

For Lease

South Reno Office Space



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9450 Double R Blvd.
Reno, NV 89521

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Listing Snapshot



\$1.65 NNN
Lease Rate



± 2,810 – 7,496 SF
Available Square Footage



\$0.41 NNN
Expense Estimate

Property Highlights

- Demising options include ± 2,810 SF and ± 4,686 SF
- Fiber internet
- Conference room, twenty-one (21) private offices, eight (8) work stations, a break room and separate men’s and women’s restrooms
- Ample parking
- Easy access to South Meadows Promenade and Hwy. 395
- Conveniently located near the new Northern Nevada Sierra Medical Center and Renown’s South Reno Campus

Demographics

	1-mile	3-mile	5-mile
2024 Population	9,473	64,145	128,555
2024 Average Household Income	\$102,665	\$125,761	\$122,724
2024 Total Households	4,361	26,659	53,549

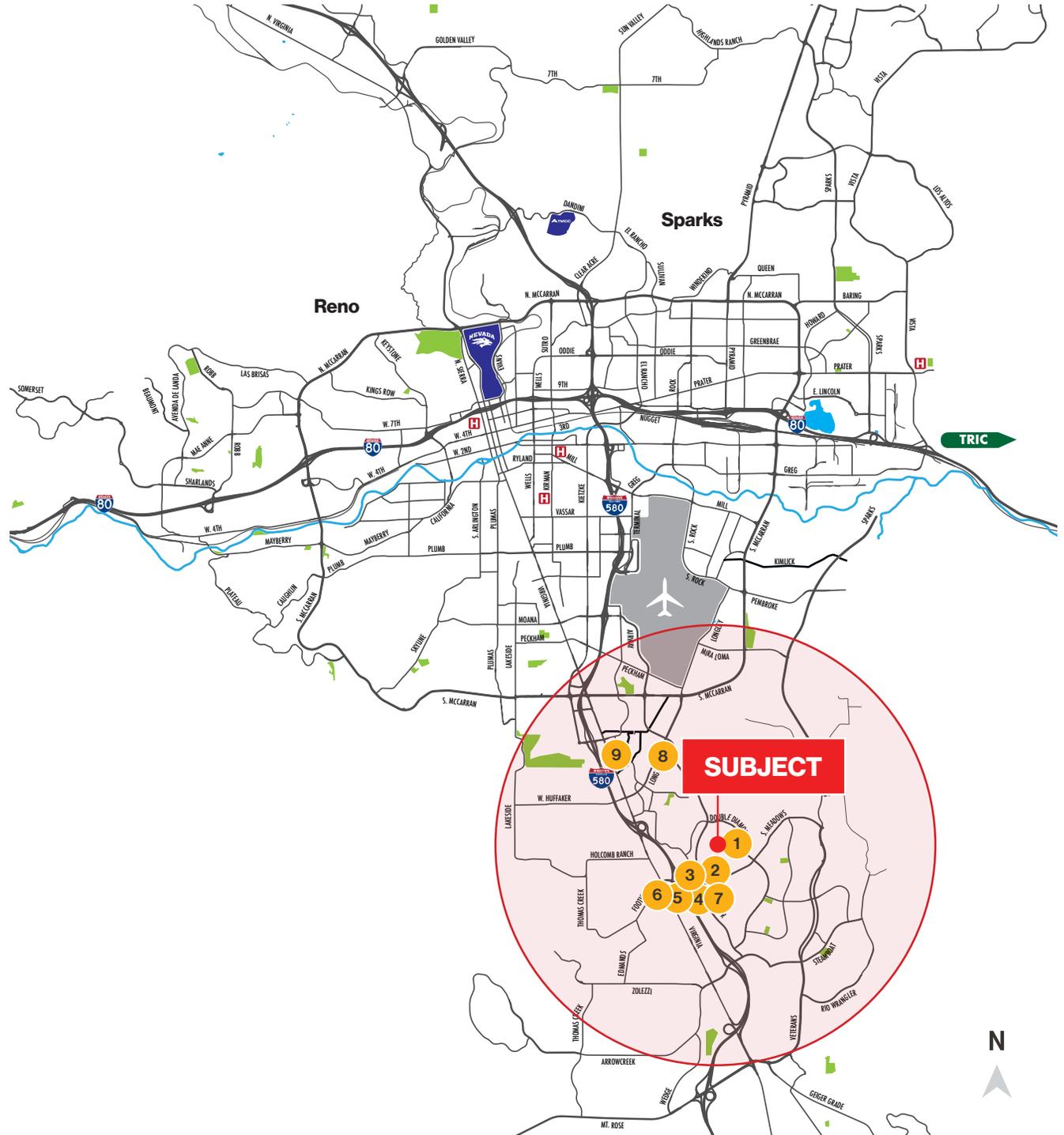


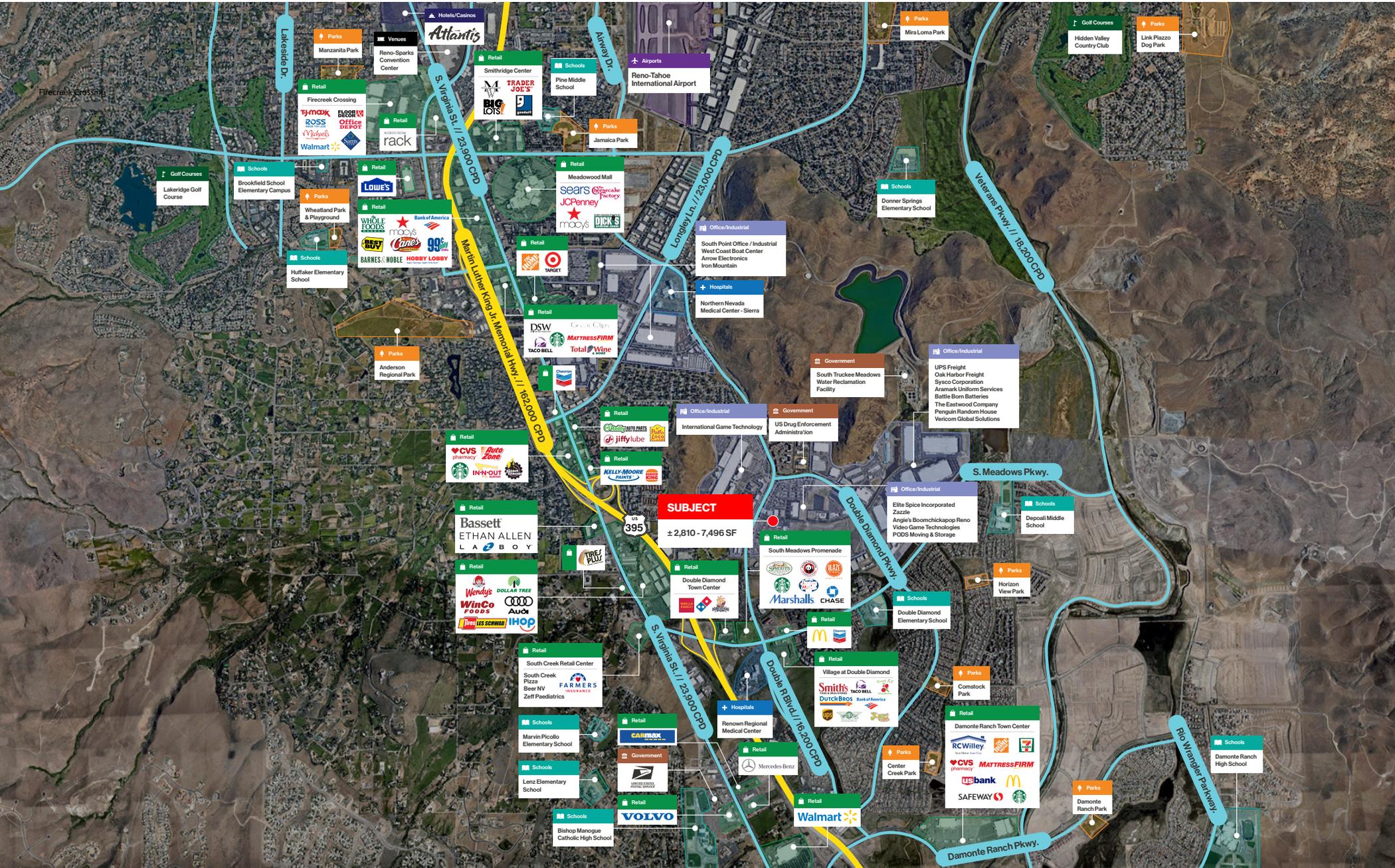
Vicinity Map

The office is strategically located in a dense and mature residential area servicing ± 128,555 residents with an average household income of ± \$122,724 within a 5-mile radius.

Amenities within a 3-mile radius

- 1 **Nevada Department of Motor Vehicles**
- 0.50 miles
- 2 **South Meadows Promenade**
- 0.56 miles
- 3 **Double Diamond Town Center**
- 0.62 miles
- 4 **Renown South Meadows Medical Center**
- 0.79 miles
- 5 **WinCo Foods**
- 0.86 miles
- 6 **South Creek Retail Center**
- 0.87 miles
- 7 **Southwest Pavilion Shopping**
- 1.12 miles
- 8 **Northern Nevada Medical Center - Sierra**
- 1.44 miles
- 9 **Sierra Town Center**
- 1.65 miles

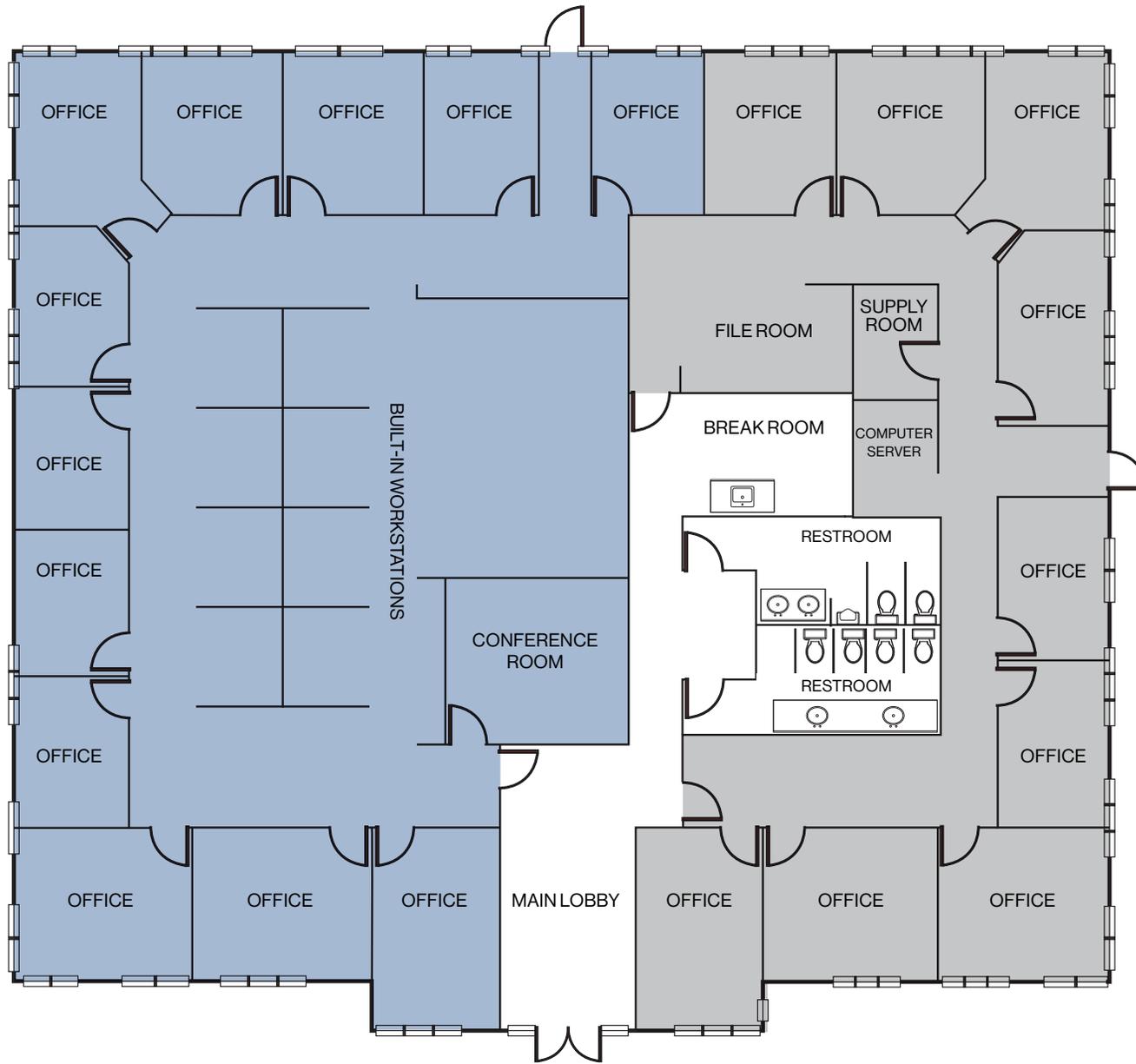






Floor Plan

□ Common Area (If Demised) ■ Demising Option 1 ±2,810 SF ■ Demising Option 2 ±4,686 SF

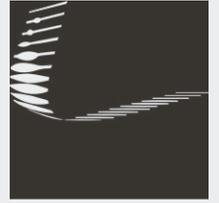


Property Photos



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