

FOR LEASE

**MCCARRAN QUAIL PARK, RENO NV
PROFESSIONAL OFFICE SPACE**



**MCCARRAN FRONTAGE WITH
MONUMENT SIGN**



**6490 S. MCCARRAN BLVD., STE 10 - 13
RENO, NV 89509**

THE RIBEIRO COMPANIES HAVE SPECIALIZED IN COMMERCIAL PROPERTIES FOR OVER 50 YEARS.



OFFICE HOURS:
Monday-Friday
8:00 AM—5:00 PM

6490 S. McCarran Blvd., Bldg. E
Reno, NV 89509

www.ribeirocorp.com

**EXCLUSIVELY LISTED
LEASE OPPORTUNITY**

EDWARD G. YUILL
ED.YUILL@RIBEIROCORP.COM

**CALL US TODAY AT
775.825.7979**

Project Mgt./Brokerage: Edward G. Yuill

Design/Development: Johnny A. Ribeiro

*This information has been secured from sources we believe to be reliable, however, we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. © 2014 The Ribeiro Companies
www.ribeirocorp.com*

FOR LEASE

PROFESSIONAL OFFICE SPACE 6490 S MCCARRAN BLVD STE. 10 - 13, RENO, NV

Suite(s):	10, 11, 12, 13*
*	All or Part (See split option)
Asking Rent:	\$10,049.00 Per Month (\$1.75 psf)
Deposit:	\$13,781.00
Estimated CAM:	\$3,732.00 Per Month (\$0.65 psf)
Property Type:	ALL-PROFESSIONAL OFFICE (PO)
Lease Type:	NNN
Tenancy:	Multi
Square Footage	5,742 sq. ft.
Available:	Now
Layout:	Reception/Waiting Area, 14 Private Offices, Conference Room, Men's and Women's Restrooms, Break Room, Storage/IT Room, Bullpen Area
Year Built:	2003
Broker:	3%

- **Beautiful Landscaping**
- **Conveniently Located off S. McCarran Blvd. and Kietzke Ln.**
- **Near I580 Interchange**

THE RIBEIRO COMPANIES HAVE SPECIALIZED IN COMMERCIAL PROPERTIES FOR OVER 50 YEARS.

**EXCLUSIVELY LISTED
LEASE OPPORTUNITY**

EDWARD G. YUILL
ED.YUILL@RIBEIROCORP.COM

**CALL US TODAY AT
775.825.7979**



OFFICE HOURS:
Monday-Friday
8:00 AM—5:00 PM

6490 S. McCarran Blvd., Bldg. E
Reno, NV 89509

www.ribeirocorp.com

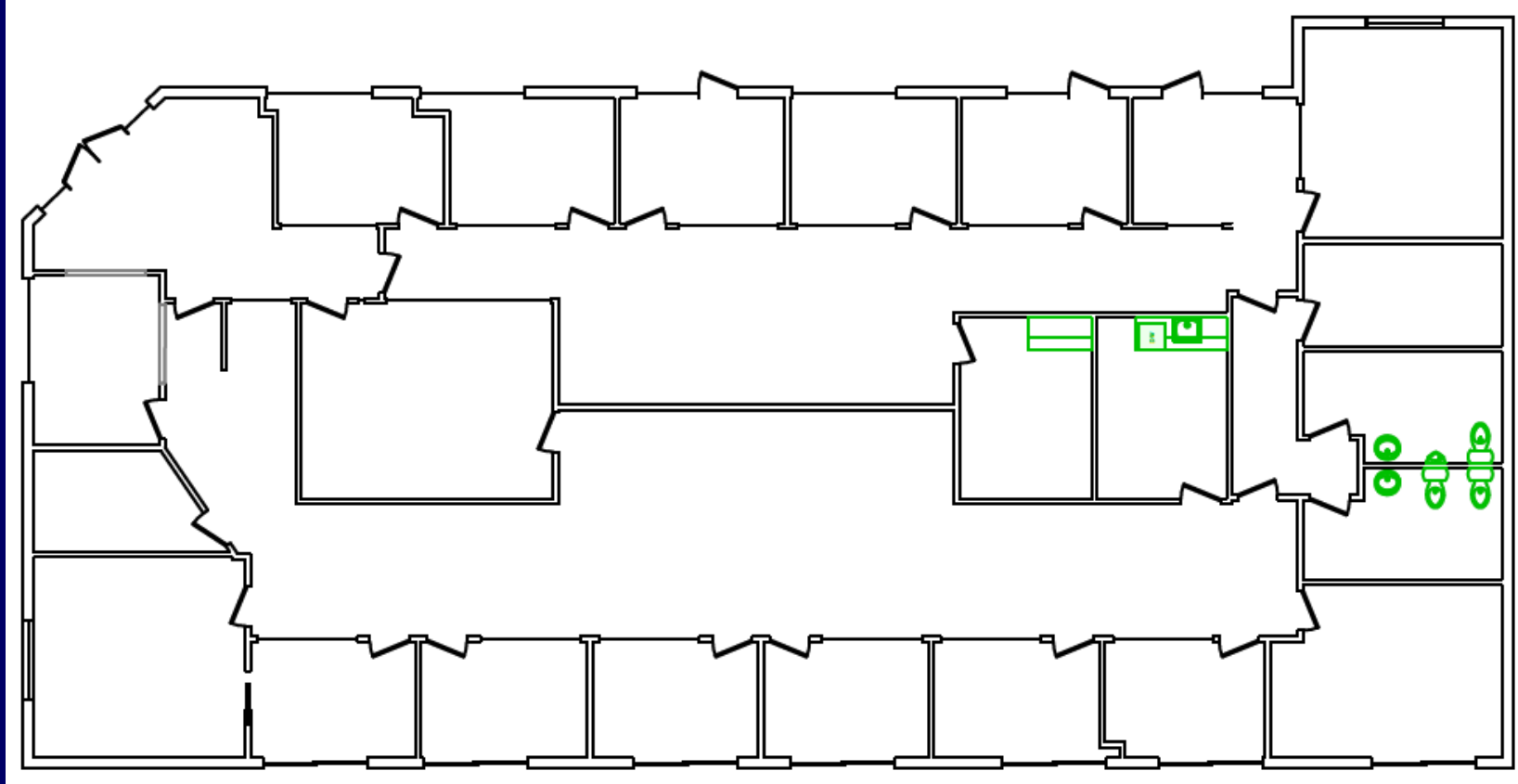
This information has been secured from sources we believe to be reliable, however, we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. © 2014 The Ribeiro Companies
www.ribeirocorp.com

Project Mgt./Brokerage: Edward G. Yuill

Design/Development: Johnny A. Ribeiro

FOR LEASE

**PROFESSIONAL OFFICE SPACE
6490 S MCCARRAN BLVD STE. 10 - 13, RENO, NV**



OFFICE HOURS:
Monday-Friday
8:00 AM—5:00 PM

6490 S. McCarran Blvd., Bldg. E
Reno, NV 89509

www.ribeirocorp.com

THE RIBEIRO COMPANIES HAVE SPECIALIZED IN COMMERCIAL PROPERTIES FOR OVER 50 YEARS.

**EXCLUSIVELY LISTED
LEASE OPPORTUNITY**

EDWARD G. YUILL
ED.YUILL@RIBEIROCORP.COM

**CALL US TODAY AT
775.825.7979**

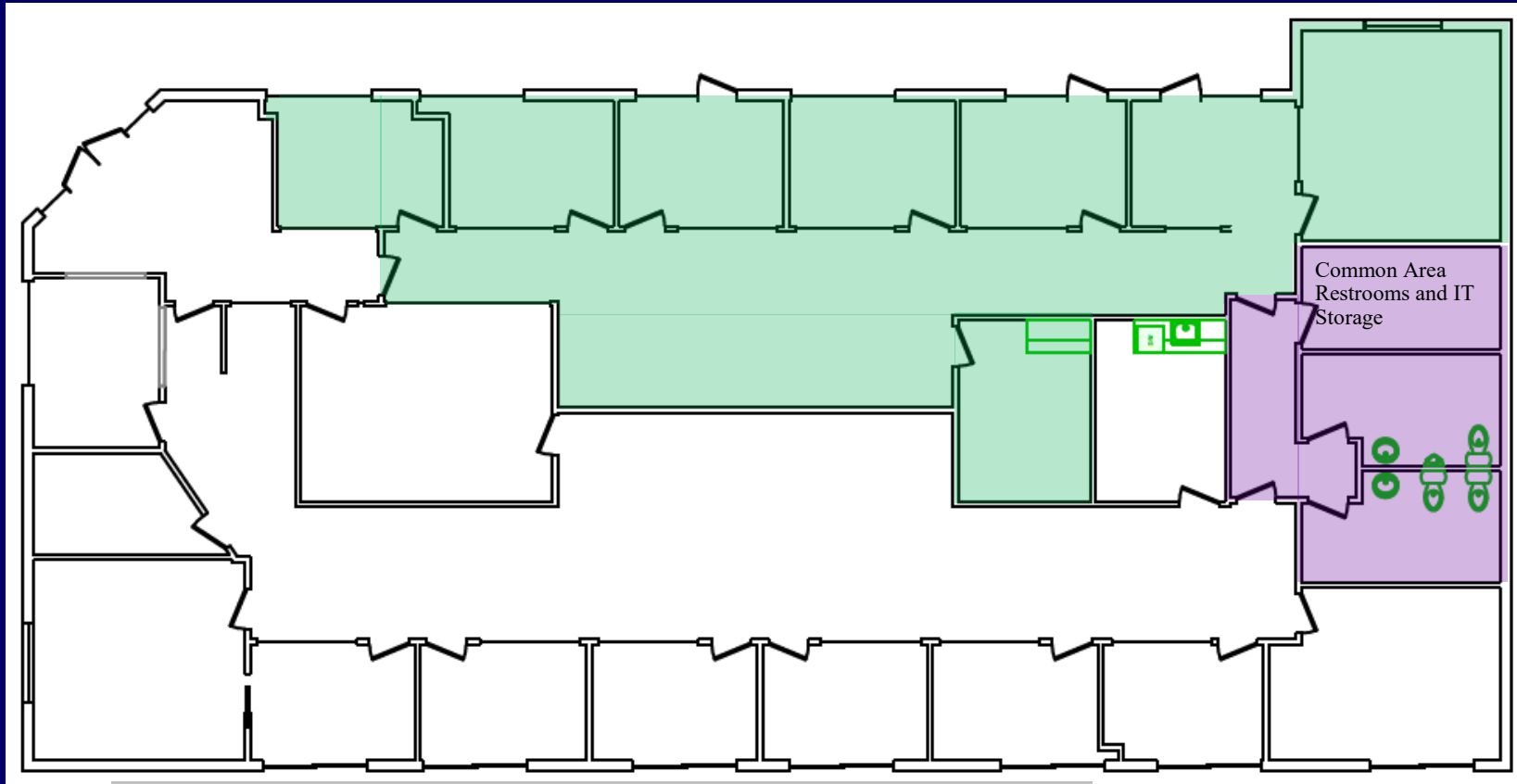
Project Mgt./Brokerage: Edward G. Yuill

Design/Development: Johnny A. Ribeiro

This information has been secured from sources we believe to be reliable, however, we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. © 2014 The Ribeiro Companies
www.ribeirocorp.com

FOR LEASE

**PROFESSIONAL OFFICE SPACE
6490 S MCCARRAN BLVD STE. 10 - 13, RENO, NV**



SPLIT OPTIONS

Purple shaded area is a common (shared) IT storage closet and restrooms.
Green shaded area: 1,750 usable SF (2,000 leasable SF)
White shaded area: 3,492 usable SF (3,742.00 leasable SF)
\$1.90 psf base rent per month and \$1.00 estimated CAM expense per month (includes all utilities, HVAC and janitorial for the common area/shared space)



OFFICE HOURS:
Monday-Friday
8:00 AM—5:00 PM

6490 S. McCarran Blvd., Bldg. E
Reno, NV 89509

www.ribeirocorp.com

THE RIBEIRO COMPANIES HAVE SPECIALIZED IN COMMERCIAL PROPERTIES FOR OVER 50 YEARS.

**EXCLUSIVELY LISTED
LEASE OPPORTUNITY**

EDWARD G. YUILL
ED.YUILL@RIBEIROCORP.COM

**CALL US TODAY AT
775.825.7979**

Project Mgt./Brokerage: Edward G. Yuill

Design/Development: Johnny A. Ribeiro

*This information has been secured from sources we believe to be reliable, however, we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. © 2014 The Ribeiro Companies
www.ribeirocorp.com*