

±3,506 SF
AVAILABLE
FOR LEASE

10415

Double R Boulevard

RENO, NEVADA

CBRE

PROPERTY OVERVIEW



PROPERTY FEATURES

- Size: ±3,506 Sq. Ft.
- Lease Rate: \$2.50 PSF, NNN
- Use: Office/Medical Office
- Single-tenant building
- Building signage
- Convenient on-site parking
- Zoning: PD – Planned Development



INTERIOR FEATURES

- Contemporary finishes throughout
- Elegant slate flooring
- Multiple private offices with exterior entrances
- Built-in reception desk with granite countertop
- Conference room
- Fully-equipped break room
- Two restrooms
- Dedicated storage area

LOCATION OVERVIEW

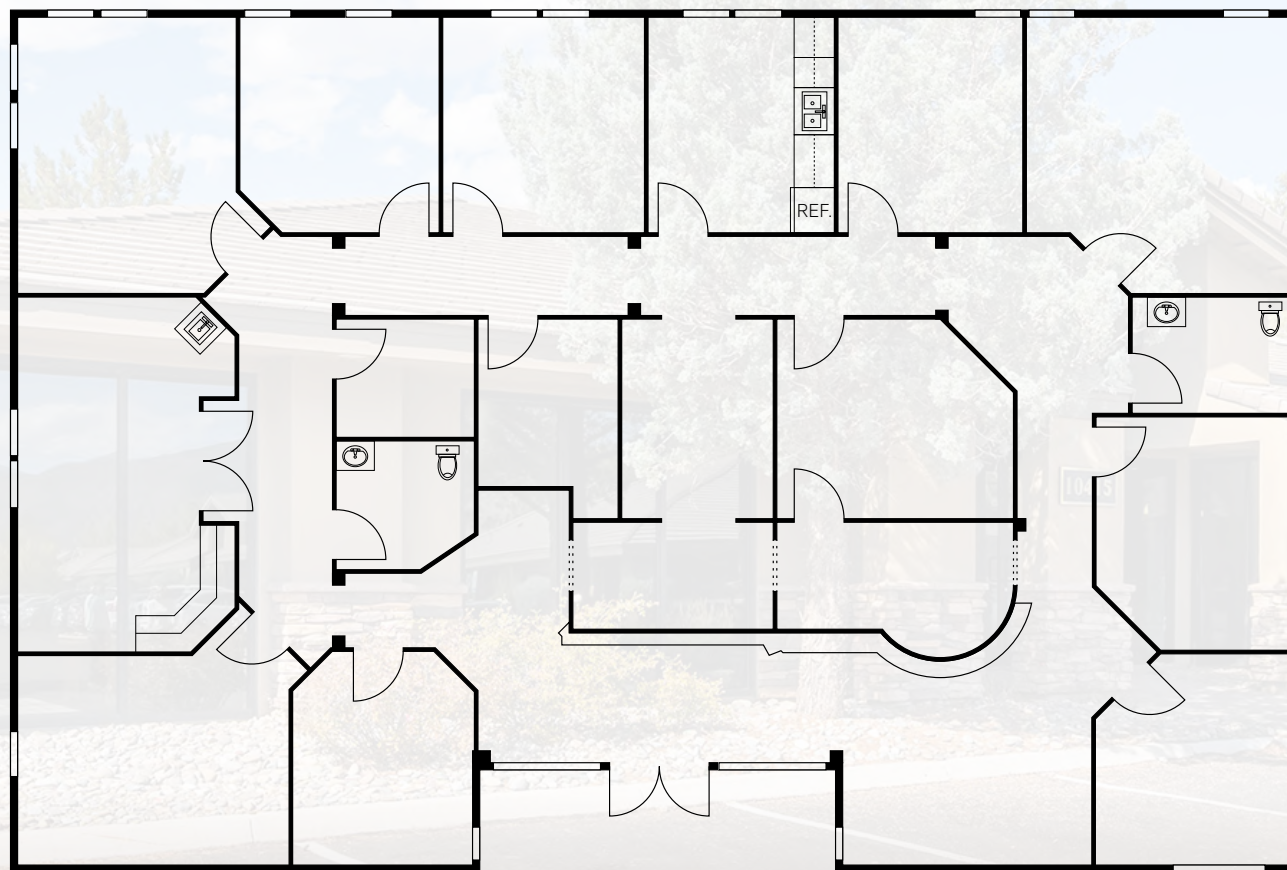


LOCATION BENEFITS

- Prime South Meadows location
- Immediate access to I-580, Double R Blvd and South Meadows Pkwy
- Surrounded by a vibrant mix of restaurants, retail, and services
- Minutes from Renown South Meadows Medical Center
- Convenient access to public transportation

FLOOR PLAN

±3,506 SF | Office / Medical Office



ALL MEASUREMENTS ARE APPROXIMATE.

PROPERTY PHOTOS



FOR LEASE | 10415 Double R Boulevard, Reno, NV

PROPERTY PHOTOS



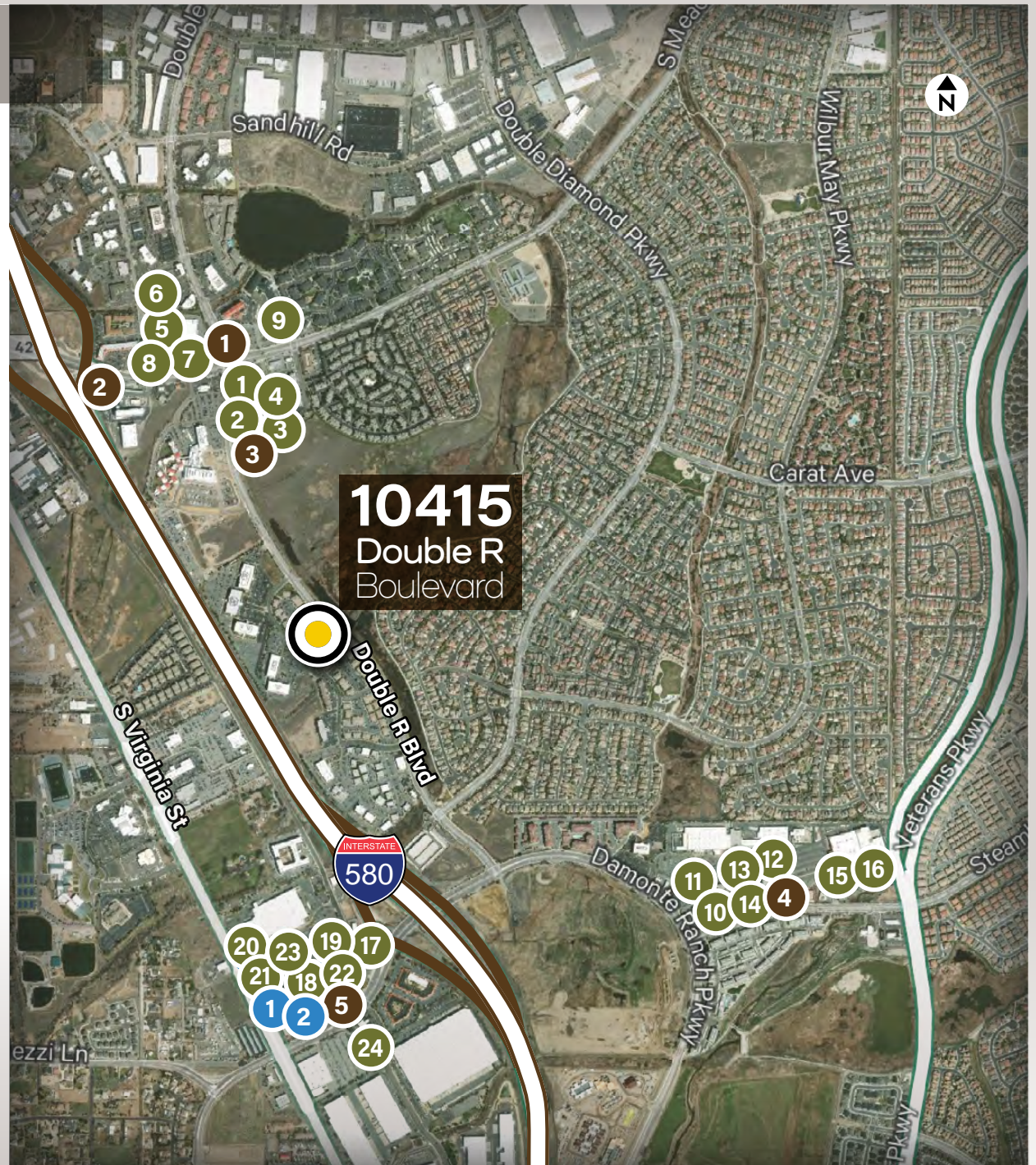
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AMENITIES MAP

1. Port of Subs & Wingstop
2. Taco Bell
3. Great Full Gardens & Pisces
4. Yogurt Beach & Jamba Juice
5. Jersey Mike's
6. Blaze Pizza
7. Panda Express
8. Chipotle Mexican Grill
9. McDonald's
10. Slim Chickens
11. McDonald's
12. Lamppost Pizza
13. Subway
14. Roberto's Taco Shop
15. The Brass Tap
16. Twisted Fork
17. Del Taco
18. Qdoba Mexican Grill
19. Jack in the Box
20. Carl's Jr.
21. KFC
22. Round Table Pizza
23. Firehouse Subs
24. Texas Roadhouse

1. Starbucks
2. Starbucks
3. Dutch Bros Coffee
4. Starbucks
5. Starbucks

1. Cold Stone Creamery
2. Crumbl Cookies



DEMOGRAPHICS / TRAFFIC COUNTS

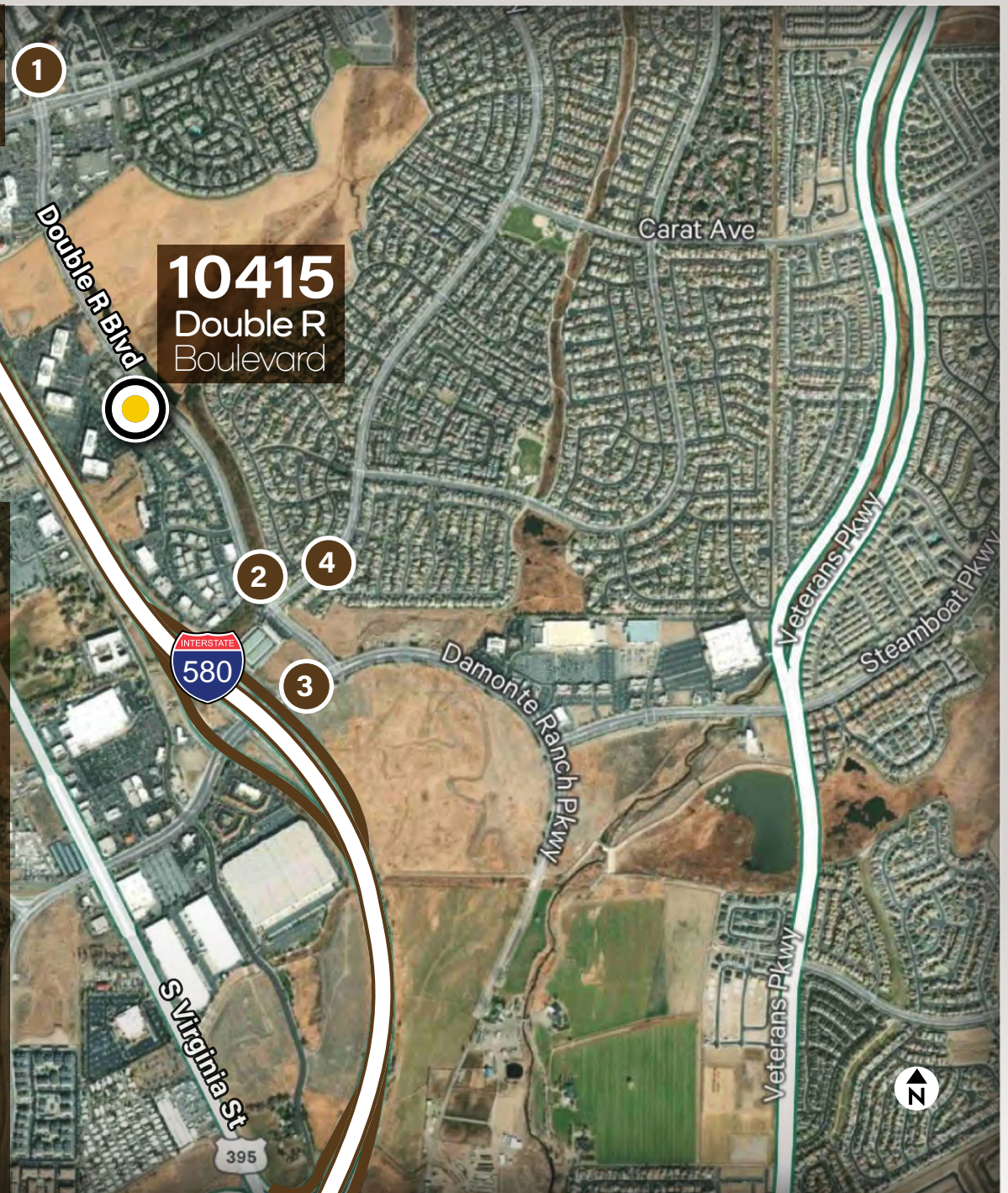
2024 DEMOS

	1 MILE	3 MILES	5 MILES
Population:	10,323	61,608	108,666
Households:	4,628	25,174	44,579
Businesses:	764	2,432	4,883
Employees:	10,362	32,240	62,825

2024 TRAFFIC COUNTS

- 1: 13,800 ADT
- 2: 11,200 ADT
- 3: 29,700 ADT
- 4: 8,800 ADT

Source: ndot.com



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