

# 999-3900 sq ft

840 I St, Sparks, NV 89431



Presented By:  
Sky West Real Estate Services

**PERFECT FOR  
MEDICAL OFFICE**



**840 I STREET**  
SPARKS, NEVADA, 89431  
WASHOE COUNTY



# 999-3900 sq ft

840 I St, Sparks, NV 89431

## Property Details

Two versatile multi-office available for a professional practice. Great space for a dentist, esthetician, salon owner, massage therapist or more. Each office suite is easily ready for a variety of professions and can connect right to the plumbing system.

The building is located behind Sparks Florist on I St. in Sparks, just minutes from the I-80 ramp. It is conveniently located near public transportation and the property has ample parking for staff and clients/patients.

**Price: \$12.00 /SF/YR**

- Ample parking
- Each private individual suite can connect to plumbing
- Reception/Waiting areas

View the full listing here: <https://www.loopnet.com/Listing/840-I-St-Sparks-NV/6979461/>

Rental Rate:	\$12.00 /SF/YR
Property Type:	Office
Property Subtype:	Medical
Building Class:	C
Rentable Building Area	7,400 SF
:	
Year Built:	1968
Walk Score ®:	79 (Very Walkable)
Rental Rate Mo:	\$1.00 /SF/MO

# 999-3900 sq ft

840 I St, Sparks, NV 89431

## Listing spaces

### 1st Floor Ste 3

Space Available: 1,717 SF  
Rental Rate: \$12.00 /SF/YR  
Date Available: 30 Days  
Service Type: Triple Net (NNN)  
Space Type: Relet  
Space Use: Office/Medical  
Lease Term: Negotiable

### 1st Floor Ste 6

Space Available: 1,717 SF  
Rental Rate: \$12.00 /SF/YR  
Date Available: 30 Days  
Service Type: Triple Net (NNN)  
Built Out As: Professional Services  
Space Type: Relet  
Space Use: Office  
Lease Term: Negotiable

This space was previously a Dental practice, and has been built out accordingly. There are 4 plumbed treatment rooms with sinks, 2 plumbed hygiene spaces with sink, 1 sanitation room with sink, 1 office, large front office/reception, large waiting room Land Lord is open to T/I contribution for improvements of new tenant.

**999-3900 sq ft**

840 I St, Sparks, NV 89431

Location



**999-3900 sq ft**

840 I St, Sparks, NV 89431

Property Photos



840 I STREET, SPARKS



SUITE 3 RECEPTION AREA

**999-3900 sq ft**

840 I St, Sparks, NV 89431

Property Photos



SUITE 3 RECEPTION AREA (2)



SUITE 3 HALL

**999-3900 sq ft**

840 I St, Sparks, NV 89431

Property Photos



SUITE 3 WAITING AREA



SUITE 3

**999-3900 sq ft**

840 I St, Sparks, NV 89431

Property Photos



SUITE 6



SUITE 6



**999-3900 sq ft**

840 I St, Sparks, NV 89431

Property Photos



SUITE 6



SUITE 6

**999-3900 sq ft**

840 I St, Sparks, NV 89431

Property Photos



SUITE 6



SUITE 6

**999-3900 sq ft**

840 I St, Sparks, NV 89431

Property Photos



840 Broker Flyer FRONT Ste 1

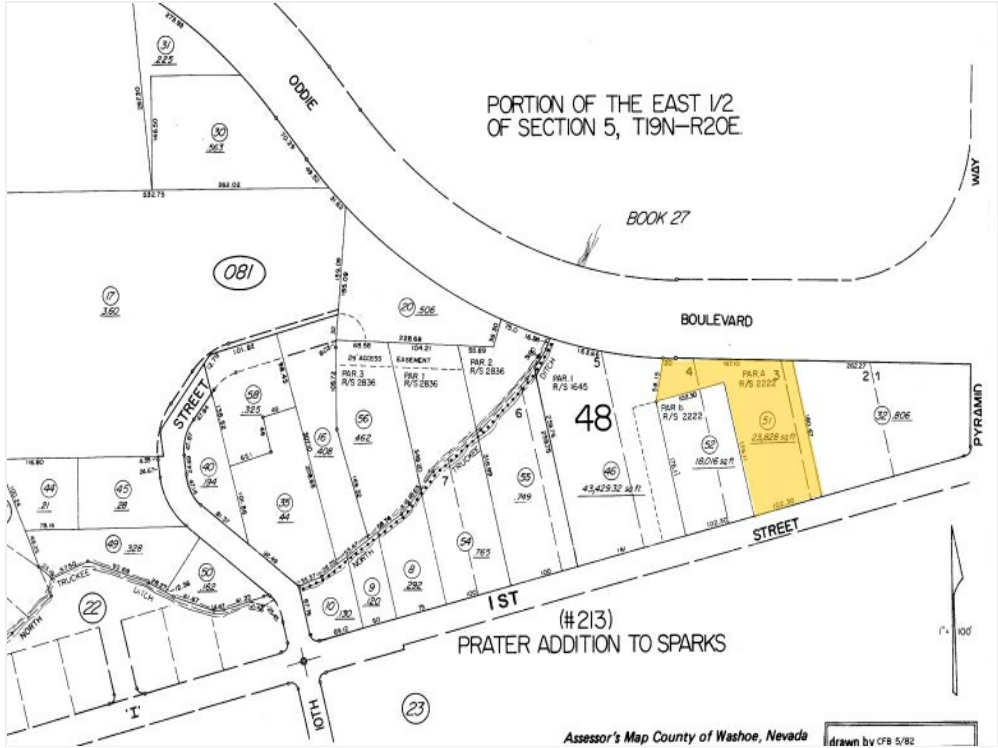


SUITE 6

**999-3900 sq ft**

840 I St, Sparks, NV 89431

Property Photos



Plat Map

**999-3900 sq ft**

840 I St, Sparks, NV 89431



**Patty Steelman**

[Mrssteelman@yahoo.com](mailto:Mrssteelman@yahoo.com)

(775) 745-9892

**Sky West Real Estate  
Services**

3500 Lakeside Ct, Suite 211  
Reno, NV 89509

