

For Sale | Owner-User Opportunity

9520 Prototype Court, Reno, NV 89521



3,124 Square Foot Office Building



**View Virtual
Tour Here**



Melissa Molyneaux, SIOR, CCIM

Executive Vice President

+1 775 823 4674

Melissa.Molyneaux@colliers.com

NV Lic. BS.0144599.LLC

Jason Hallahan

Associate

+1 775 287 5610

Jason.Hallahan@colliers.com

NV Lic S.0200644



Property Overview

Partially leased office building in the heart of South Reno ideal for an owner-user/investor.

Colliers is pleased to present 9520 Prototype Drive in Reno, NV for sale. The 3,124 square foot single level office building is an ideal opportunity for a user looking to occupy space while receiving income. 47% leased to Sierra Therapy Group leaving 53% vacant. The building will generate \$43,296 gross (rent +CAM) on 47% of the building. After expenses are deducted, the building generates \$26,363 net income while an owner can occupy or backfill the vacant 1,675 square foot suite 200.

Built in 2002 but remodeled by the current owner with a heavy office build-out. The Prototype Court Association office park the property is located within is professionally managed and well maintained. The property has outstanding curb appeal and is visible and easily accessible from Gateway Drive and Prototype Drive. The Property is well located in the South Reno Submarket with access from Gateway Drive with easy access to I-580 as well as restaurants, hotels, other professional services, workforce, and executive housing.

Property Details

- **Building Size:** 3,124 SF
- **APN:** 163-170-04
- **Lot Size:** 0.072 acres (3,131 SF)
- **Zoning:** Planned Development (PD)
- **Built:** 2002

Sale Price: \$1,500,000 (\$480/SF)

Investment Highlights



Seller Financing
Available



5 year lease on 40%
of the property



Fully built-out with
heavy office layout



Partially Leased
Investment



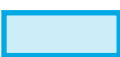
Vacancy is 53% allowing it
to qualify for SBA financing

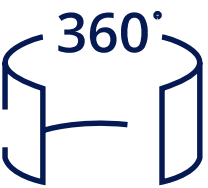
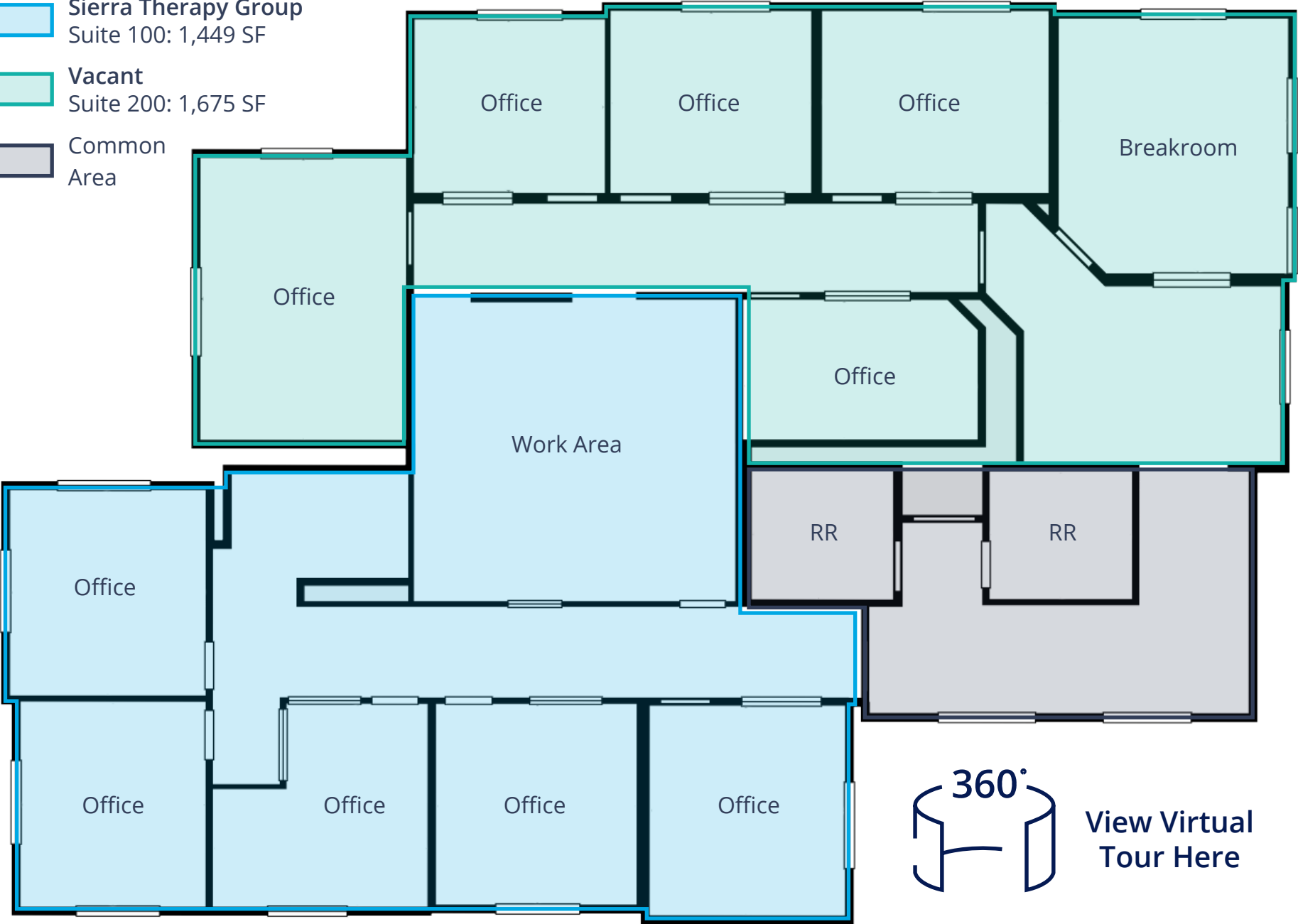


NOI \$26,363 estimated
(12 Mo from ownership)



Building Floor Plan

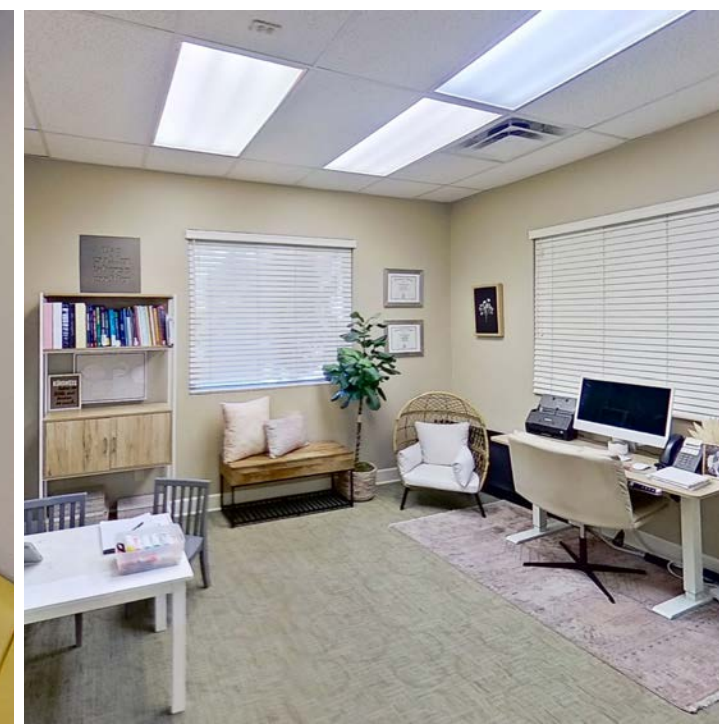
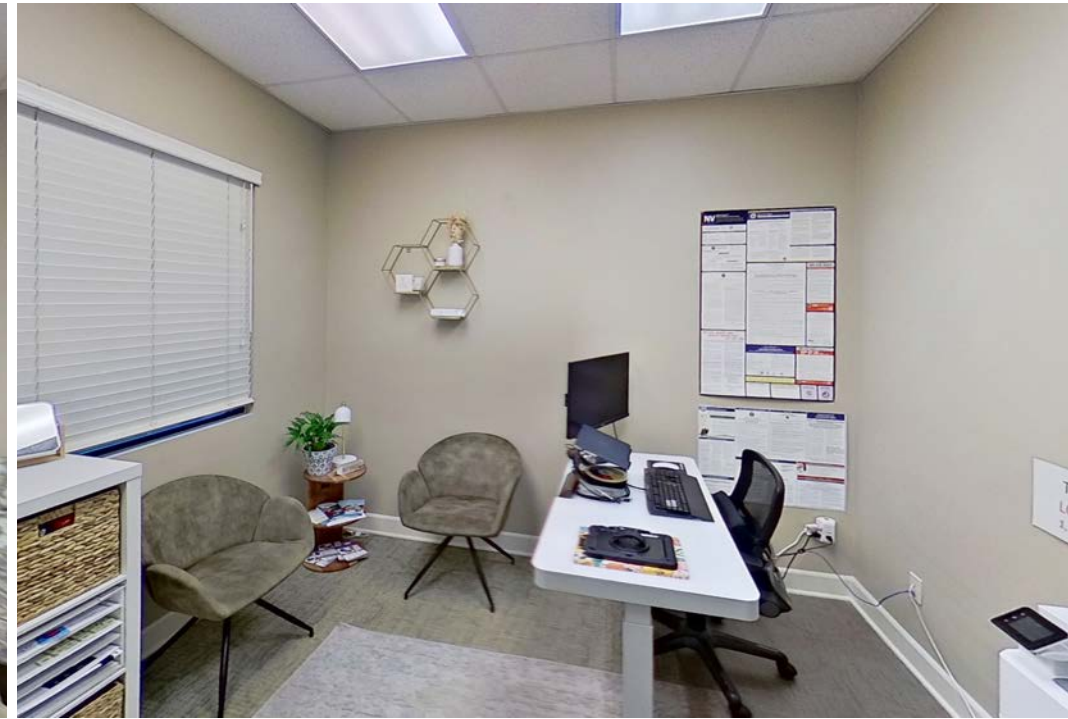
-  **Sierra Therapy Group**
Suite 100: 1,449 SF
-  **Vacant**
Suite 200: 1,675 SF
-  **Common Area**



View Virtual
Tour Here

*Plan not to scale

Interior Photography



Financial Overview

Sierra Therapy Group will pay rent on suite 100 (1,449 SF) on a new five year lease term commencing on the closing date and shall have three percent (3%) annual increases:

Suite 100	Per SF	Per Mo
NNN Rent	\$1.95	\$2,825
Estimated CAM	\$0.54	\$782.46

Notes:

Current Property Management is \$5,800 per year.

Not included is Property Management & common area janitorial - Tenant CAM \$0.54/sf/mo covers this plus their gas/electric & suite janitorial.

Total Monthly Rent + CAM	\$3,608.01
Total Annual Rent	\$33,906.60
Total Annual CAM	\$9,389.52
Total Annual Rent + CAM	\$43,296.12

Expenses – 12 Months Through 12/31/2026

	Annual	Mo Avg	Mo/PSF
Alarm	\$225.00		
Building Taxes	\$5,067.43		
Building Insurance	\$1,917.00		
Pest Control	\$436.00		
Prototype Association Dues	\$5,957.18		
Repair & Maintenance	\$2,519.70		
Supplies	\$94.81		
Water & Power (common area only)	TBD		
Sewer	\$716.16		
Total Expenses	\$16,933.28	\$1,411.11	\$0.45



Tenant Details

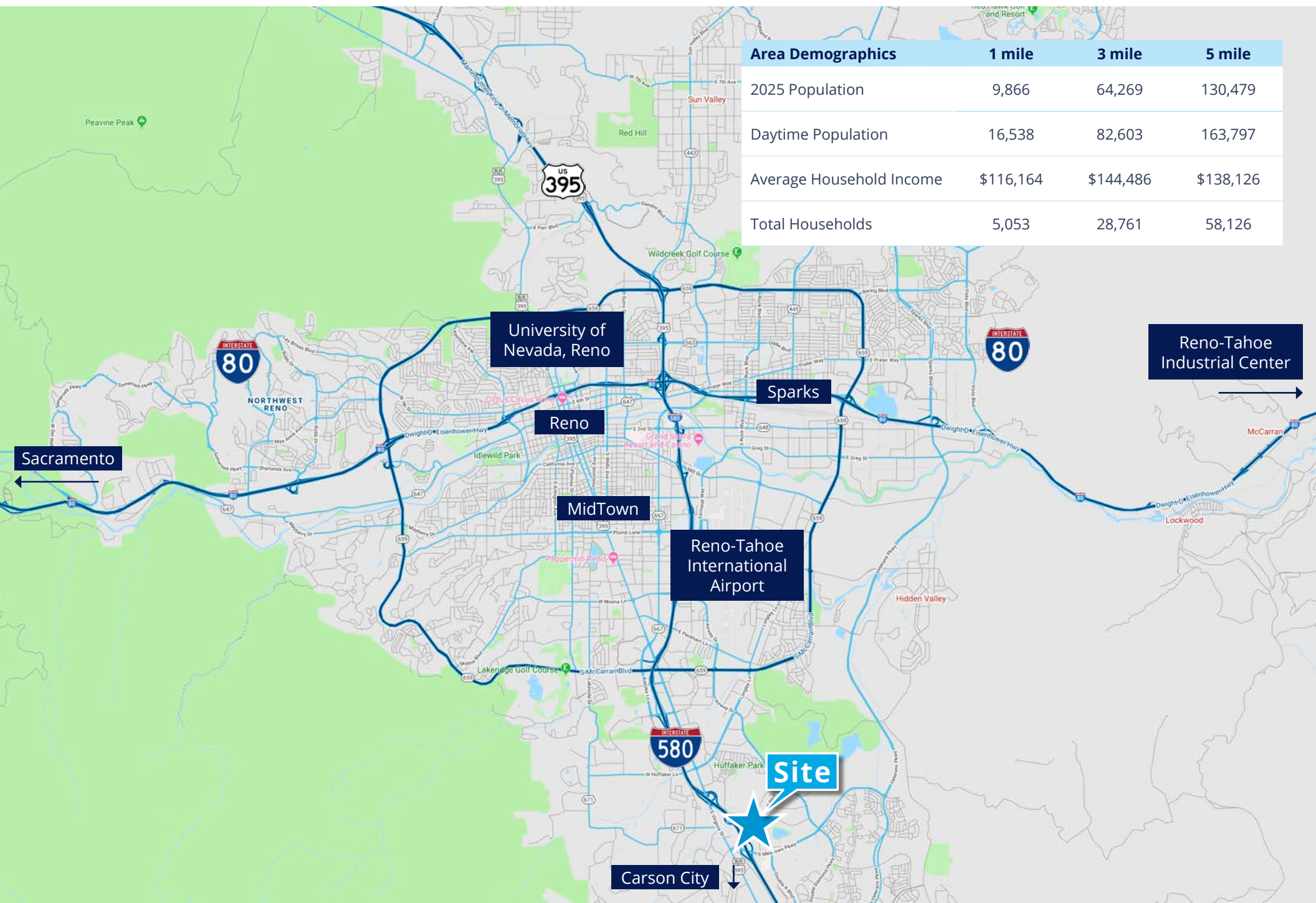


Founded in 2008, Sierra Therapy Group is a leading Northern Nevada provider of pediatric speech-language and occupational therapy services. The practice serves children and families throughout Reno, Sparks, Carson City, Lake Tahoe, Fernley, Gardnerville, and surrounding communities, offering comprehensive evaluations, individualized treatment plans, and teletherapy services. Its collaborative, family-centered approach emphasizes play-based therapy and close coordination with caregivers, schools, and healthcare professionals to help children develop communication, sensory, motor, and life skills. With a longstanding reputation for quality care and a broad regional referral network, Sierra Therapy Group has established itself as a trusted healthcare provider serving the growing Northern Nevada market.

www.sierratherapygroup.com



Regional Location



Area Demographics	1 mile	3 mile	5 mile
2025 Population	9,866	64,269	130,479
Daytime Population	16,538	82,603	163,797
Average Household Income	\$116,164	\$144,486	\$138,126
Total Households	5,053	28,761	58,126

Market Overview

The Greater Reno-Tahoe's business and economic climate is experiencing a major boom and the ramifications are far reaching. In fact, Nevada was ranked number 7 in the 2023 State Business Tax Climate Index, according to the Tax Foundation. With the area including major cities such as Reno, Sparks, Carson City, Fernley, and Incline Village, there is plenty of room for expansion. With the benefits of Nevada's low tax on businesses - and a satisfying quality of life, it's a wonder why a business or developer would choose anywhere else. The region's optimal location to San Francisco, Portland, Salt Lake City, Las Vegas, and Los Angeles all within a day's drive is just another added benefit.

Business-Friendly Environment

- » No corporate income taxes
- » No personal income taxes
- » No estate/gift taxes
- » No unitary taxes
- » No franchise taxes
- » No inventory taxes
- » No franchise taxes on income
- » 1.48% Payroll Tax
- » 6.85% Sales Tax
- » 0.60% Property Tax
- » 0.25-5.4% Unemployment Insurance Tax
- » Qualified Opportunity Zones

4.1%

UNEMPLOYMENT RATE
AS OF MAY 2026

271,120

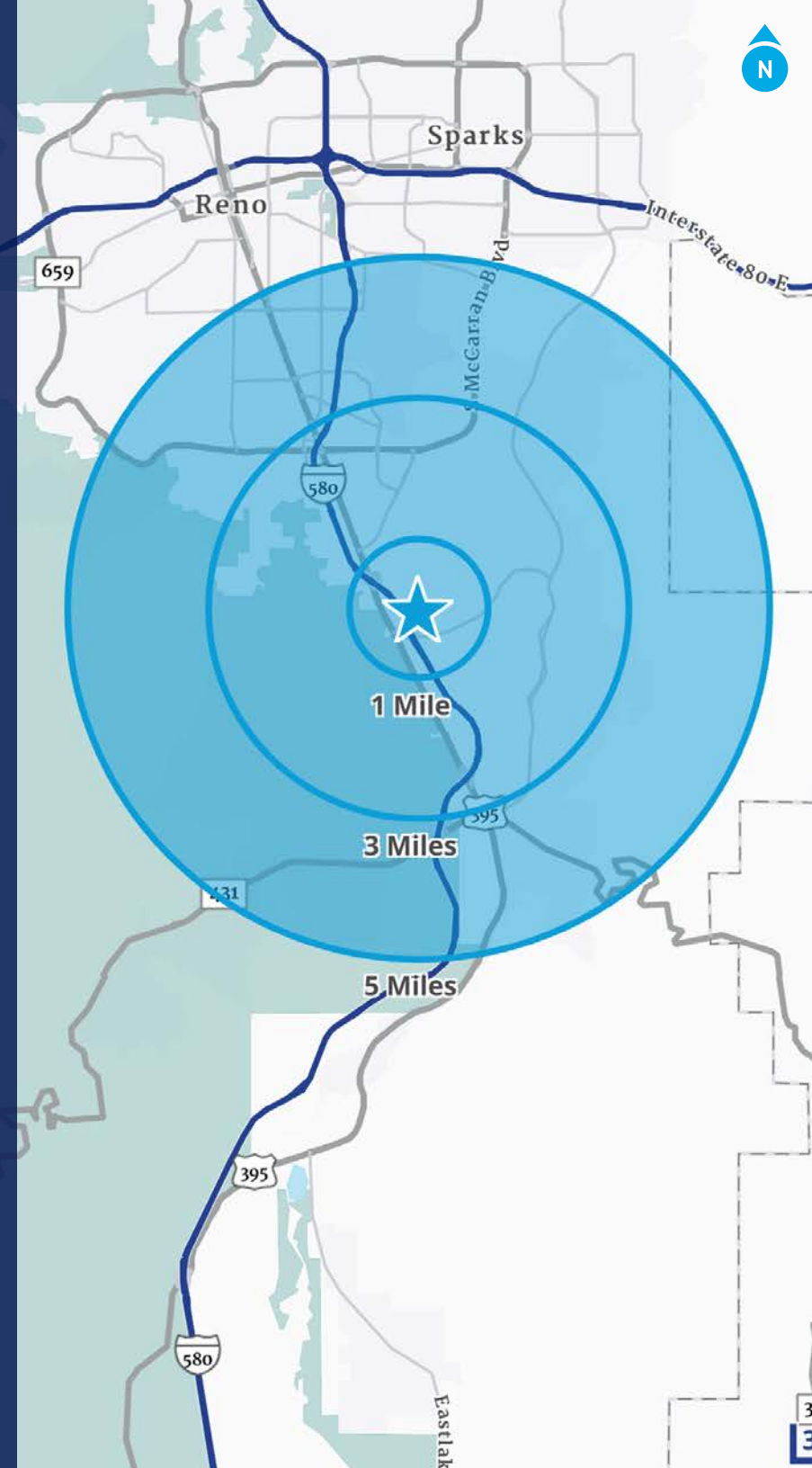
WASHOE COUNTY
EMPLOYMENT AS OF 2026

520,104

WASHOE COUNTY
POPULATION AS OF 2026

\$615,000

MEDIAN HOME PRICE
AS OF MAY 2026





5520 Kietzke Lane, Suite 300
Reno, NV 89511
+1 775 823 9666
Colliers.com/Reno

Melissa Molyneaux, SIOR, CCIM

Executive Vice President
+1 775 823 4674
Melissa.Molyneaux@colliers.com
NV Lic. BS.0144599.LLC

Jason Hallahan

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



This document/email has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and /or its licensor(s). © 2026. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement.