



For Lease

colliers.com/Reno



10539  
Pyramid Building

YVES WILLIAMS  
MD, PhD

CARSON TAHOE  
HEALTH

Tahoe Procedure  
Outpatient & Spine

# 10539 Professional Circle Reno, NV 89521

Available Space - Suite 100 (Demisable)

±5,827 - ±16,470 SF

Office Space Available in the Reno  
Tahoe Tech Center Office Complex

Building Signage Available  
With Freeway Visibility

Accelerating success.

# For Lease

## Property Overview

Address:	10539 Professional Circle, Suite 100
Location:	Reno, NV 89521
Available Space:	±16,470 square feet (Demisable)
Parking:	Free surface level parking spaces
Zoning:	South Meadows PUD, Office Building
Lease Rate:	\$2.10/SF/MO Full Service

## Building Comments

Space has welcoming lobby and shared restrooms. Parking around the building with easy access for guests, clients and staff. Building has outstanding visibility from I-580/US 395.

## Suite Comments

Suite 100 is located just off the main lobby. The space is fully built out with a mix of private offices, conference rooms, bull pen, kitchenette, server room and welcoming reception area and waiting. Suite also offers a convenient back entry. Landlord will consider medical use and is willing to provide TI allowance for qualified leases. Available space can be demised to ±5,827 SF and freeway visible building signage may be available.



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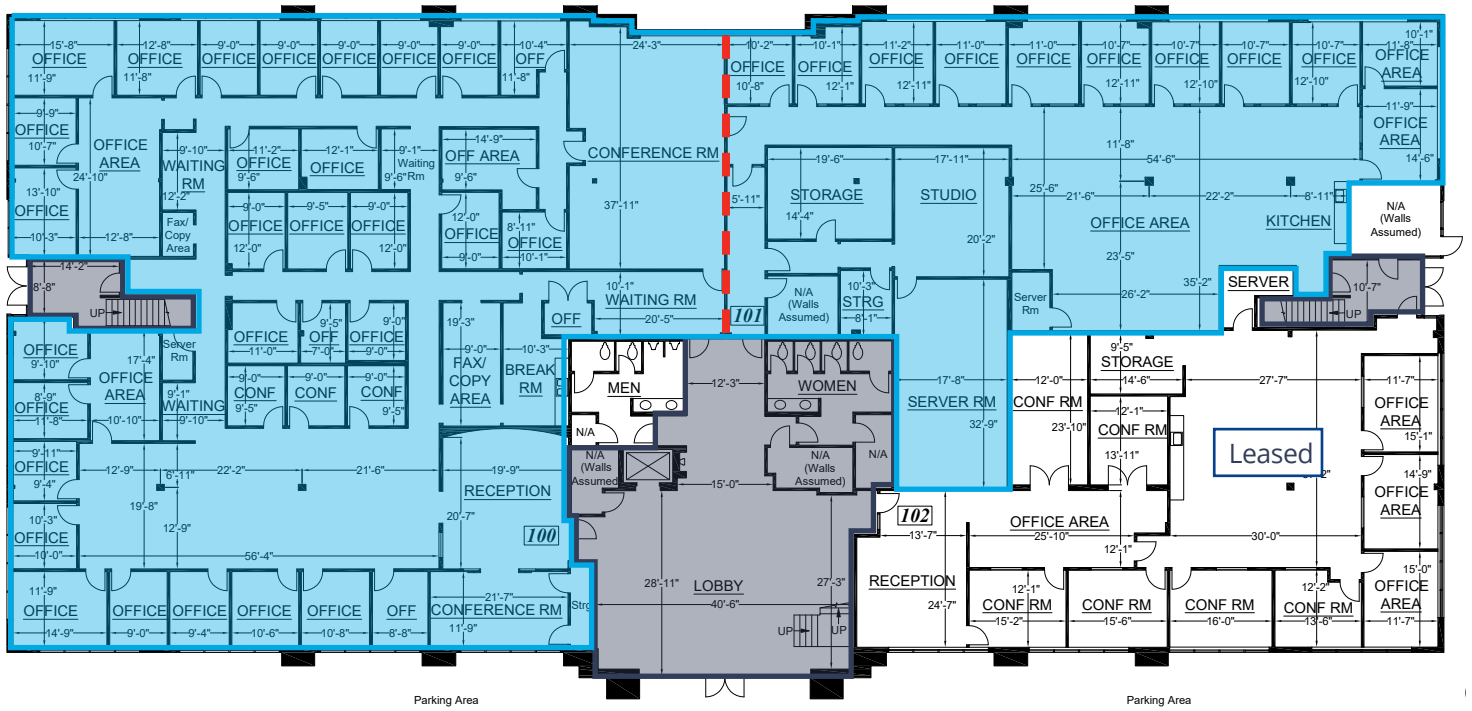
+1 775 823 9666

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# Suite 100 – 16,470 SF

 Suite 100     Potential Demise Line\*     Common Area

\*Owner is flexible on demise down to 5,827 SF



10539 Professional Circle, Suite 100 | For Lease

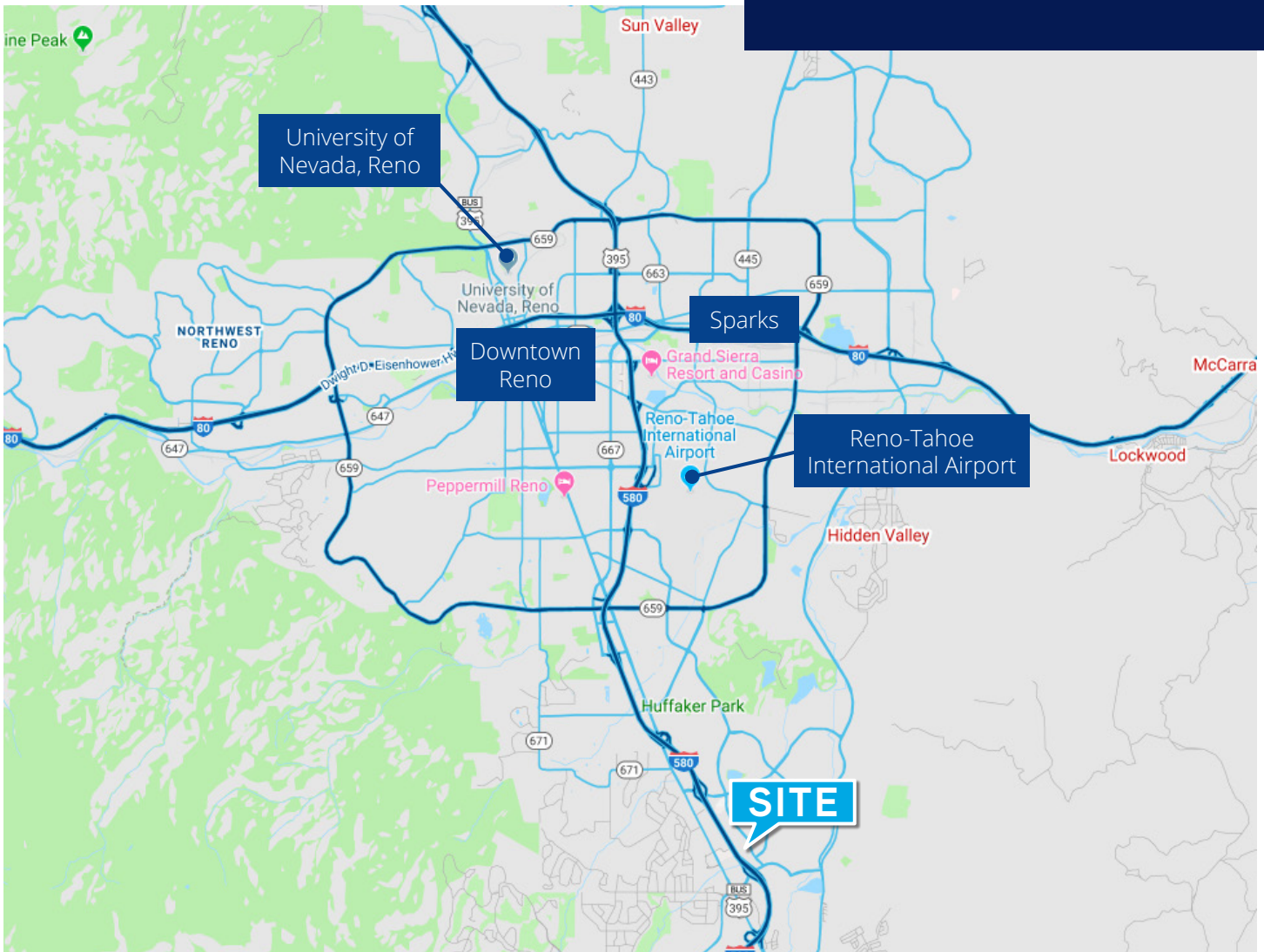
# Property Photographs



# South Meadows Overview



# Location



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