

OFFICE SUBLEASE OPPORTUNITY

HIGH PROFILE CAMPUS

OFFICE BUILDINGS A & B | UP TO 211,122 SF AVAILABLE

WWW.9295PROTOTYPE.COM



9295 PROTOTYPE
DRIVE



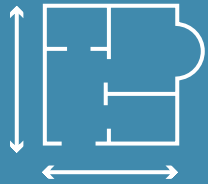


LONG-TERM SUBLEASE
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SUBLEASE HIGHLIGHTS

RARE OPPORTUNITY TO OCCUPY LARGE BLOCKS OF SPACE IN BOOMING NORTHERN NEVADA WITH POTENTIAL SIGNAGE OPPORTUNITIES. BUILDINGS A AND B CAN BE COMBINED FOR A TOTAL OF 211,122 SF.



106,236 SF

BUILDING A (FULLY FURNISHED)
 *Demisable to 25,000 SF

104,806 SF

BUILDING B (FULLY FURNISHED)
 *Demisable to 25,000 SF



LOW COST OPTION

CONTACT BROKER FOR PRICING DETAIL

T.I. ALLOWANCE

TI ALLOWANCE OR CONCESSIONS
 MAY BE AVAILABLE FOR QUALIFIED DEALS



AVAILABLE IMMEDIATELY

SUBLEASE THROUGH 9/30/2032,
 SUBLANDLORD WILL CONSIDER
 FLEXIBLE LEASE TERMS



AMPLE PARKING

SURFACE LEVEL LOT

CONVENIENT ACCESS

TO SERVICES & I-580

CAMPUS SETTING

PRIME SPACE FOR HQ



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**RING ROAD ACCESS &
MAIN THOROUGHFARES**



ON-SITE DAYCARE



FURNITURE AVAILABLE





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BUSINESSES ARE CHOOSING NEVADA



Pro-Business Environment

Nevada has the third most business-friendly tax structure in the country.



Competitive Cost of Living

Cost of living is much more reasonable than other locations in the West, 40% less than Silicon Valley.



Benefits of UNR

Access to all the opportunities a large university has to offer and is the second largest four-year school in the state.



Increased Job Growth

Employer migration is well underway as companies follow the talent; people continue to move to less dense suburban locations that offer access to metropolitan amenities.



Bay Area Migration

Reno benefits from the proximity to California's technology sector and has attracted high-profile technology and manufacturing companies.



Quality of Life

Livability.com ranked Reno in the Top 50 best cities to live in the U.S. and BestCities.com says it's the #1 Best Little City in America.



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BLDG A HIGHLIGHTS

Building A at 9295 Prototype offers mostly open layouts with a mix of office space and conference rooms utilizing advanced power and building infrastructure.

- 106,236 Square feet, two-story, office building - Can be demised to 25,000 square feet
- Fully furnished and ready for immediate occupancy
- Staff break facilities with sinks in multiple locations
- Potential to access via main lobby
- Fiber Optic Cable and dual redundancy
- Extra power, 400KVA, generator and battery backup
- Building and monument signage available and potential building naming rights
- Ample parking



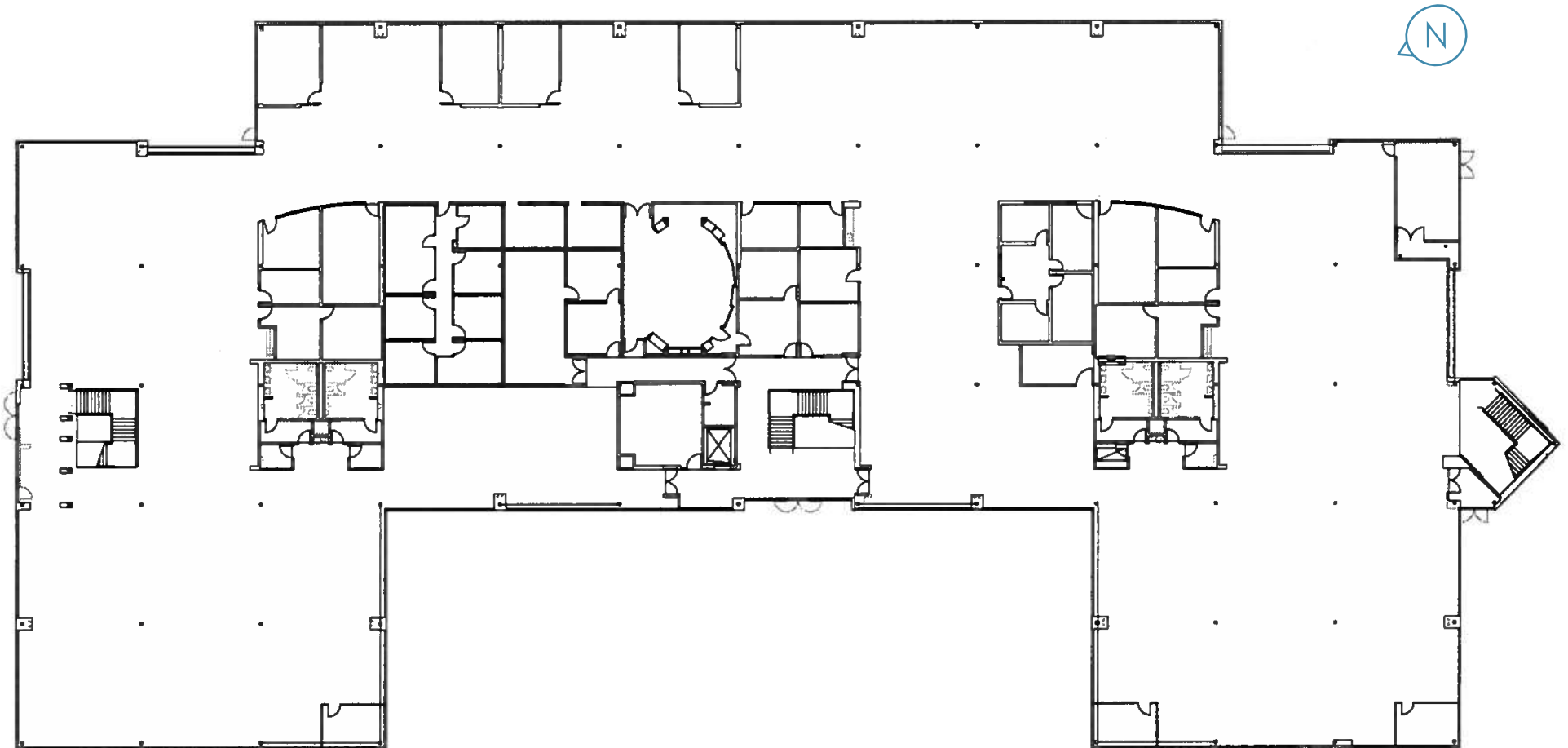


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BLDG A **FIRST FLOOR**

53,118 SQUARE FEET



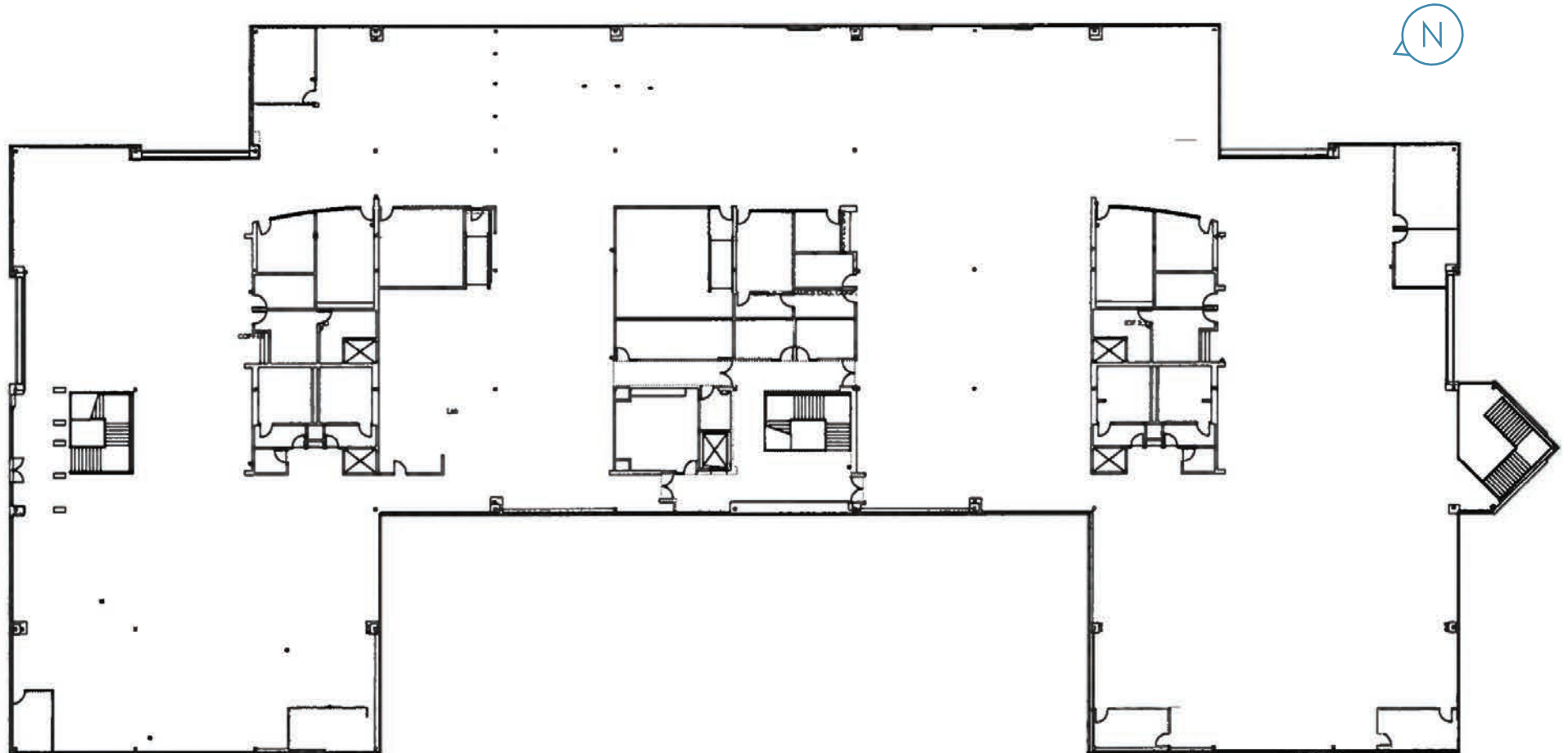


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BLDG A **SECOND FLOOR**

53,118 SQUARE FEET





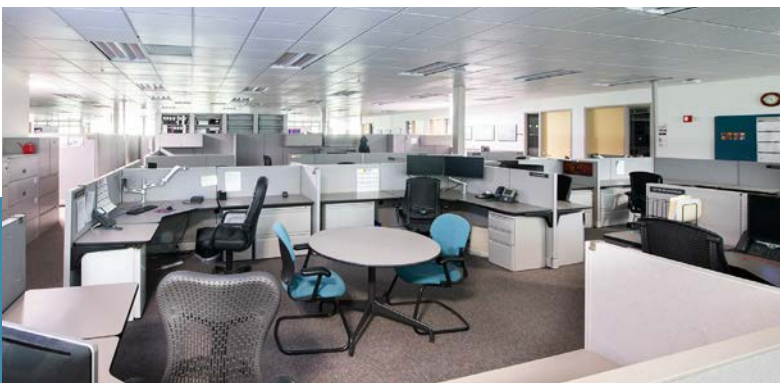
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BLDG B HIGHLIGHTS

Building B at 9295 Prototype offers mostly open layouts with a mix of office space and conference rooms utilizing advanced power and building infrastructure.

- 104,886 Square feet, two-story, office building - Can be demised to 25,000 square feet
- Fully furnished and ready for immediate occupancy
- Staff break facilities with sinks in multiple locations
- Potential to access via main lobby
- Fiber Optic Cable and dual redundancy
- Extra power, 400KVA, generator and battery backup
- Signage may be available
- Ample parking



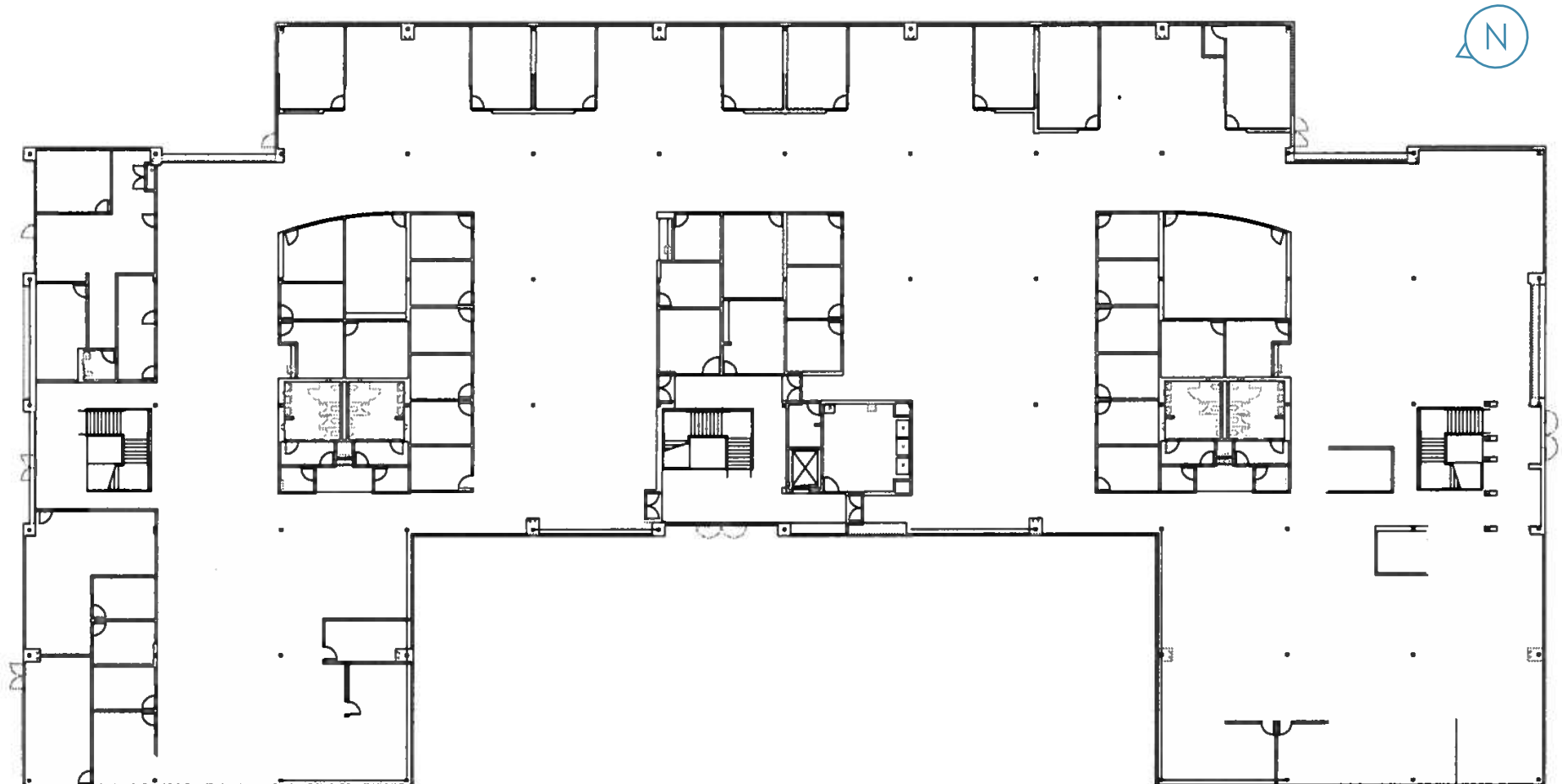


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BLDG B FIRST FLOOR

52,443 SQUARE FEET



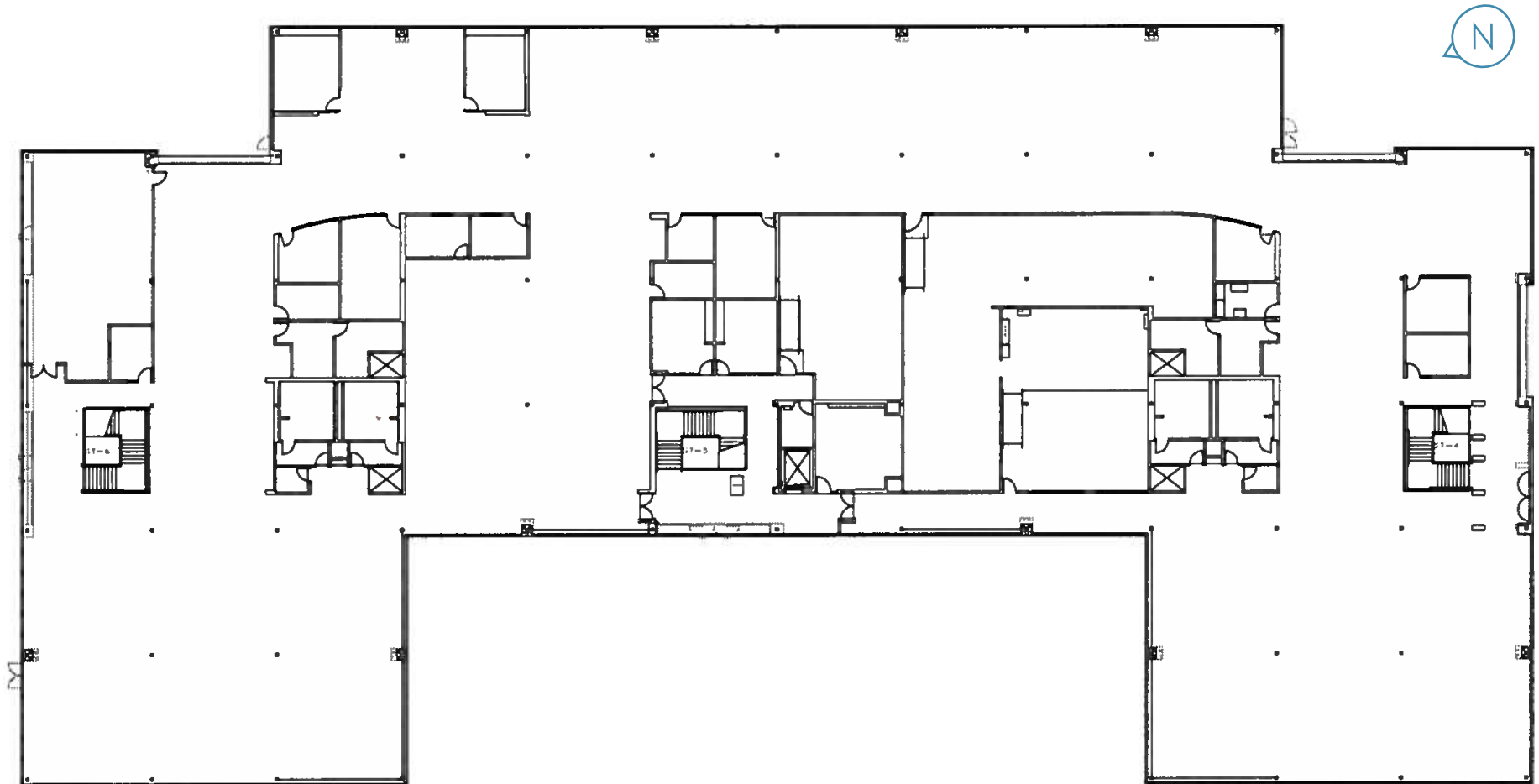


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BLDG B SECOND FLOOR

52,443 SQUARE FEET





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SOUTH MEADOWS

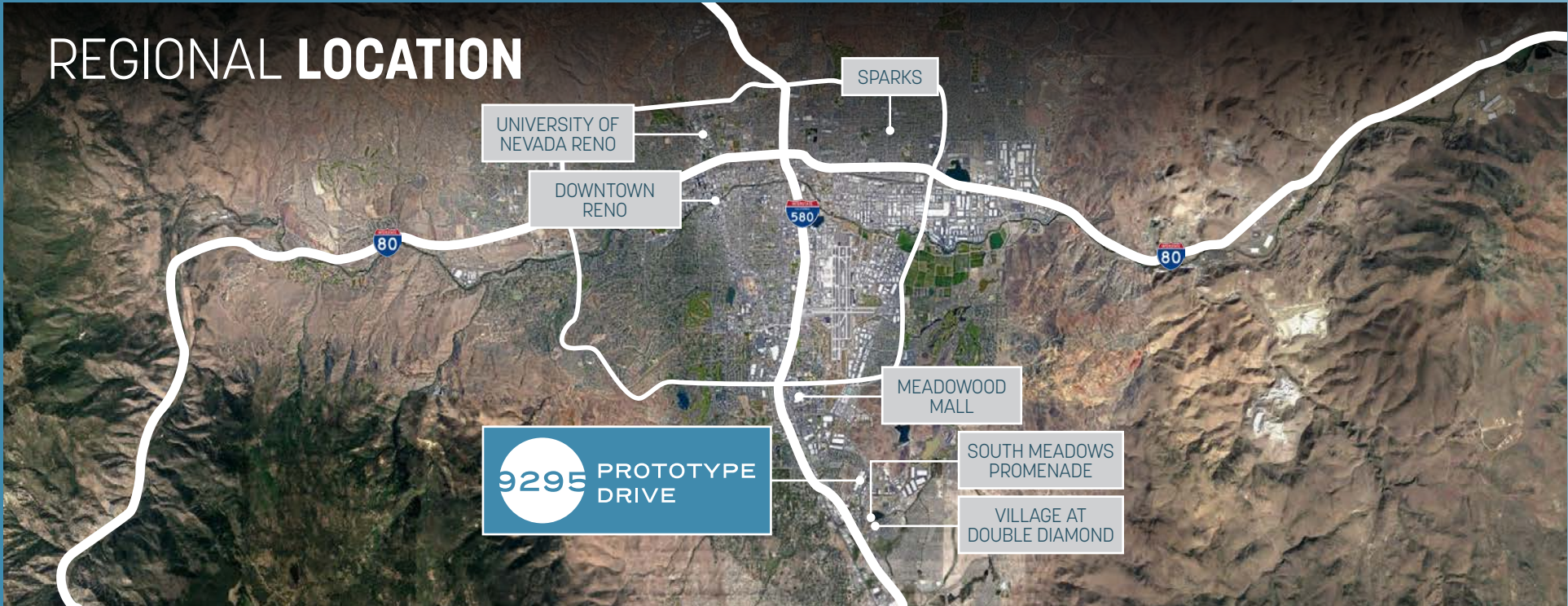
RENO'S MOST COMPETITIVE MARKET

South Meadows submarket is one of the busiest and largest office and medical employment markets in Reno with dense housing. Highlighting this market's demand are a mix of new developments underway.





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Convenient access to major roads such as South McCarran Boulevard, Double Diamond Parkway, I-80 and to shopping destinations such as The Village at Double Diamond, Meadowood Mall, The Summit Mall and South Meadows Promenade

FOR MORE INFORMATION, CONTACT:

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PROPERTY ADDRESS

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