6,007	58,942	137,327
Average HH Income	\$107,521	\$117,711	\$126,579

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FLOORPLAN



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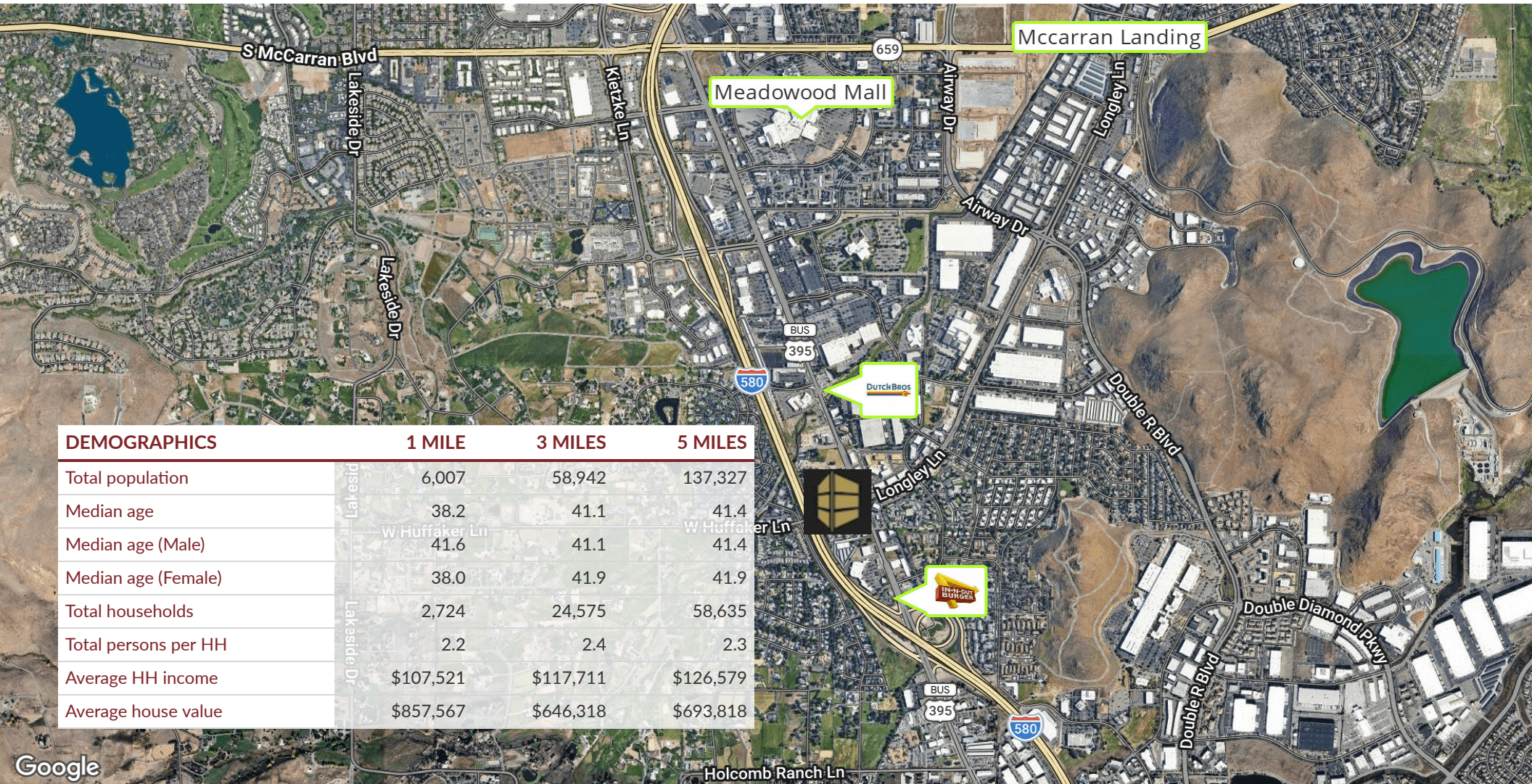
FOR SALE 160 W HUFFAKER LN, RENO, NV

ADDITIONAL PHOTOS



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LOCATION MAP



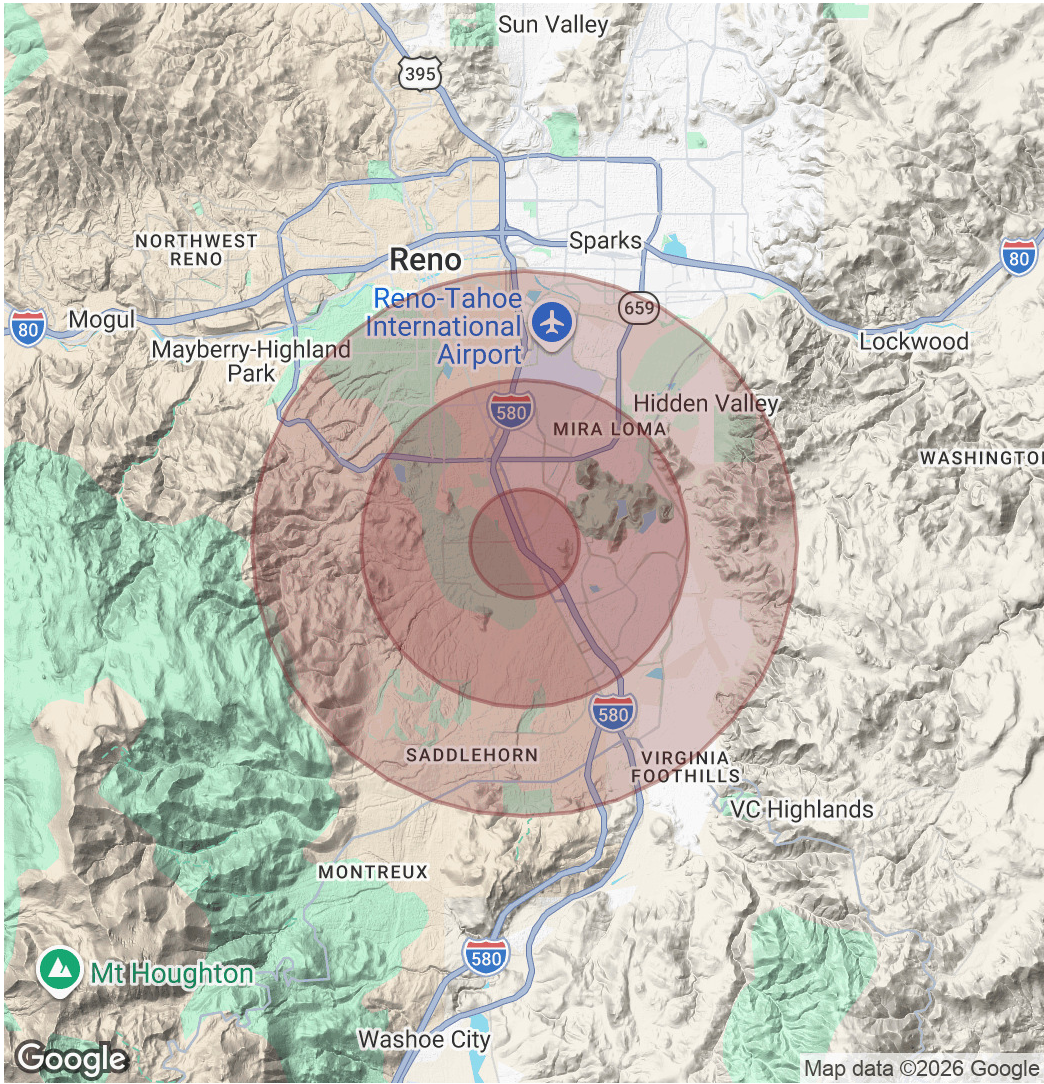
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DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,007	58,942	137,327
Average Age	38.2	41.1	41.4
Average Age (Male)	41.6	41.1	41.4
Average Age (Female)	38.0	41.9	41.9

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,724	24,575	58,635
# of Persons per HH	2.2	2.4	2.3
Average HH Income	\$107,521	\$117,711	\$126,579
Average House Value	\$857,567	\$646,318	\$693,818

2023 American Community Survey (ACS)



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ADVISOR BIO 1



RYAN JOHNSON, CCIM

Principal

Ryan@johnsongroup.net

Direct: 775.823.8877 x202 | Cell: 775.232.8551

NV #BS.1707

PROFESSIONAL BACKGROUND

Ryan Johnson is a Principal at Johnson Group Commercial, widely recognized for his leadership and success in the industry. He specializes in leasing and sales of retail, office, and industrial properties, with a focus on investment sales. Ryan provides advisory and consulting services to landlords, investors, and developers in Northern Nevada, having completed over \$650 million in investment sales and hundreds of lease agreements.

- COSTAR Power Broker Award Winner
- 4 time Summit Award Winner.

EDUCATION

Graduate of the University OF Nevada in 1999 – Computer Information Systems
CCIM certification earned May 2007

MEMBERSHIPS

5+ years CCIM Board of Directors Norther NV Chapter
CCIM for almost 20 years

JOHNSON GROUP COMMERCIAL

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