



# UNIVERSITY HILLS PROFESSIONAL CENTER

1150 Selmi Dr. #505 reno, NV 89512



JESSE KALTER LAW

WHAT'S YOUR FREEDOM WORTH?

505

JESSE KALTER  
LAW

# PROPERTY SUMMARY

Offering Price	\$599,999
Building SqFt	1,800 SqFt
Year Built	2006
Lot Size (SF)	1,735.00 SqFt
Parcel ID	004-440-11
Zoning Type	Commercial
County	Washoe
Frontage	0.00 Ft
Coordinates	39.556903,-119.800472

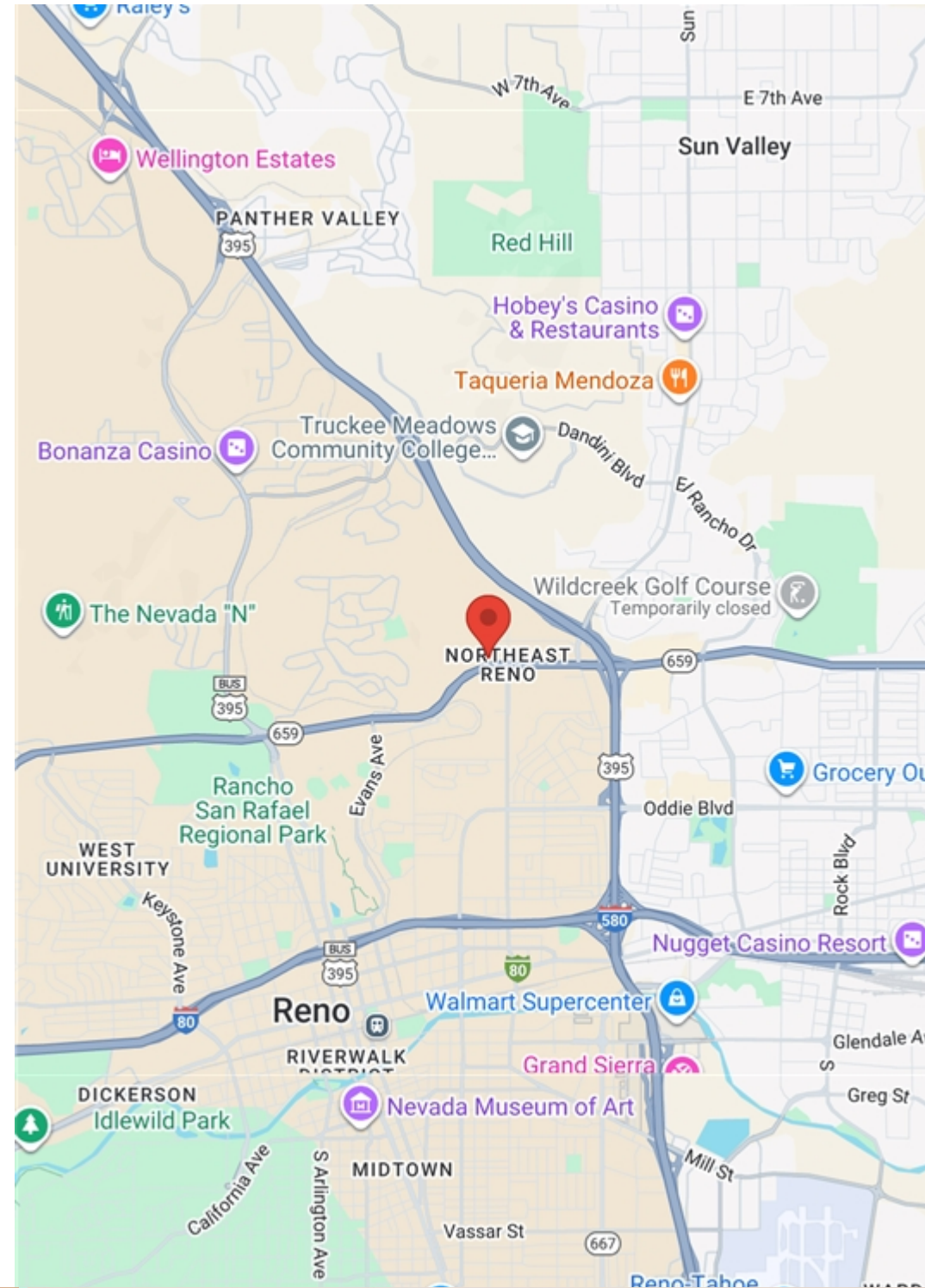
# INVESTMENT SUMMARY

Remax Gold Commercial is pleased to present the opportunity to purchase an exclusive owner/user or investment opportunity in Reno's thriving West University neighborhood with this premium office. This versatile commercial space is ideal for professionals seeking a blend of modern functionality, strategic location, and unmatched views. Approximately 1,800/sf fully build out office is perfect for law firms, architects, consultancies or tech startups.



# INVESTMENT HIGHLIGHTS

- Size & layout- 1,800/sf of office space, featuring premium flooring, restroom, waiting room, reception area, large conference room, 3 private offices, break room, storage room, server room.
- Building Amenities- Part of a well maintained professional complex offering high speed internet infrastructure, on-site parking. Recent upgrades ensure energy efficiency and compliance with contemporary building codes.
- Condition- Turnkey ready with custom premium finishes.





# LOCATION HIGHLIGHTS

- Positioned at the vibrant intersection of Sutro and McCarran on Selmi Dr this suite provides seamless connectivity.
- Immediate access to I-580 (US-395) freeway for quick commutes to downtown Reno (7 Min), Reno/Tahoe International Airport (10 min), and University of Nevada (5 min).
- In the heart of West University, a hub for education, healthcare, and innovation.

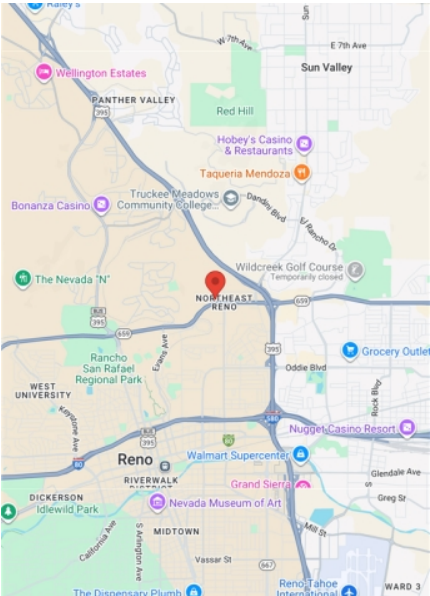






# ABOUT RENO

Reno ( REE-noh) is a city in the northwest section of the U.S. state of Nevada, along the Nevada–California border. It is the county seat and most populous city of Washoe County. Sitting in the High Eastern Sierra foothills, in the Truckee River valley, on the eastern side of the Sierra Nevada, it is about 23 miles (37 km) northeast of Lake Tahoe.



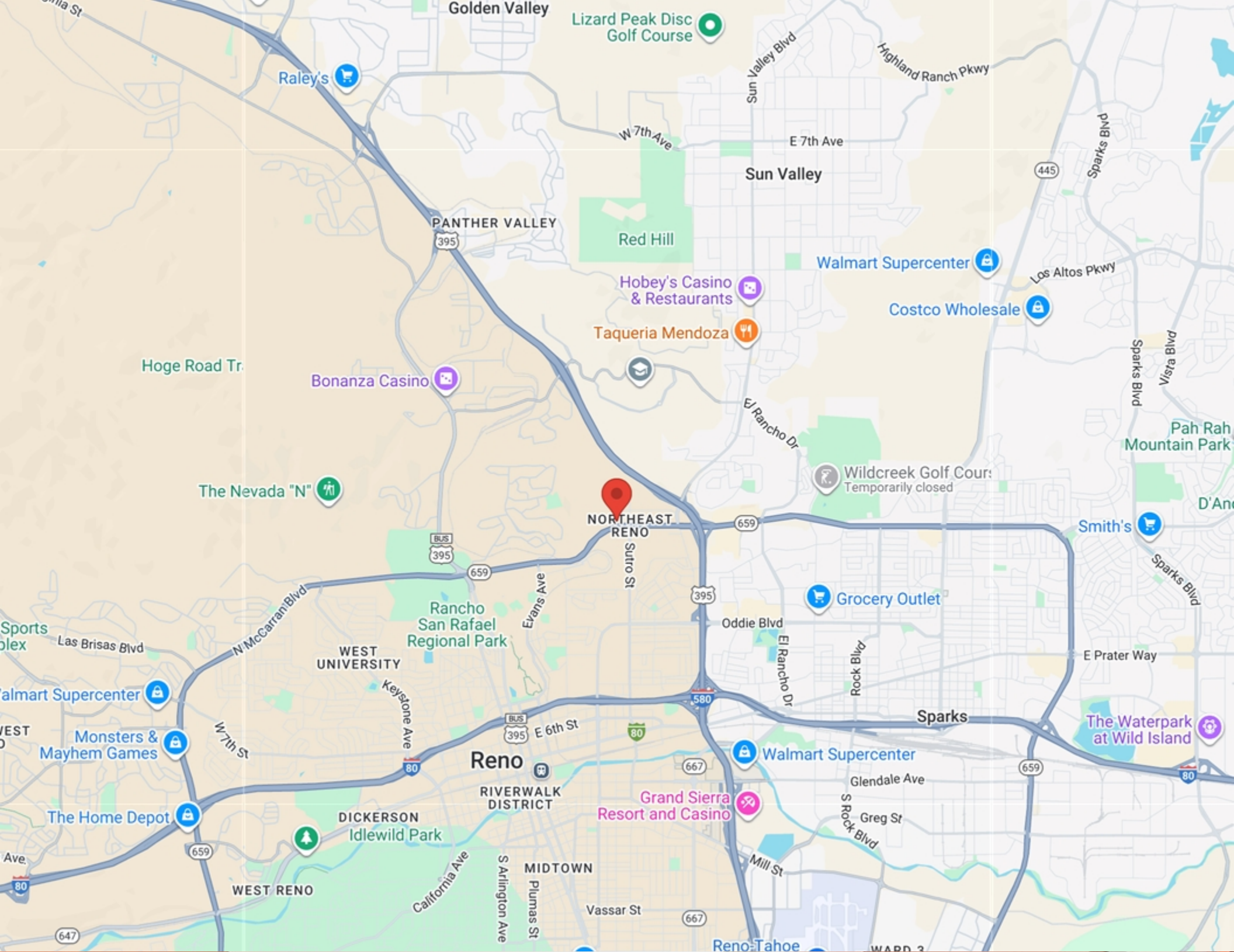
## CITY OF RENO

COUNTY	WASHOE
INCORPORATED	3/15/1903

## AREA

CITY	111.7 SQ MI
LAND	108.9 SQ MI
WATER	2.8 SQ MI
ELEVATION	4505 FT

## POPULATION







# CONFIDENTIALITY STATEMENT

The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from REMAX GOLD COMMERCIAL and it should not be made available to any other person or entity without the written consent of REMAX GOLD COMMERCIAL.

By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property, please promptly return this offering memorandum to REMAX GOLD COMMERCIAL. This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. REMAX GOLD COMMERCIAL has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence of absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this offering memorandum has been obtained from sources we believe reliable; however, REMAX GOLD COMMERCIAL has not verified, and will not verify, any of the information contained herein, nor has REMAX GOLD COMMERCIAL conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

**PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.  
PLEASE CONTACT THE REMAX GOLD COMMERCIAL ADVISOR FOR MORE  
DETAILS.**

## EXCLUSIVELY PRESENTED BY:

### **RYAN PULIZ**

Mobile: 7755445329

[ryanpuliz@puliz.com](mailto:ryanpuliz@puliz.com)

License #: S.0185641

### **ERIC CROSBY**

Corporate Broker of Record

Direct: 775-544-0808

[ecrosby@renotothemax.com](mailto:ecrosby@renotothemax.com)

License #: B.1887.CORP

### **REMAX GOLD COMMERCIAL**

10795 Double R Blvd  
Reno, NV 89521

Office: 7755445239  
[www.eric-crosby@remax.com](http://www.eric-crosby@remax.com)