

OFFICE SUITE FOR LEASE



# 150 ISIDOR COURT

*Sparks / Nevada*

## PROPERTY OVERVIEW

Located in the Spanish Springs Business Center, 150 Isidor Court offers convenient access to Pyramid Highway. Spanish Springs is among the fastest-growing residential submarkets in Northern Nevada. This location is surrounded by major industrial facilities and emerging residential communities. This office space is ideal for residents of Spanish Springs seeking a short commute.

For Lease  
\$1.75 PSF/Modified Gross  
(EXCLUDING UTILITIES & JANITORIAL)

Suite 103  
±1,521 SF AVAILABLE

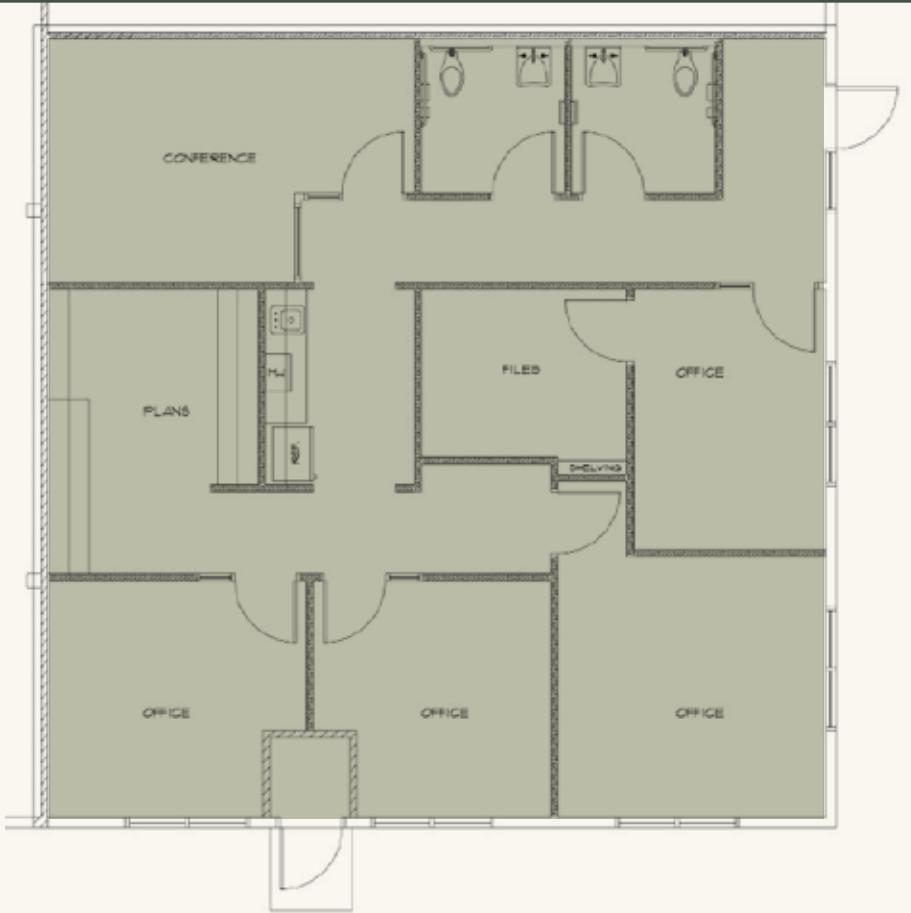
**CBRE**

# SUITE 103

$\pm 1,521$  SF

- \$1.75 PSF, MODIFIED GROSS (TENANT COVERS UTILITIES AND JANITORIAL)
- RECEPTION
- SEVERAL OFFICES
- LARGE OPEN AREA
- BREAK ROOM
- COPY/PRINT ROOM
- 2 BATHROOMS
- OFFICE
- PARKING 4/1000

## FLOOR PLAN





## DEMOGRAPHICS & TRAFFIC

### 2025 Demographics

	1 MILE	3 MILES	5 MILES
POPULATION	5,050	23,835	51,613
HOUSEHOLDS	1,751	8,631	18,672
BUSINESSES	38	226	343
EMPLOYEES	331	2,681	4,096

### 2023 Traffic Counts

#1 - 10,300 ADT

#2 - 18,700 ADT

#3 - 11,400 ADT

Source: NDOT

Located in the Spanish Springs Business Center at 150 Isidor Court with easy access to Pyramid Hwy.



The Spanish Springs area is one of the fastest growing areas in our community.

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**CBRE**