

FOR SALE · RENO, NEVADA · 100% LEASED

70 Linden Street

A fully renovated 14,000 SF building, 100% leased to Sai Mental Health on a brand-new absolute NNN lease — a passive medical investment in a designated Opportunity Zone.

\$5,400,000

7.00% CAP RATE · \$386 / SF · ABSOLUTE NNN

THE OFFERING

A brand-new absolute NNN lease to a growing medical tenant.

In July 2026, 70 Linden Street was leased in its entirety to Sai Mental Health, an established Reno behavioral-health provider, on a single-tenant absolute triple-net lease — five-year initial term, two five-year renewal options, and 3% annual rent escalations. Year-one NOI of \$378,000 delivers a 7.00% cap rate at the asking price, and the tenant is responsible for every cost of the property: taxes, insurance, utilities, and all maintenance, repair and replacement — including roof and structure.

The building is now being converted into a licensed residential behavioral-health treatment facility operating 24/7 with capacity for up to 30 residents. Conversion is underway, and rent commences upon issuance of the Certificate of Occupancy — estimated Q4 2026.

OFFERING SUMMARY

\$5.4M

ASKING PRICE

7.00%

CAP RATE

\$378K

NOI · YEAR 1

\$386

PRICE / SF

14,000

SQUARE FEET

100%

LEASED · SINGLE TENANT

LEASE STRUCTURE

Absolute NNN

TERM + OPTIONS

5 yrs + two 5-yr

ESCALATIONS

3% Annual

OPPORTUNITY ZONE

Qualified · Yes

Investment Highlights

01

Absolute NNN — Zero Landlord Duties

The tenant pays taxes, insurance, utilities and all maintenance, repair and replacement of every part of the premises — including roof, structure and capital items. Truly management-free ownership.

02

Brand-New Lease, Signed July 2026

Five-year initial term with two five-year renewal options — up to 15 years of occupancy. Rent commences at Certificate of Occupancy, estimated Q4 2026.

03

Built-In Rent Growth

3% annual escalations lift NOI from \$378,000 to \$425,442 by Year 5 — a 7.9% yield on the asking price — and to \$571,759 in Year 15 if both options are exercised.

04

Committed Medical Tenant

Sai Mental Health is converting the building into its licensed 24/7 residential treatment facility — a purpose-built home for the tenant's expanding continuum of behavioral-health care in Reno.

05

Opportunity Zone

Located in a federally designated Qualified Opportunity Zone, opening the door to significant capital-gains tax advantages for eligible buyers.

06

Prime Reno Location

Directly across from the Peppermill Resort and adjacent to the Reno Experience District, with a 44-stall lot (3.14 / 1,000 SF) on 0.59 acres across two parcels.

THE TENANT

Sai Mental Health

Sai Mental Health is a Reno-based behavioral-health provider delivering compassionate, whole-person mental-health and substance-abuse care for adolescents and adults across a continuum of programs — from outpatient therapy to 24/7 residential treatment.

At 70 Linden Street, the tenant is establishing a licensed residential treatment facility with capacity for up to 30 residents — resident rooms, therapy and group-counseling spaces, classrooms, and dietary and common areas — operating around the clock, seven days a week.

- Residential Treatment (RTC)
- Adolescent IOP
- Outpatient Therapy
- Psychiatry & Medication Management
- Substance-Abuse Treatment
- TMS Therapy

AT A GLANCE

WEB

saimentalhealth.org

OPERATIONS

24/7 · Licensed Facility

CAPACITY AT 70 LINDEN

Up to 30 Residents

LEASE TERM

5 Yrs + Two 5-Yr Options

LEASE ENTITY

Omkaar LLC

SECTOR

Behavioral Health · Needs-Based



THE ASSET

Property Facts

Building Size	14,000 SF	Occupancy	100% · Single Tenant
Building Class	B	Lease Type	Absolute NNN
Year Built / Renov.	1960 / 2023	Zoning	MU — Mixed-Use
Stories	2	Parking	44 stalls
Typical Floor	7,000 SF	Power	800 amps
Lot Size	0.59 AC	Parcels	020-012-03 / -04

Pricing & Lease Economics

ASKING PRICE

\$5,400,000

CAP RATE

7.00%

NOI · YEAR 1

\$378,000

PRICE / SF

\$386

Lease Abstract

Tenant	Sai Mental Health (Omkaar LLC)
Lease Signed	July 2, 2026
Structure	Single-Tenant · Absolute NNN
Initial Term	5 Years
Renewal Options	Two × 5 Years
Escalations	3% Annually
Rent Commencement	At Certificate of Occupancy · Est. Q4 2026
Landlord Obligations	None

Rent Schedule

YEAR	ANNUAL BASE RENT	YIELD ON ASK
1	\$378,000	7.00%
2	\$389,340	7.21%
3	\$401,020	7.43%
4	\$413,051	7.65%
5	\$425,442	7.88%
10*	\$493,204	9.13%
15*	\$571,759	10.59%

*If renewal options are exercised; 3% annual escalations continue through both option periods. Estimated NNN charges of \$42,000/yr are reimbursed by the tenant and excluded from NOI. Full lease available upon request.

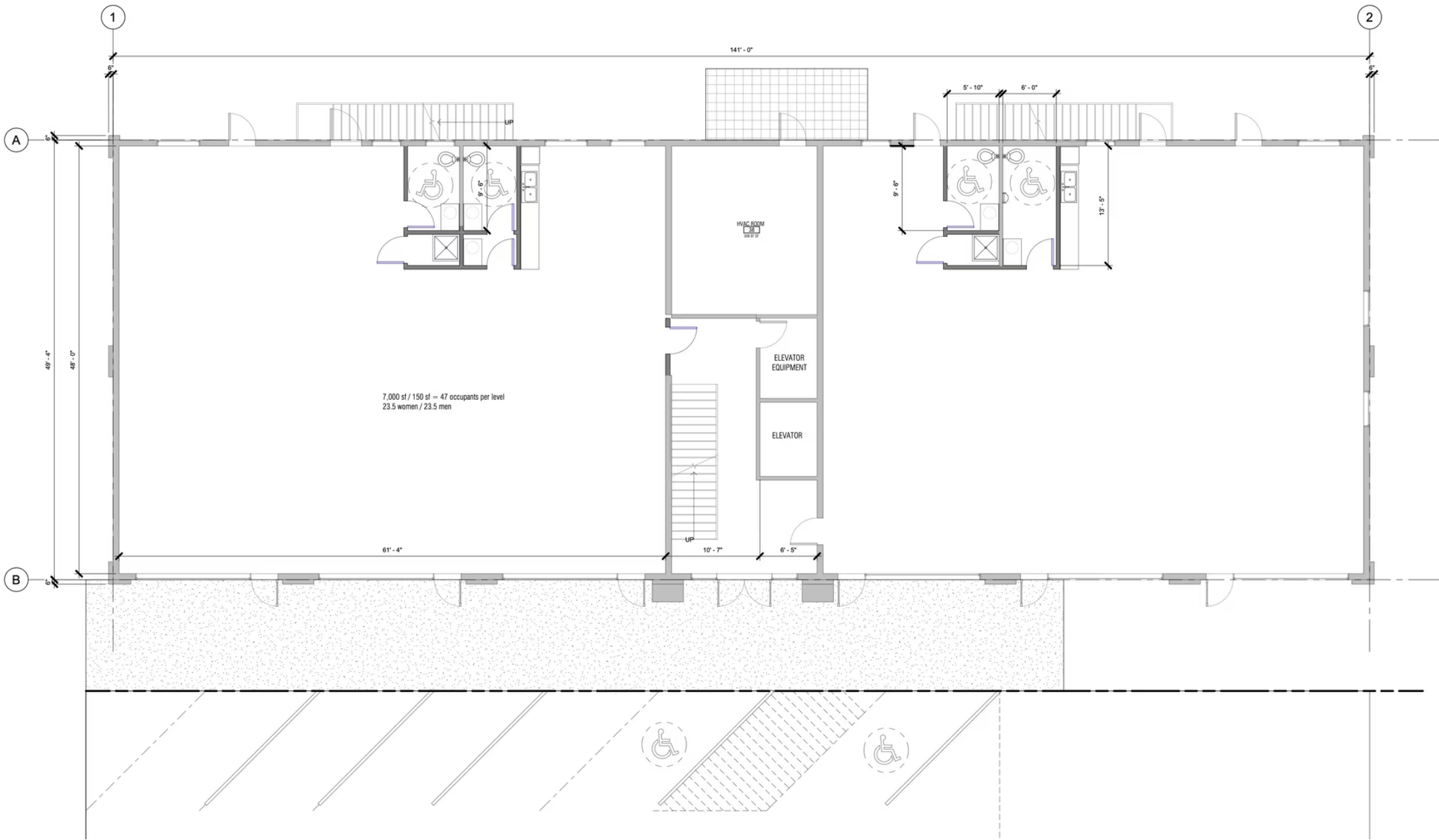
BUILDING LAYOUT

First Floor

± 7,000 SF

Ground level · shown pre-conversion

- 141' × 48' clear footprint
- Converting to therapy, group & common areas
- Elevator + two stairwells
- ADA restrooms + dedicated HVAC room
- Street-level parking & ADA stalls



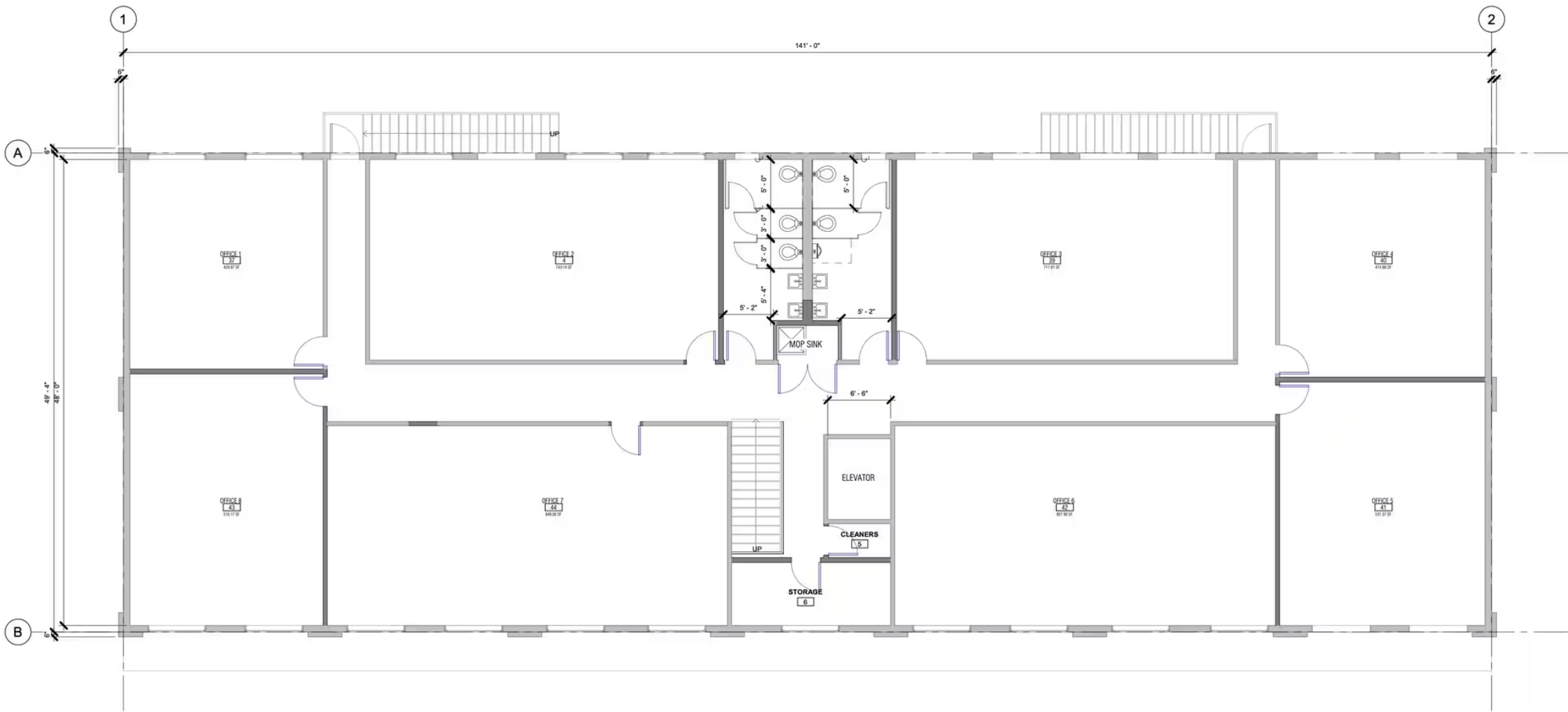
BUILDING LAYOUT

Second Floor

± 7,000 SF

Eight private rooms · shown pre-conversion

- Eight private rooms, ± 430–850 SF each
- Converting to resident bedrooms & program space
- Central men's & women's restrooms
- Elevator-served with two stairwells
- Dedicated storage + janitorial rooms



LOCATION & MARKET

At the center of Reno's growth story.

70 Linden sits directly across from the Peppermill Resort and adjacent to the Reno Experience District — one of the region's largest mixed-use redevelopments — with quick access to US-395, Midtown Reno and the Reno-Tahoe International Airport.

80

Drive Score

Very drivable

60

Walk Score

Moderately walkable

50

Bike Score

Fairly bikeable

OZ

Opportunity Zone

Qualified tract

IN THE NEIGHBORHOOD

Peppermill Resort	Across the street
Reno Experience District	Adjacent
US-395 Freeway	± 5 min
Midtown Reno	± 5 min
Reno-Tahoe Airport	± 8 min

Inside 70 Linden

FULLY RENOVATED · 2023



GROUND FLOOR · OPEN PLAN



CONTACT & TOURS

Let's discuss 70 Linden.

To request the full property package, lease documents or due-diligence materials, please contact the exclusive listing broker.

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