

Country Quail Estates Office Park

**151 COUNTRY ESTATES CR**

RENO, NEVADA 89511



**FOR SALE +6,716 SF**

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# PROPERTY DETAILS

## Investment Overview

***Free Standing Building - NNN Single Tenant Fully Leased for over 10 years now, currently signed additional 5 year lease until 2028.***

- Purchase Price: \$2,686,000
- ±6,716 SF Freestanding Building
- Nationwide Tenant - Veritext Legal Solution
- County Quail Estates Office Park, Reno, Nevada

*\* The sales price is based on an annual net operating income (NOI) of \$161,184 at 6% CAP NNN Lease.*





# INVESTMENT HIGHLIGHTS

## Property Information

Cushman & Wakefield, Inc. is pleased to present for acquisition the fee simple interest property located at 151 Country Estates Circle, Reno, Nevada 89511. This investment opportunity is available to purchase an actual NNN leased office property with a long-term tenant in place.

This property is located in a convenient area in the Southwest area of Reno, Nevada. This well-maintained property, built in 2005 and maintained perfectly by the current tenant, offers a streamlined investment property for office building investors.

With its strategic location, this free-standing property provides a strong foundation for investors looking to capitalize on the dynamic commercial real estate market in Reno.

## Investment Information

This property is a NNN single tenant fully leased investment building for sale with the current long-term tenant responsible for all operating expenses including CAM, taxes, insurance, and maintenance for the property provided by the tenant.



# TENANT INFORMATION

Veritext Legal Solutions, headquartered in New Jersey, has offices nationwide. Veritext is the leader in deposition and litigation support solutions with a proven track record of industry excellence. For law firms and corporations, this company facilitates the connection with highly skilled reporters and videographers, provides advanced technology, remote services, unparalleled client service, and on-time delivery. Veritext offers its clients the best tools available and the confidence of working with the market leaders.



## LEASE TERMS:

**TENANT:** Veritext Legal Solutions (prior name Sunshine Litigation Services who has already completed a 10 year lease term at this property)

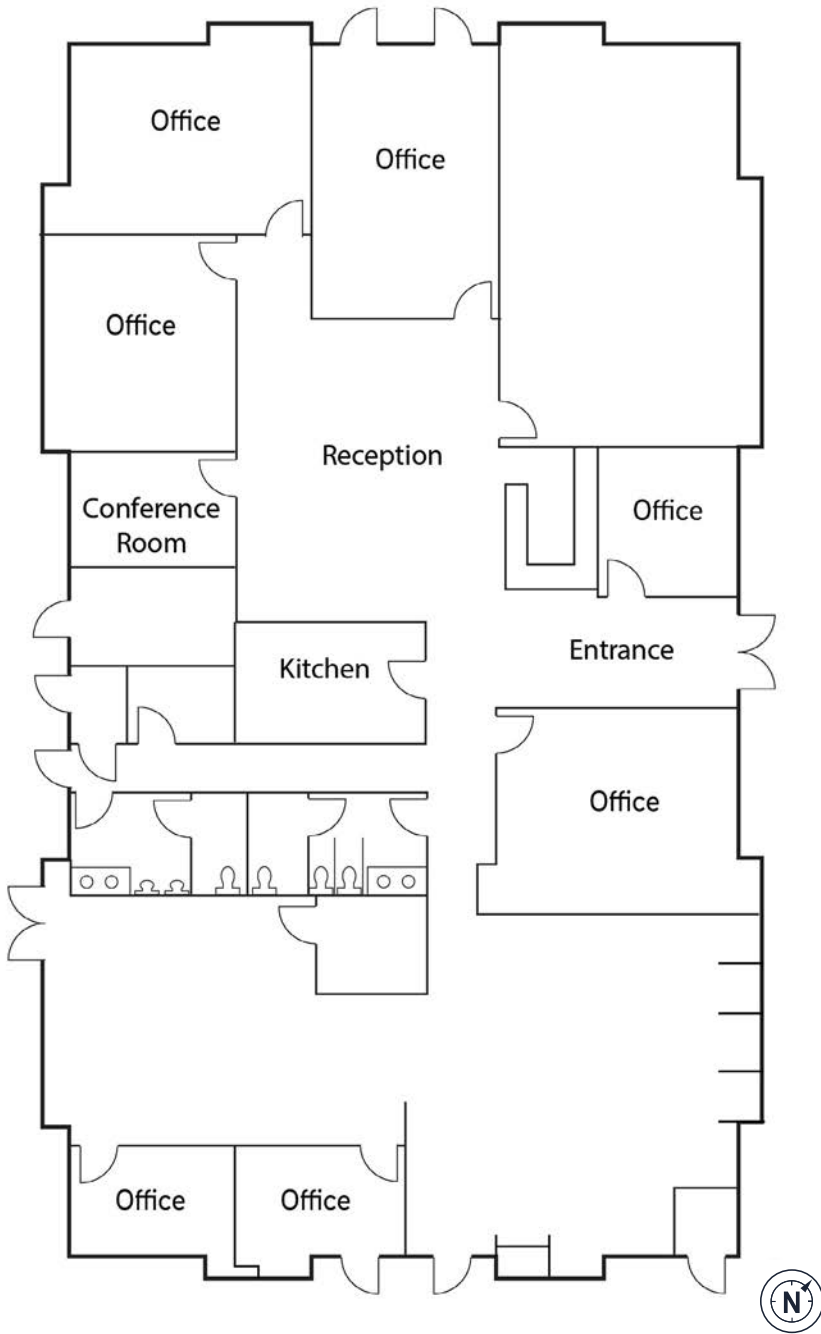
**USE:** Legal Solutions

**RENT:** \$13,432.00 per month, with three percent (3%) yearly increase, five-year term

**NNN:** All expenses are passed through to the tenant which includes all maintenance and upkeep is the responsibility of the tenant.

# FLOOR PLAN

±6,716 SF

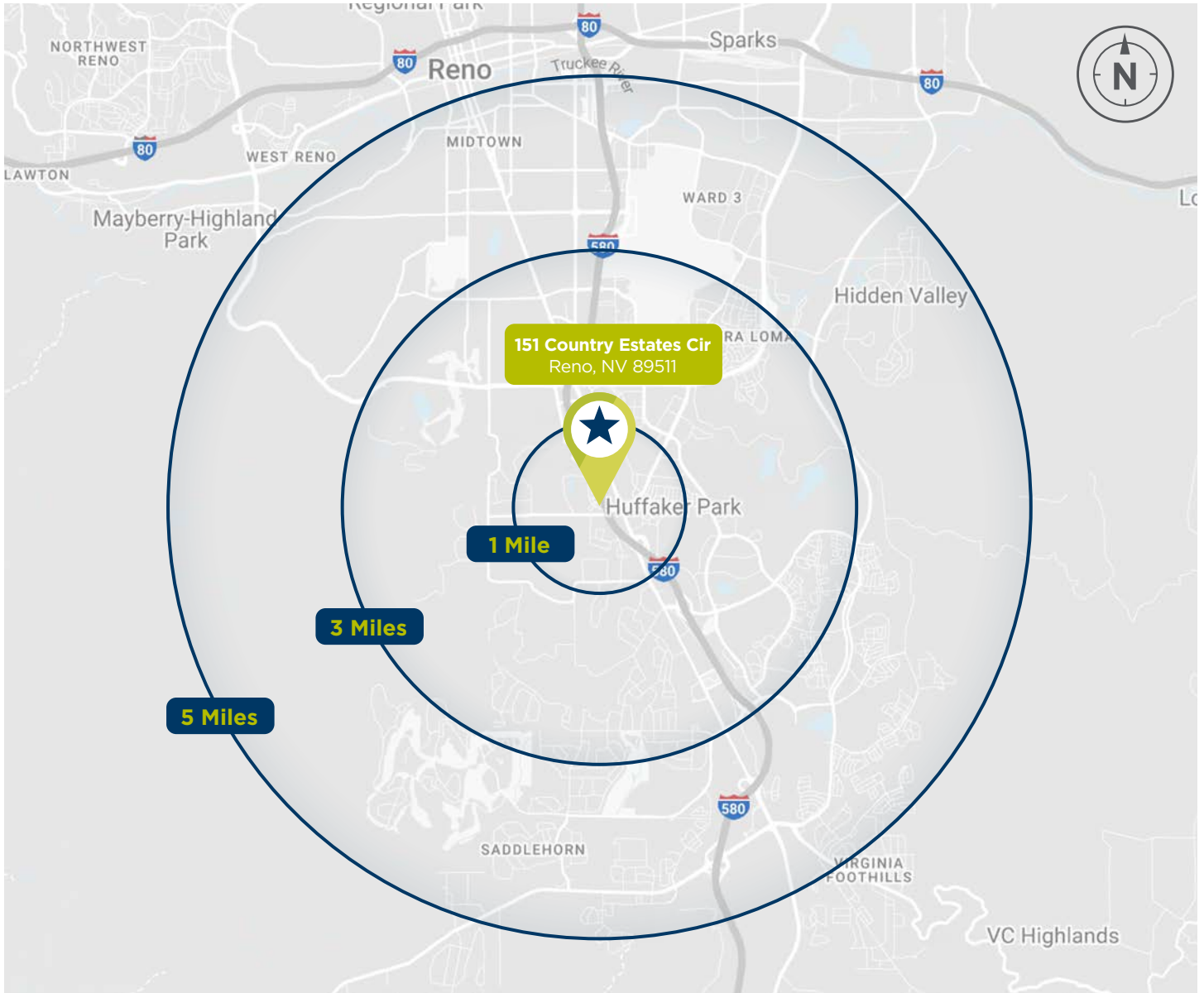












# DEMOGRAPHICS MAP



	<b>1 Mile</b>	<b>3 Miles</b>	<b>5 Miles</b>
 <b>2024 Total Population</b>	19,179	115,968	246,145
 <b>2024 Households</b>	7,155	43,974	98,881
 <b>2024 Median Household Income</b>	\$63,413	\$58,566	\$66,694
 <b>2024 Median Age</b>	33.3	33.9	35.6



# WHY RENO NEVADA?



## WHY NORTHERN NEVADA

### A BUSINESS-FRIENDLY PLACE

Companies like Tesla, Switch, Microsoft, Apple, Amazon, Zulily, Patagonia, Urban Outfitters, Thrive Market, Petco, and Panasonic call Northern Nevada home to some of their most crucial business functions. More Bay Area companies are moving here to lower their operating costs and establish themselves in a place where their business can grow and where their employees can enjoy a lower cost of living.

#### FAVORABLE TAX CLIMATE

- No Corporate Income Tax
- No Inventory Tax
- No Franchise Tax
- No Personal Income Tax
- No Inheritance Tax
- No Estate Tax
- No Unitary Tax

#### STRATEGICAL LOCATION ADVANTAGE

#### COMPETITIVE COMMERCIAL UTILITY RATES

#### OPPORTUNITY ZONE & TAX ABATEMENT BENEFITS

#### TRAINING ASSISTANCE & FINANCIAL INCENTIVES

#### QUALITY OF LIFE ADVANTAGE



## CONTACT INFORMATION



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