

**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](http://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**

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# 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:	\$10,091.00 Per Month (\$1.75 psf)
Deposit:	\$13,781.00
Estimated CAM:	\$4,324.50 Per Month (\$0.75 psf)
Property Type:	ALL-PROFESSIONAL OFFICE (PO)
Lease Type:	NNN
Tenancy:	Multi
Square Footage	5,766 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**

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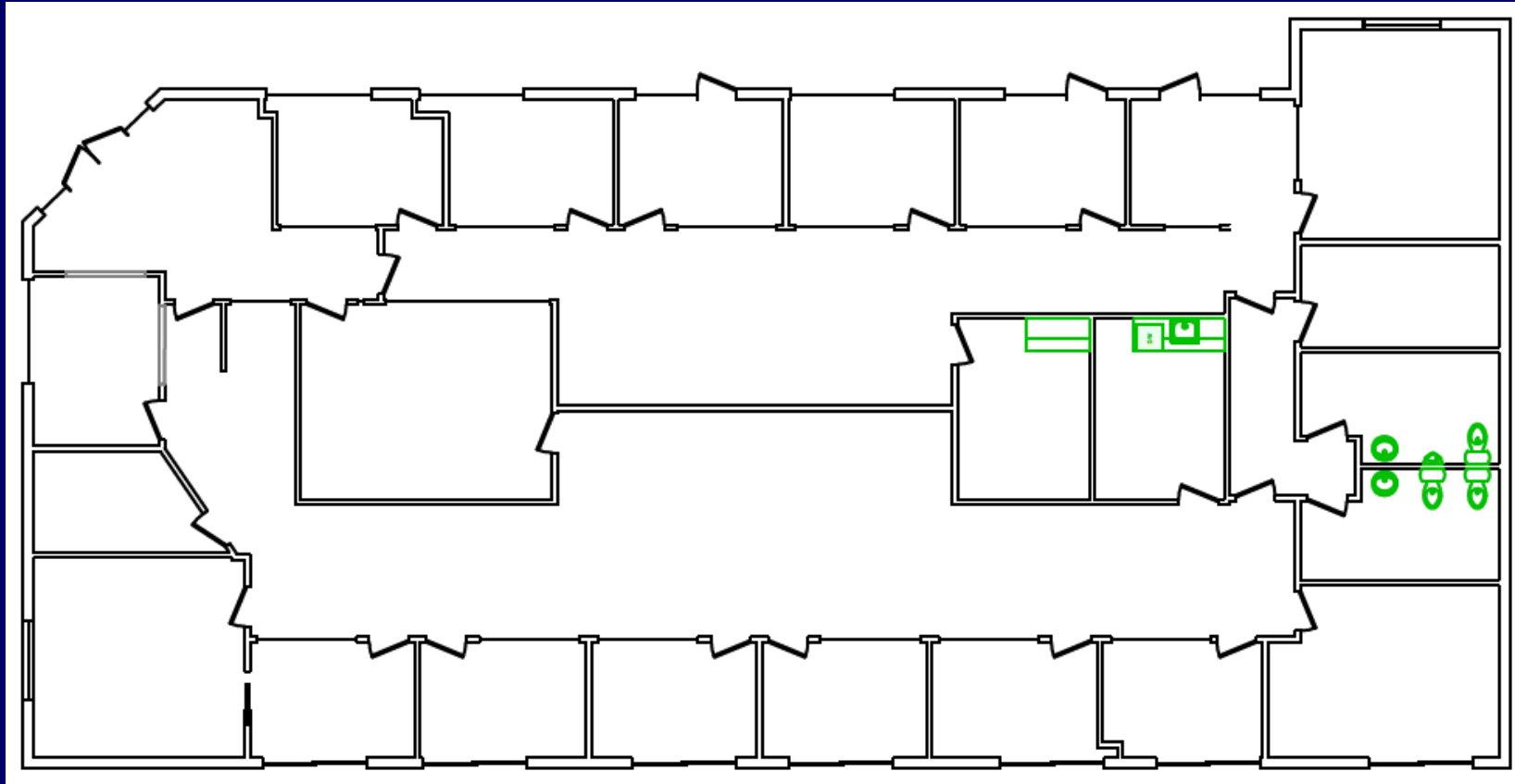
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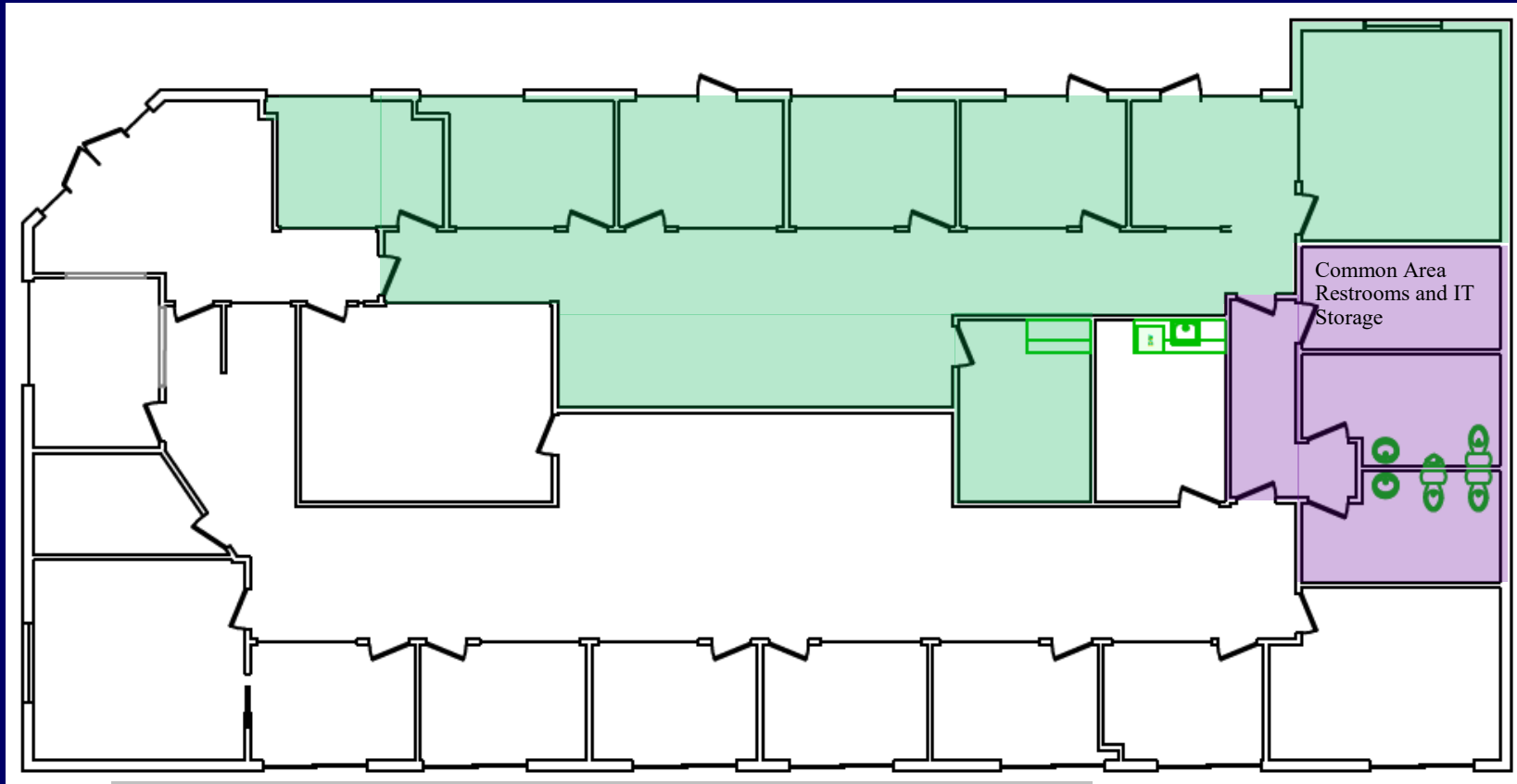
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**SPLIT OPTIONS**

Purple shaded area is a common (shared) IT storage closet and restrooms.  
Green shaded area: 1,750 usable SF (2,012 leasable SF)  
White shaded area: 3,492 usable SF (3,754.00 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)



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