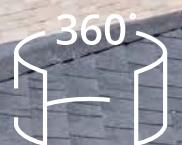


# For Lease

2,120 SF Medical Office  
Plus Detached Storage

1190 Ryland Street  
Reno, NV 89502



360°  
View Virtual  
Tour Here

**Melissa Molyneaux** SIOR, CCIM  
Executive Vice President  
+1 775 823 4674  
[Melissa.Molyneaux@colliers.com](mailto:Melissa.Molyneaux@colliers.com)  
NV Lic BS.0144599.LLC

**Jason Hallahan**  
Associate  
+1 775 287 5610  
[Jason.Hallahan@colliers.com](mailto:Jason.Hallahan@colliers.com)  
NV Lic S.0200644

5520 Kietzke Lane, Suite 300  
Reno, NV 89511  
+1 775 823 9666  
[Colliers.com/Reno](http://Colliers.com/Reno)

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## Property Summary

Freestanding 2,120 SF turn-key medical office situated on a 0.19 acre lot. It was built in 1996 by the current owner who has occupied the building since it was constructed. The building received improvements and upgrades in 2007 and it has been very well maintained. The building was designed for medical use and offers a mix of exam rooms and private offices as well waiting room and reception, nurses station and restrooms. The property is located at the intersection of Ryland Street and Mill Street directly to the south of the Renown Regional Medical Center Campus. The building is located at a stoplight and has outstanding signage and visibility. The building has access to 16 parking spaces (with one handicap space). The property is zoned MUWM which allows for a multitude of uses including medical.

**Lease Rate: \$1.90/SF/MO NNN**

In addition to rent, Tenant to pay building and operating expenses as well as utilities, currently estimated to be \$0.46/SF/MO as shown below. In addition, Tenant shall be responsible for their janitorial and landscaping costs.

**Expenses – 2024\***

Expense	Yearly Estimate
Property Tax	\$4,889.34
Insurance	\$3,600.00
Sewer	\$716.00
Waste Management Garbage Service	\$792.00
NV Energy Utilities	\$3,000.00
TMWA Water	\$300.00
<b>Total</b>	<b>\$13,297.34 (\$0.46/SF/MO)</b>

\*Tenant to pay actual expenses

# Property Highlights



Located directly across from Renown Medical Center



High-visibility signage along Ryland Street



Mixed-use Zoning Allows for Multiple Purposes



Standalone structure, providing increased visibility



Spacious waiting room, reception area, and other medical improvements



16 on-site parking spaces for staff and visitors



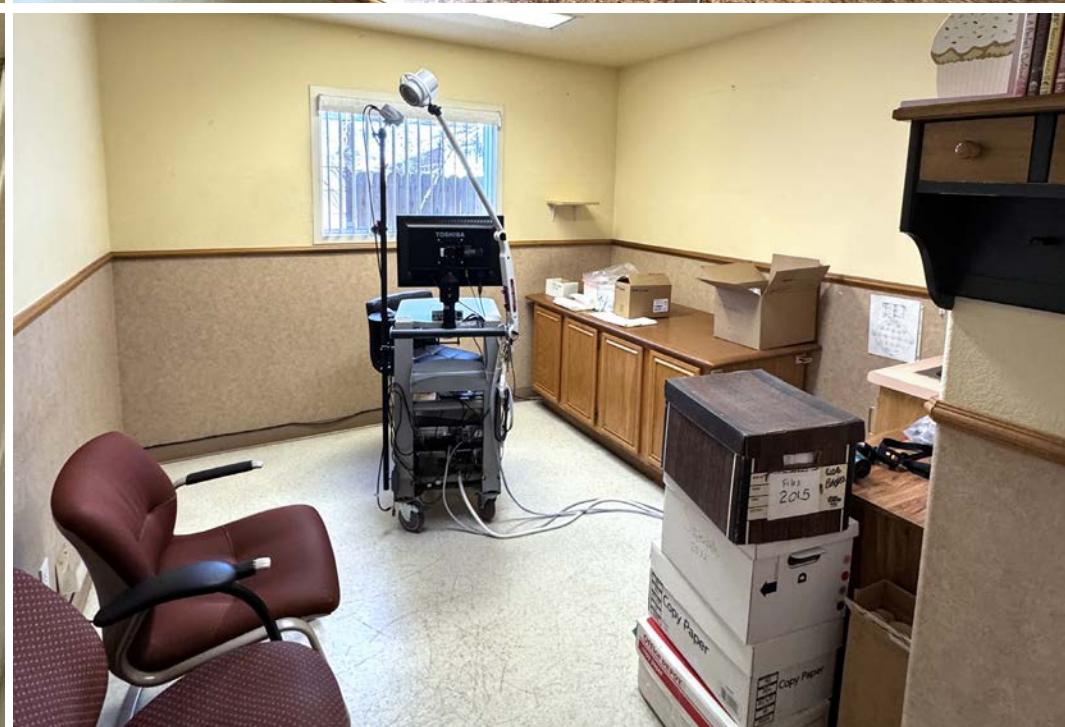
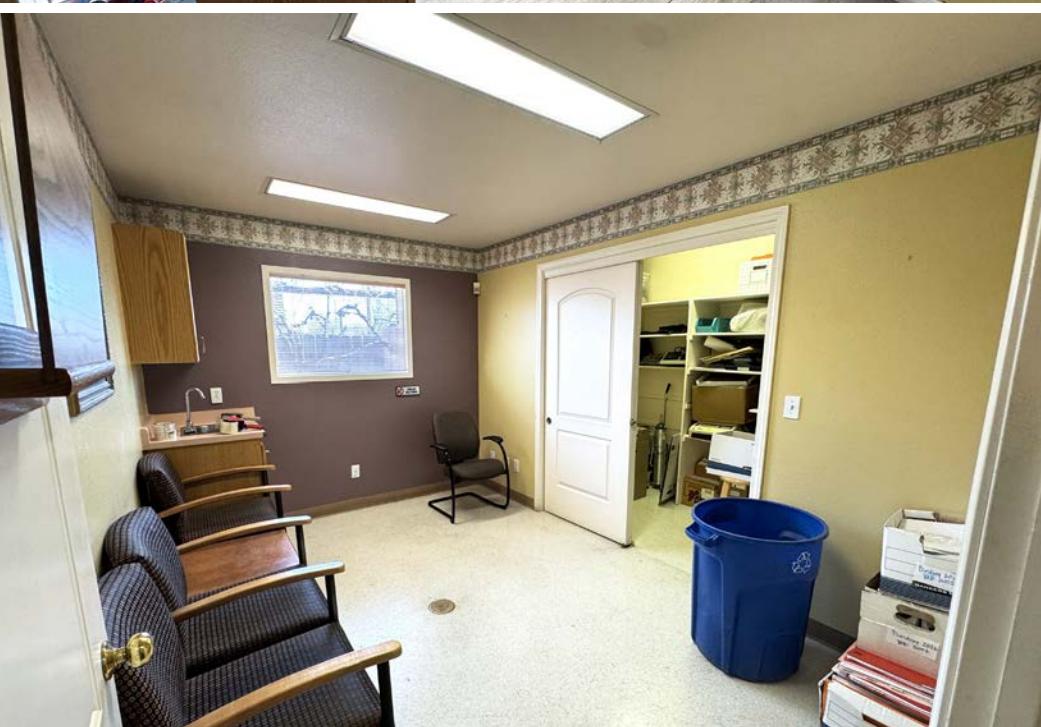
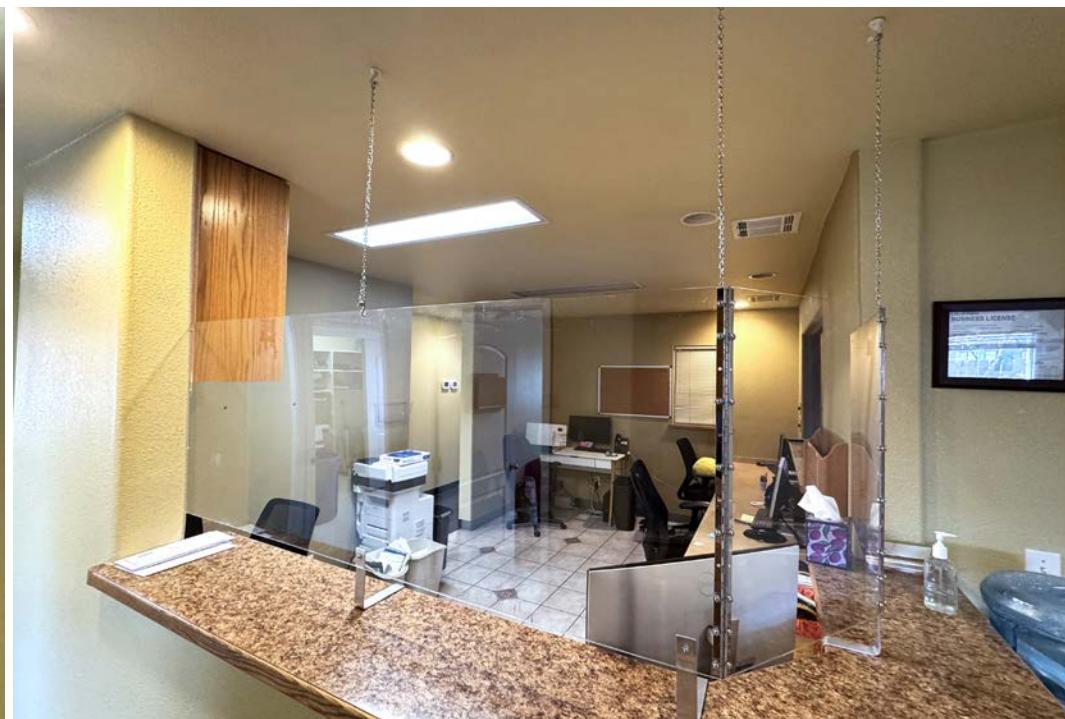
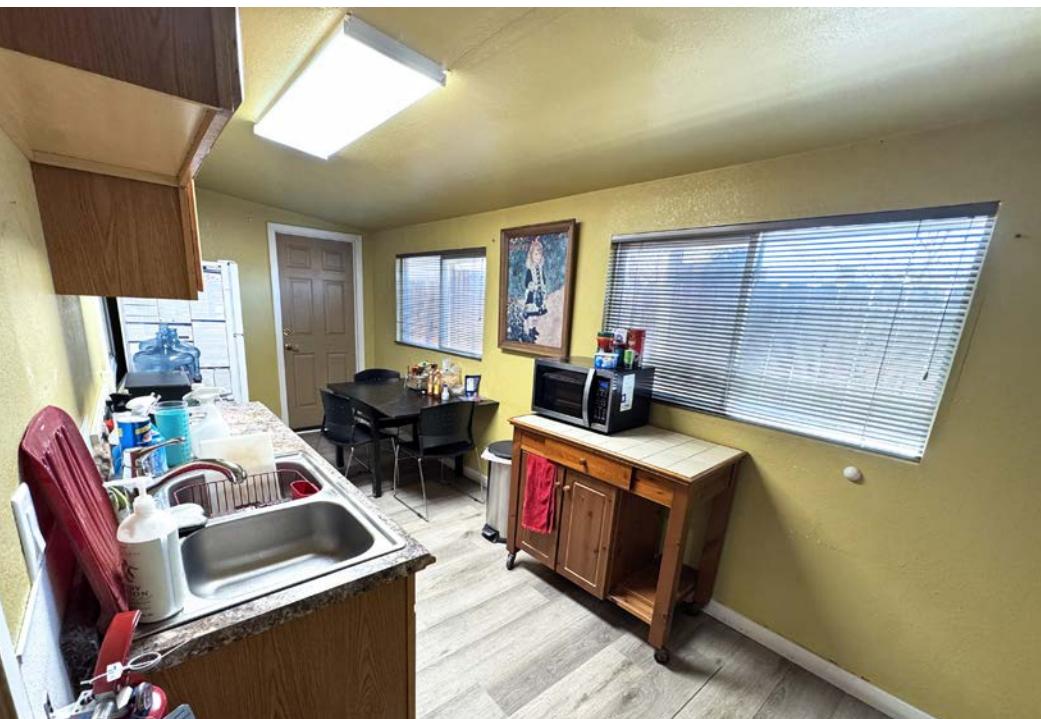
# Building Layout – 2,120 Square Feet



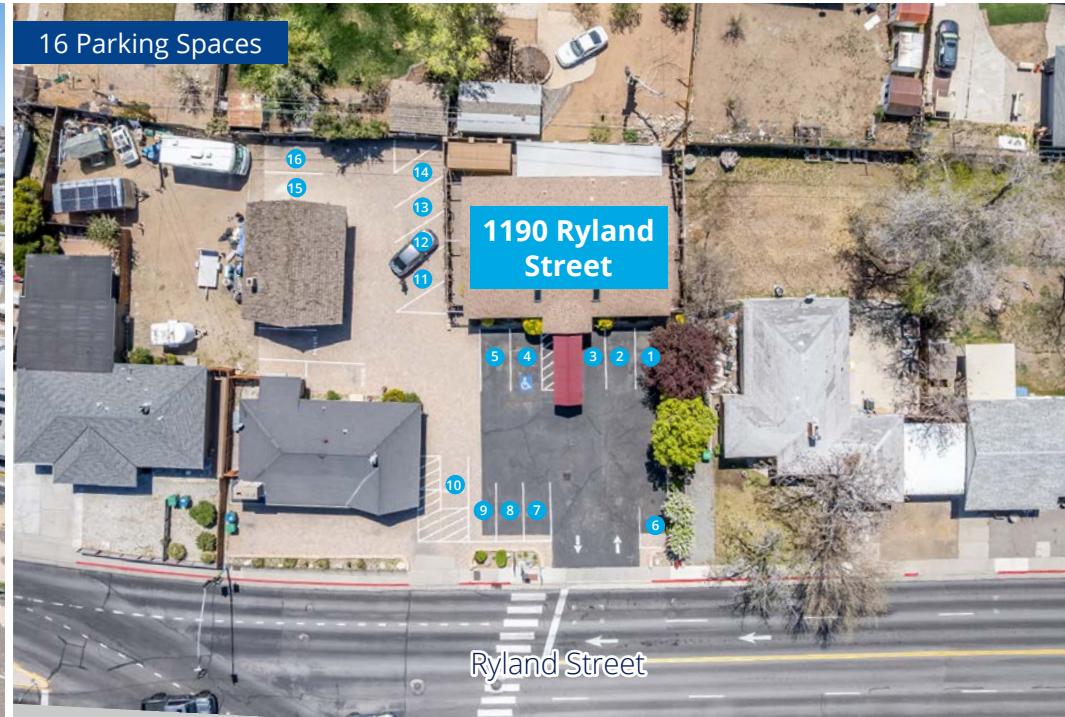
[View Virtual Tour Here](#)



## Interior Photos



# Surrounding Area



# Renown Regional Medical Center Campus

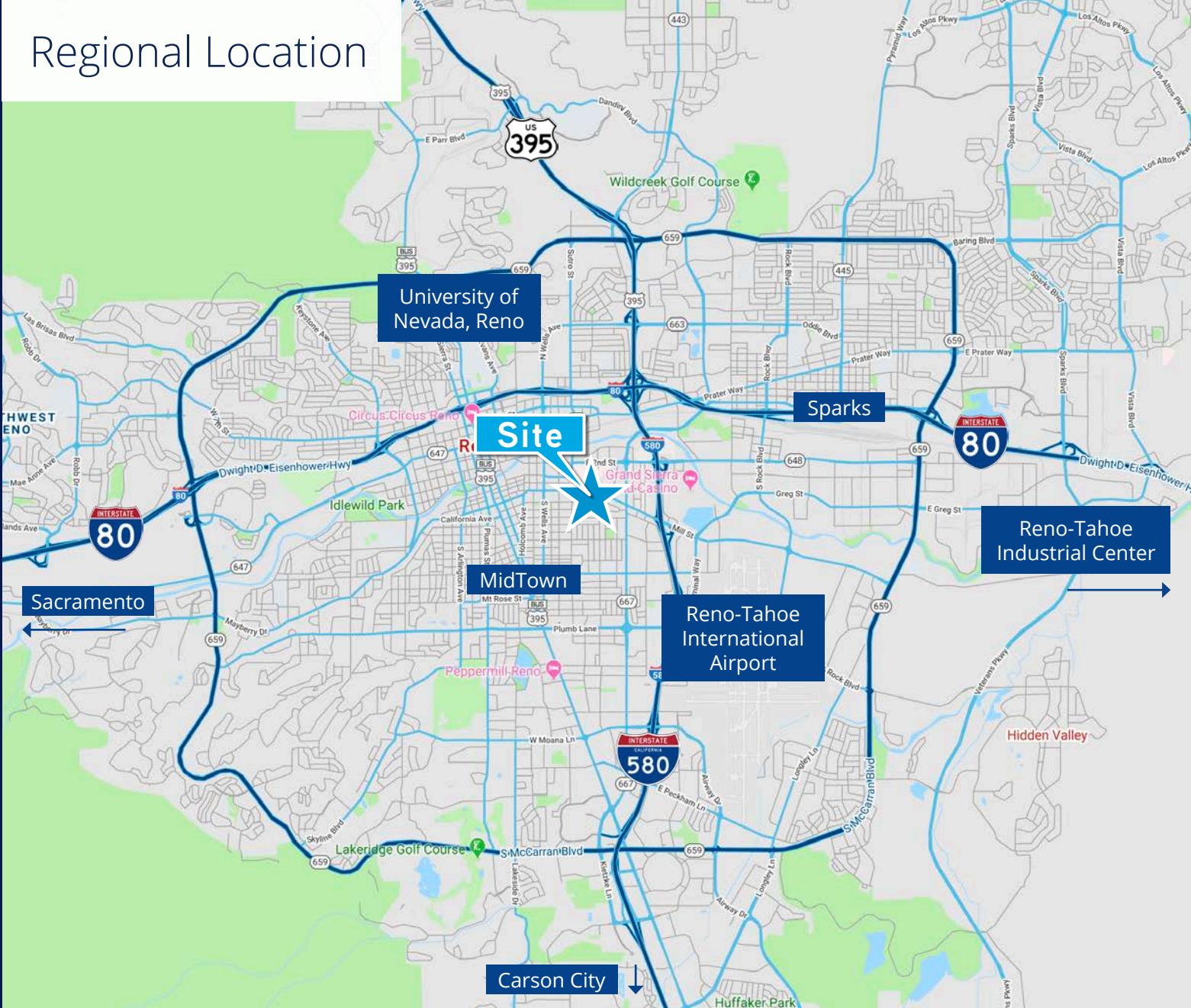


5520 Kietzke Lane, Suite 300  
Reno, NV 89511  
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Colliers.com/Reno

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NV Lic BS.0144599.LLC

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Associate  
+1 775 287 5610  
Jason.Hallahan@colliers.com  
NV Lic S.0200644

# Regional Location



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