

For Lease

Gateway Drive & Prototype Drive



[Click for a Virtual Tour](#) 

9390 Gateway Dr.
Reno, NV 89511

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Listing Snapshot



Negotiable
Lease Rate



± 3,581 - 11,839 SF
Available Square Footage



MG
Lease Type*

Property Highlights

- Class-A standalone, two-story office building
- Rear grade-height, roll-up door
- Central location with turn-key office space
- Multiple space configurations available
- Demising options available
- Desirable South Reno location
- Fiber Internet AT&T
- Elevator served, full gym, full showers & locker rooms
- Parking 6: 1,000 ratio

**Tenant is responsible for power, communications, and janitorial*

Demographics

	1-mile	3-mile	5-mile
2024 Population	10,800	61,758	133,098
2024 Average Household Income	\$108,518	\$132,060	\$127,599
2024 Total Households	5,024	26,345	55,575







L A B O Y Z

IN-N-OUT BURGER

Planet Fitness Starbucks

Total Wine & MORE

macy's WHOLE FOODS MARKET

TARGET

+ Hospitals
Northern Nevada Medical Center Sierra

DOWNTOWN RENO

SUBJECT
± 3,581 - 11,839 SF

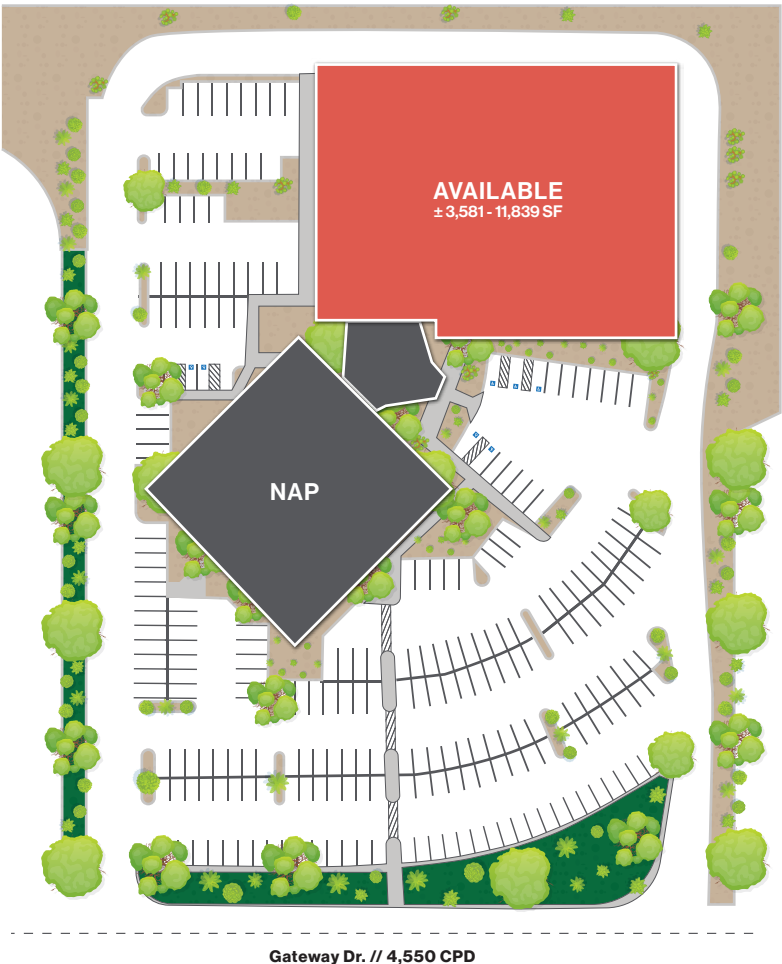
BURGER KING

jiffylube

US 395

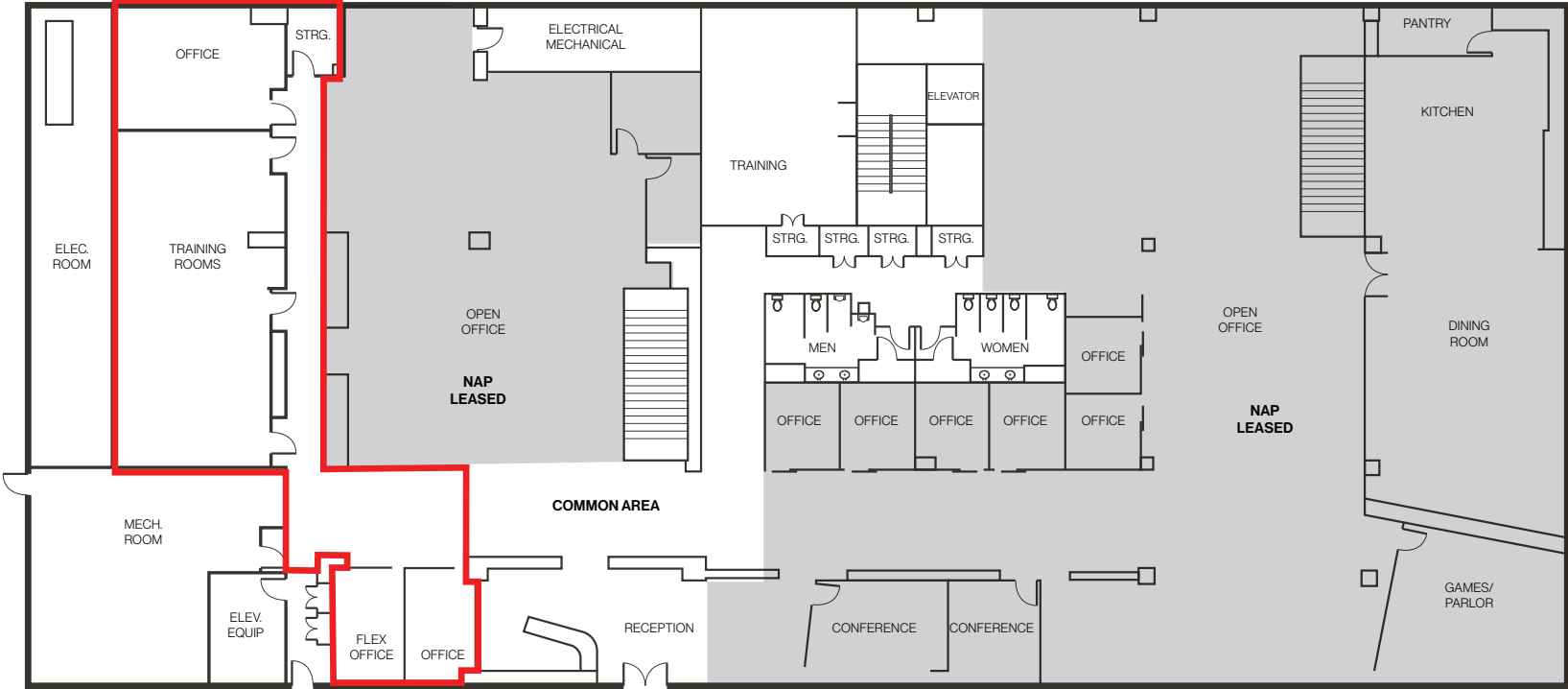
Martin Luther King Jr. Memorial Hwy. // 162,000 CPD

Gateway Dr.



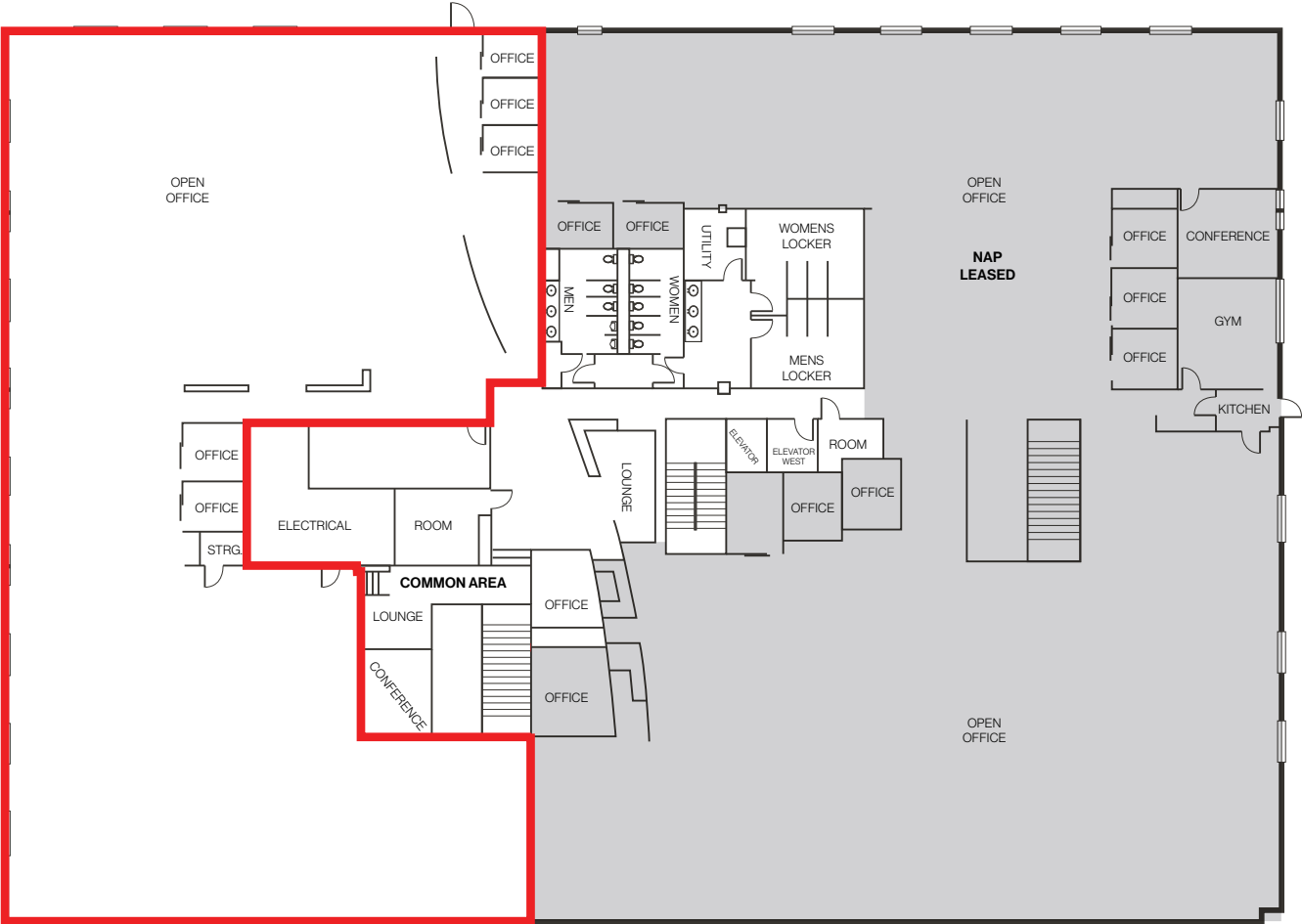
Floor Plan | First Floor | Suite 104

± 3,581 SF



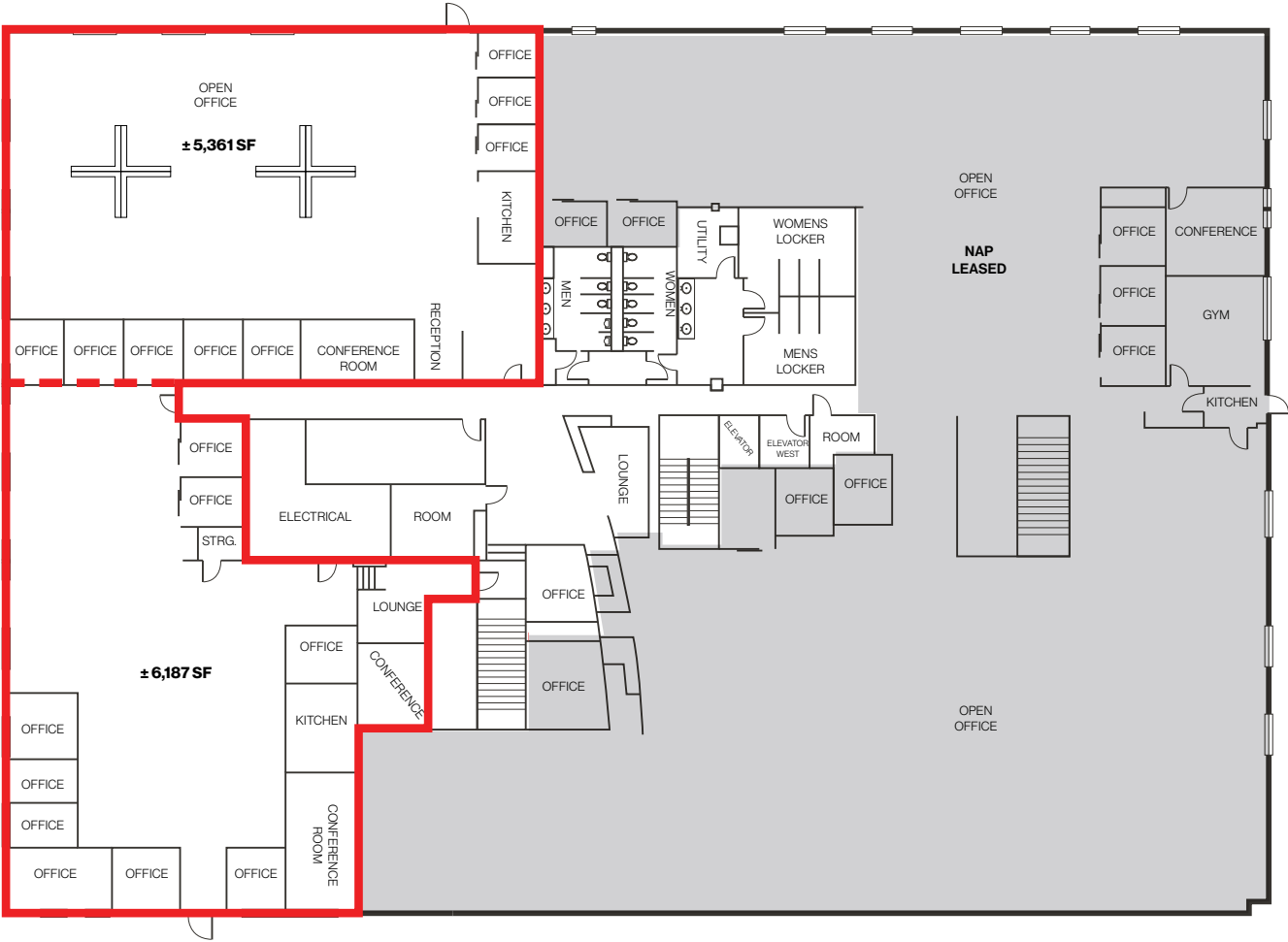
Floor Plan | Second Floor | Suite 212

± 11,839 SF



Floor Plan | Second Floor — Potential Demising Option | Suite 212

± 5,361 - 6,187 SF



Property Photos



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For inquiries please reach out to our team.

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