

RPC MEDICAL CAMPUS SOUTH - PHASE II

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5520 RENO CORPORATE DR

RENO, NV

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BLD. 8 RPC MEDICAL CAMPUS SOUTH - PHASE II 5520 RENO CORPORATE DRIVE

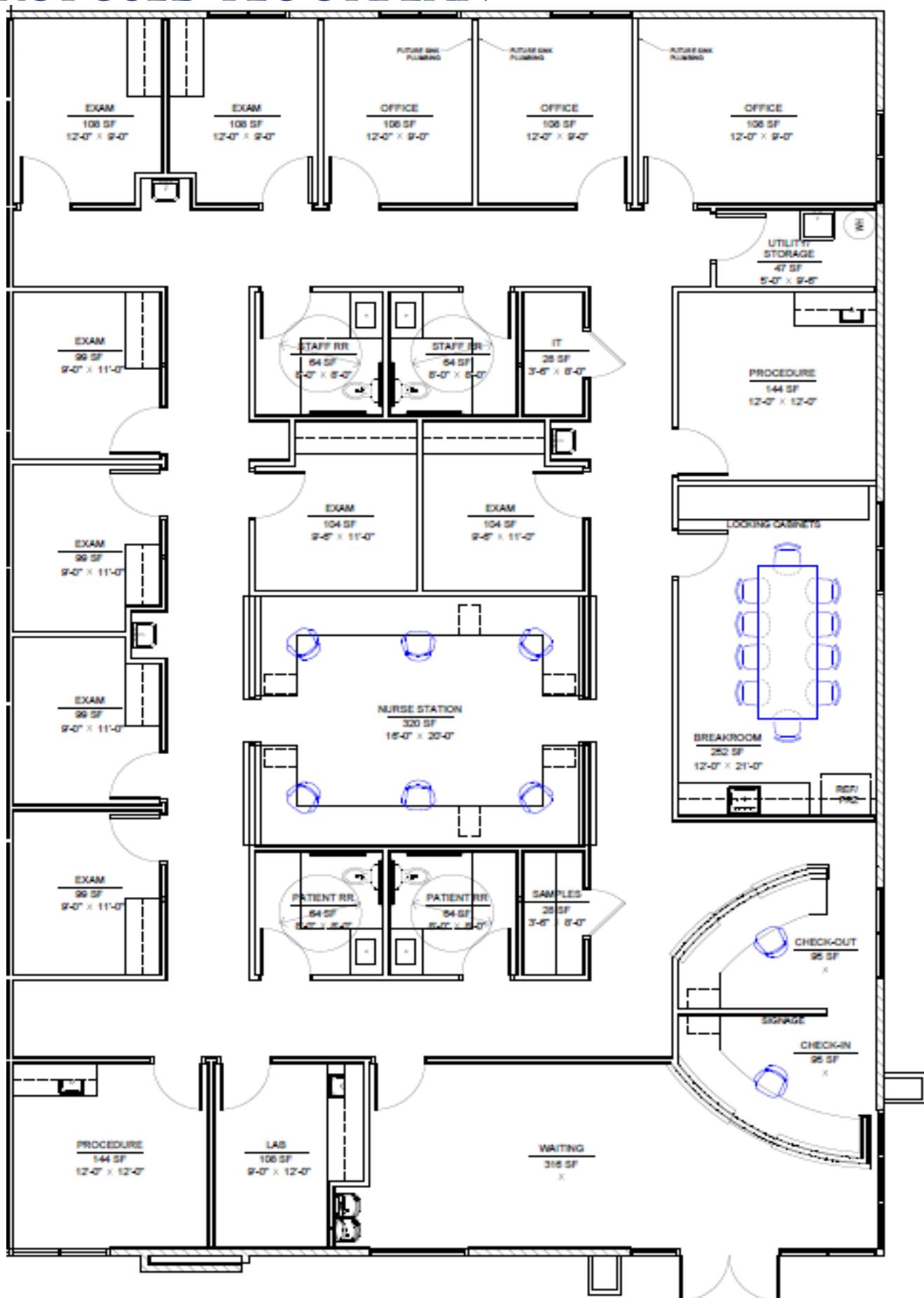
RPC Medical Campus, Phase II is a new class A medical park located within the Reno Corporate Center Business Park, at the base of Huffaker Park in Reno's Meadowood submarket. RPC Medical Campus has been specifically designed for medical users. Recent medical additions to the park as well as the immediate area include **Cancer Care Specialists**, **Nevada Advanced Pain Specialists**, **Sierra Stem Cell Institute**, **Sugar Pine Family Medicine**, and **Gentiva Hospice Care**. Additional medical practices include eye care specialists, chiropractors, and mental health providers. This Meadowood East location gives you all the amenities of Meadowood without the congestion, as well as easy access to US 395, the South Reno corridor and Sparks. RPC is a master plan controlled campus with fully maintained lush landscaping and ample parking. Build to suit opportunities are available from 3,000 square feet to over 10,000 square feet, allowing you to design your space to exactly fit your custom needs.

SUMMARY

Property Type	Medical Office
Building Sizes	4,316 SF Brand New Shell Space Available for Lease
Pricing	Call for Details

DISCLOSURE: This property is being offered in an "as-is/where-is" condition by Seller. The data and other information contained herein is provided for informational purposes only to assist interested parties in making their own independent evaluation of the property. Each recipient hereof agrees that it shall not rely on such information and will conduct its own due diligence. There shall be no binding obligation to sell the property unless and until both parties execute a purchase and sale agreement. Seller reserves the right to negotiate with one or more prospective buyers at any given time and, without notice, to withdraw the property from the market.

PROPOSED FLOORPLAN



NORTHERN NEVADA SIERRA MEDIACAL CENTER



Reno now has its first new full-service hospital in more than a century as Northern Nevada Health System officially opened in 2022.

The Northern Nevada Sierra Medical Center boasts 350,000 square feet of state-of-the-art hospital space, as well as 260 patient beds. The new hospital campus is located on Double R Boulevard and Longley Lane and employs 1,000 new healthcare workers.

RPC BUILDING ARTIST RENDITION



OVERVIEW AERIAL



WHY RPC

Five years ago, I wanted a change from the hustle and bustle of a commercial environment, and desired a location more amenable to my Pediatric practice. Finding such a location nestled into a pocket of land at the base of the Huffaker Hills allowed the creation of a safe, spacious atmosphere for patients as well as staff members. As Reno has grown, my office has become well situated in a **convenient location** which allows quick and easy access from all Truckee Meadows areas. Additionally, these low profile, stand alone buildings create a **welcoming, comfortable and open atmosphere** full of natural sunlight. I will not be moving ever again!

Dr. Robin White, M.D.

I picked my current location for multiple reasons. The **location is perfect**. It is centrally located making it easy for both my Reno and Sparks patients to have access to me. It is on the bus line so patients who utilize public transportation can get to my office easily. The building is one level so my disabled patients are able to get in and out without any hassles. The development is well spaced and not overcrowded. **Ample parking** with no obstacles to access my front door. The development has **access to all amenities**: food, shopping, pharmacies, and the local hospital.

Dr. Denis Patterson, D.O.

