

FOR LEASE >

Village at Lakeridge  
6900 S. McCarran Boulevard  
Reno, NV 89509

Class A Office Space  
Available For Lease

Reno Office Services

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LOCATED AT THE INTERSECTION OF MCCARRAN BLVD & LAKESIDE DR



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## BUILDING FEATURES

The Village at Lakeridge spans 71,678 square feet across four buildings, housing a blend of office and retail tenants, including well-known businesses in Reno. Due to its prime location at the corner of S. McCarran Boulevard and Lakeside Drive, it stands as one of the most prestigious office and retail parks in Reno. Situated in the Meadowood Submarket, which is Reno's most sought-after office and retail submarket, the property is in exceptional condition, featuring high-quality finishes and meticulous attention to detail. The buildings provide both surface and underground garage parking, and the property is under professional management.

### SUITE 2020 | ±7,779 SF

The remodeled Suite 2020 boasts an open office space for a bull pen, private offices, conference rooms, a reception area, break room, workroom, and storage. It also includes three private balconies, ample natural light, upgraded LED lighting, and new carpet and paint. **Suite 2020 and 2040 can be combined to offer ±10,519 square feet of space.**

### SUITE 2040 | ±2,740 SF

Directly adjacent to the elevator lobby, Suite 2040 features a reception area, conference room, three private offices, breakroom, open space for cubicles, and a private balcony. **Suite 2020 and 2040 have the potential to be combined into a ±10,519 SF space.**


### SUITE 3030 | ±1,786 SF

Suite 3030 is conveniently positioned directly off the elevator landing and comprises four private offices, a conference room, an open area, a suite with a sink, and a private balcony. **Additionally, Suites 3030 and 3040 can be combined to create a 4,002 square foot space.**

### SUITE 3040 | ±2,216 SF

Suite 3040 is conveniently located directly off the elevator landing and includes a waiting area, four private offices, conference rooms, a break area with storage, an in-suite restroom, and a private balcony. **Opportunity to combined Suites 3030 and 3040 to create a ±4,002 square foot space.**

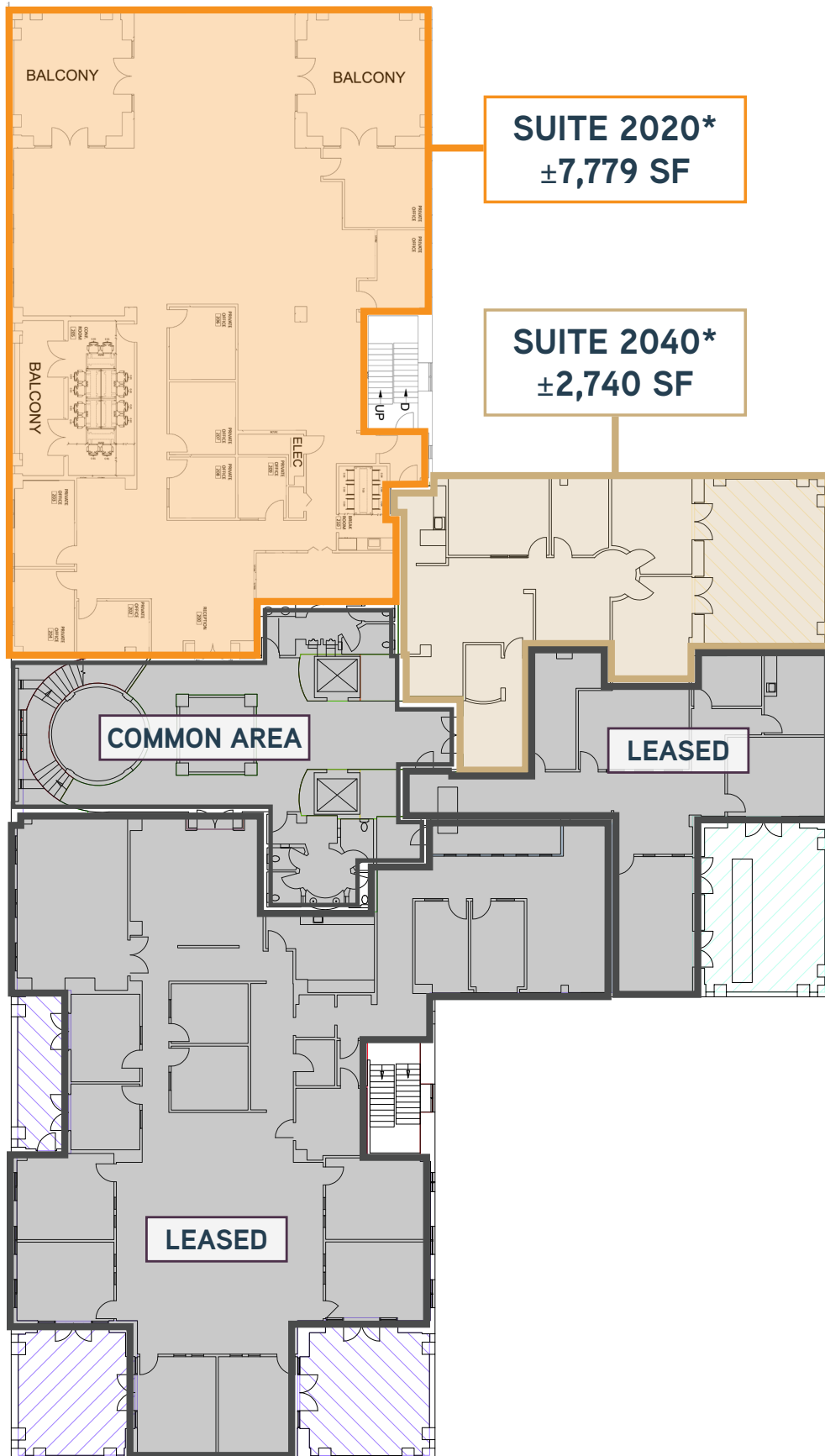




*Class A office space with private balconies. Tenants at the Village at Lakeridge can enjoy various amenities, including a Starbucks, Moxie 3 restaurant serving both lunch and dinner, a dry cleaning drop-off station, underground parking, and additional retail and office services.*

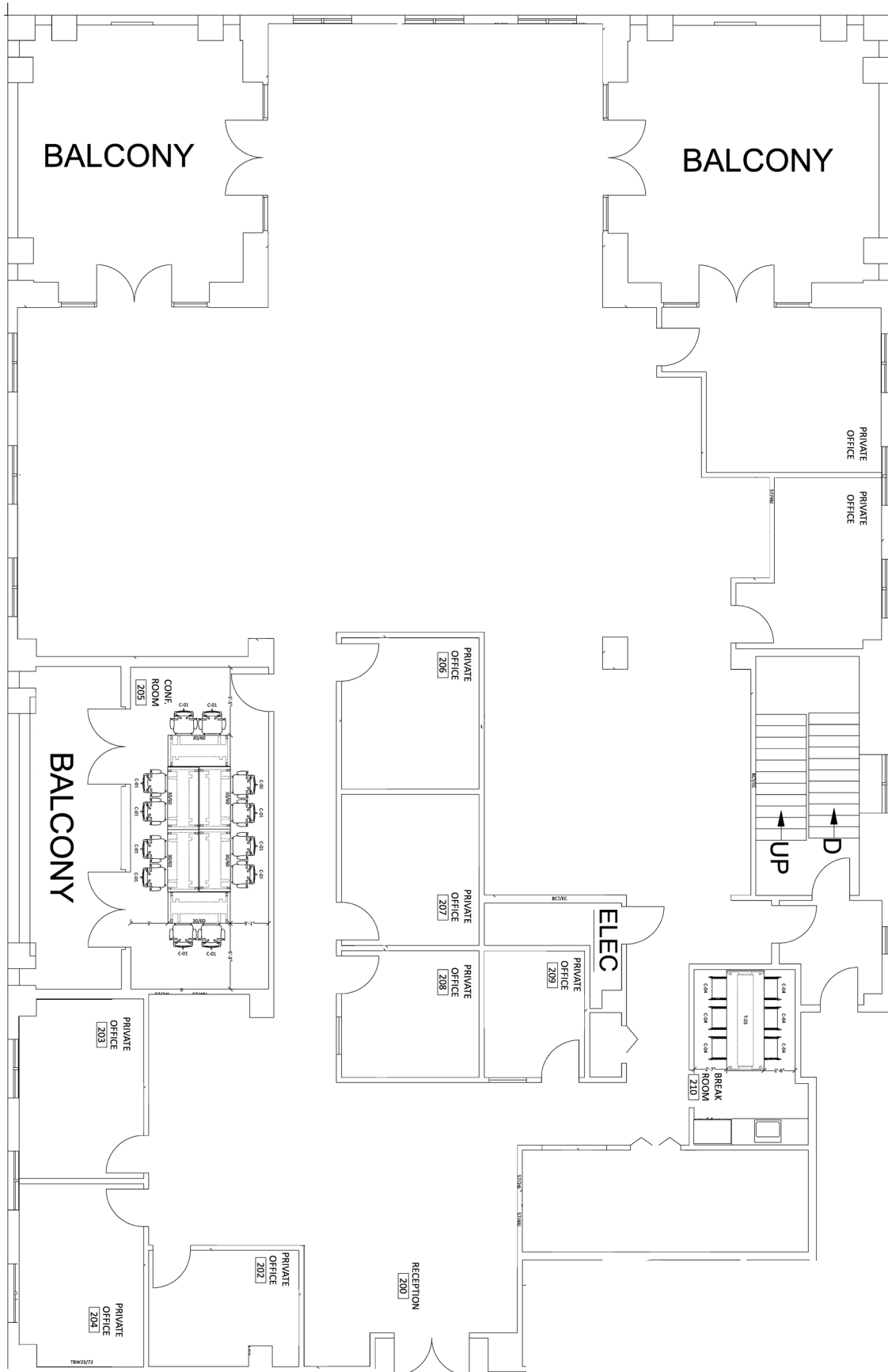
# SECOND FLOOR

\*Suites 2020 and 2040 can be combined for ±10,519 SF



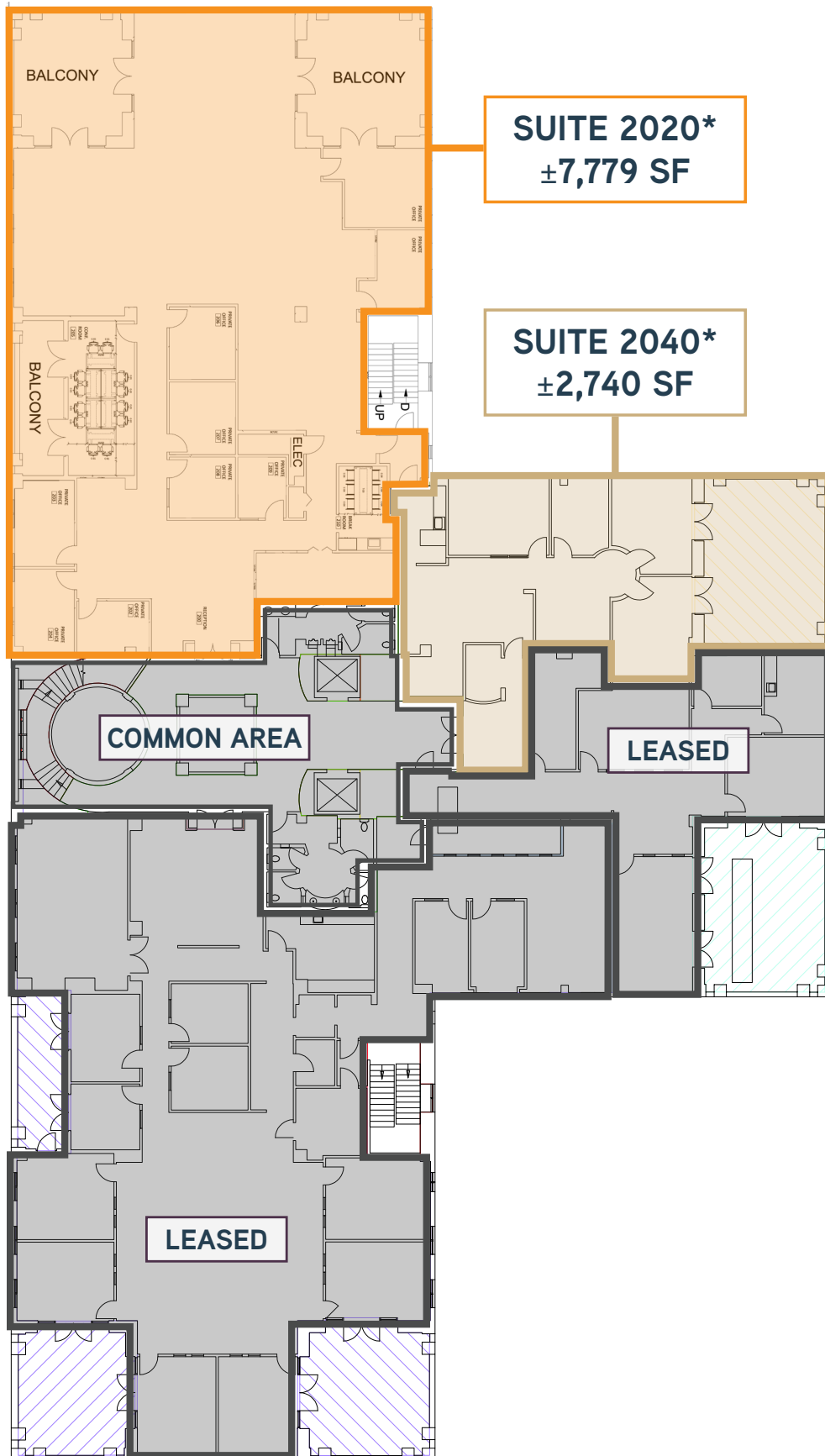
# SUITE 2020 | ±7,779 SF

\*Suites 2020 and 2040 can be combined for ±10,519 SF



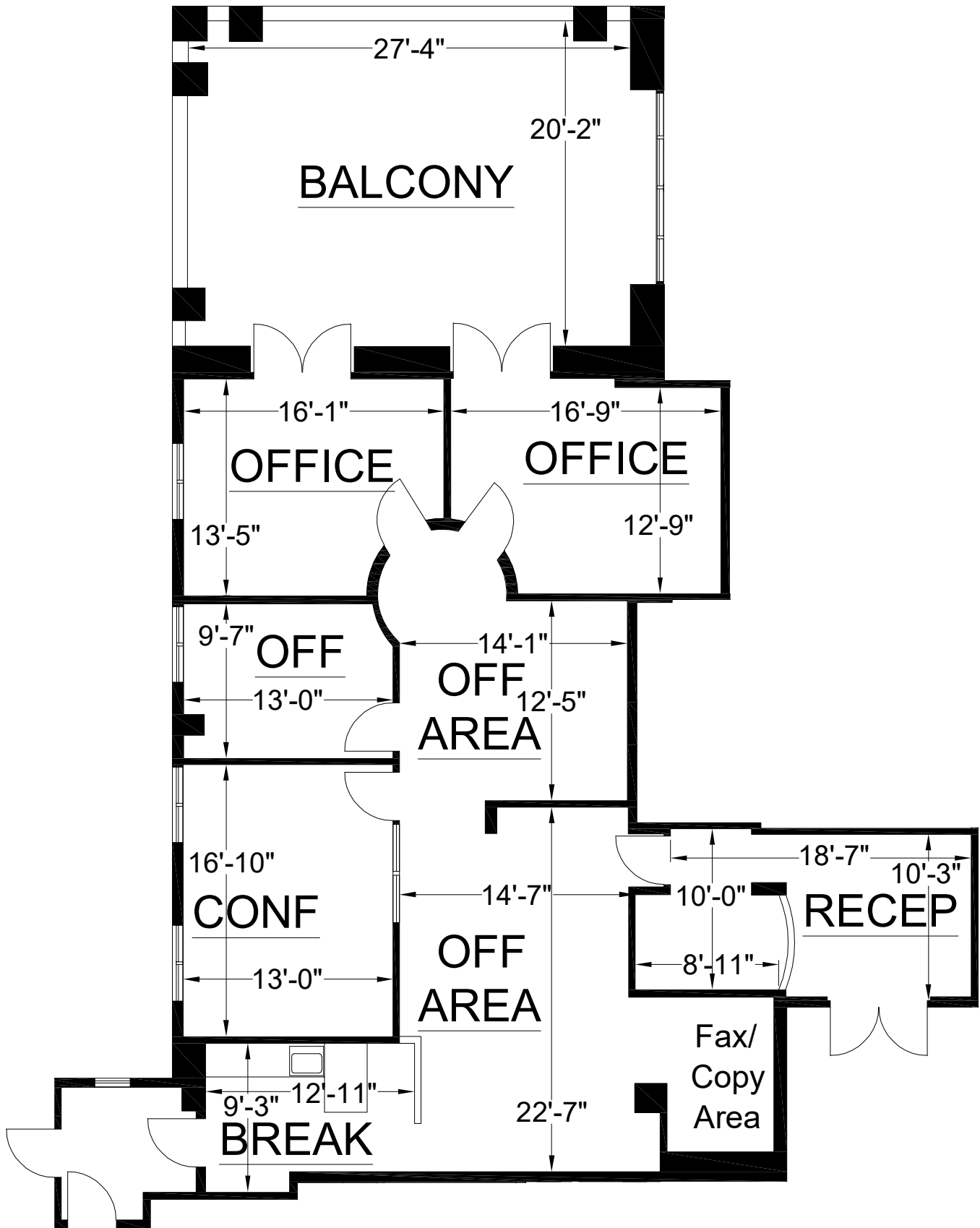
# SECOND FLOOR

\*Suites 2020 and 2040 can be combined for ±10,519 SF

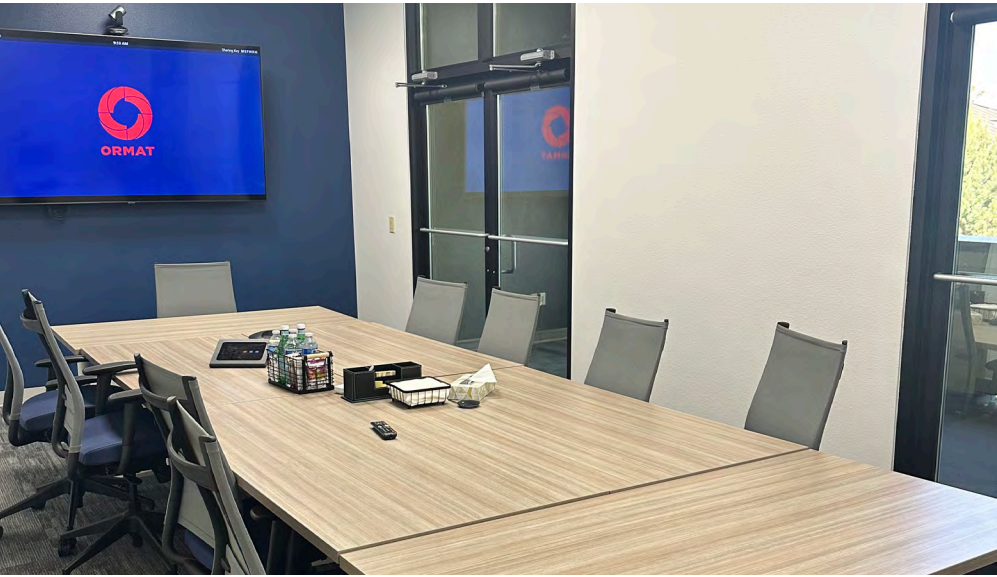


# SUITE 2040 | ±2,740 SF

\*Suites 2020 and 2040 can be combined for ±10,519 SF



# SUITE 2020 PHOTOS



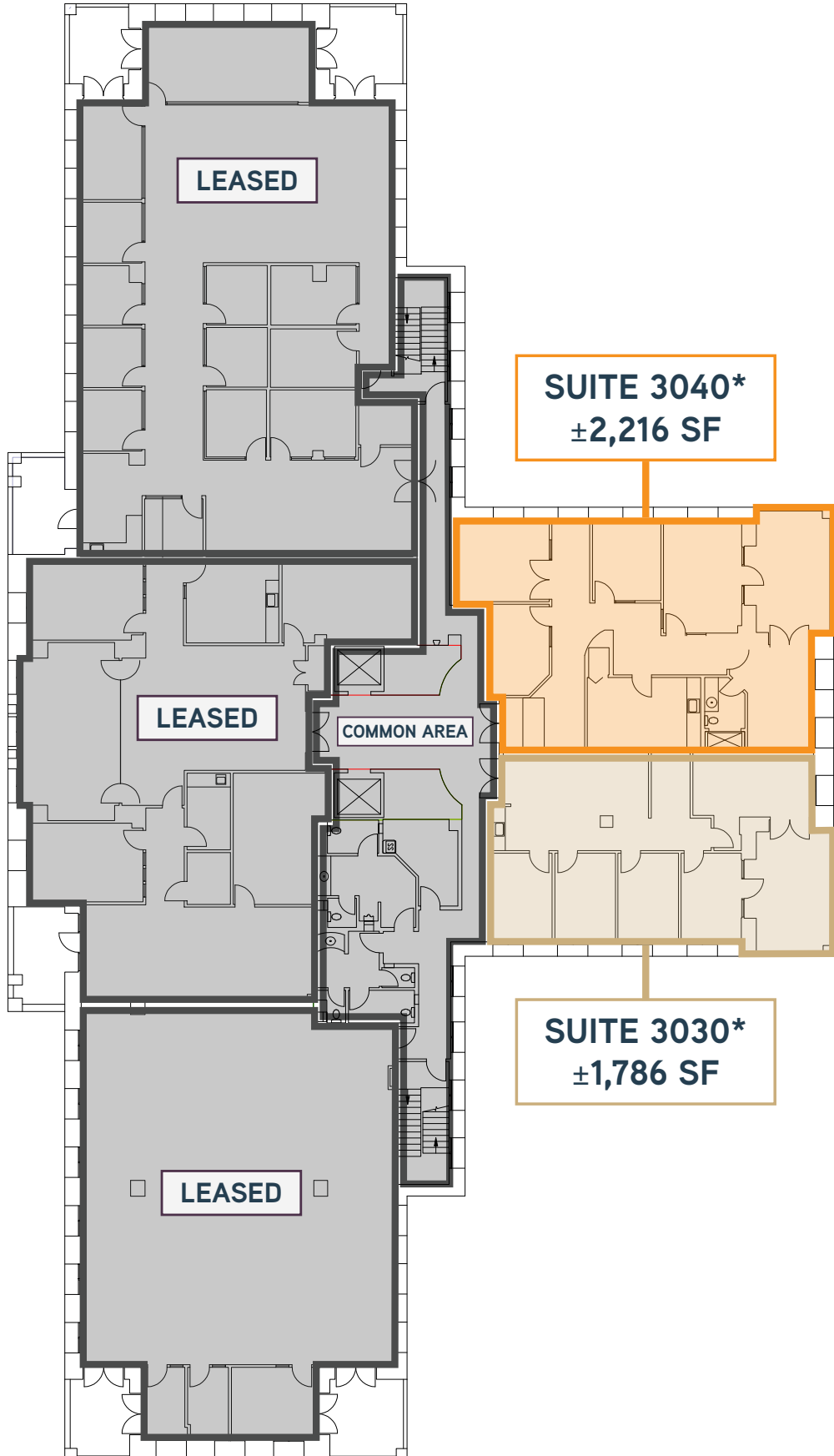


# SUITE 2040 PHOTOS



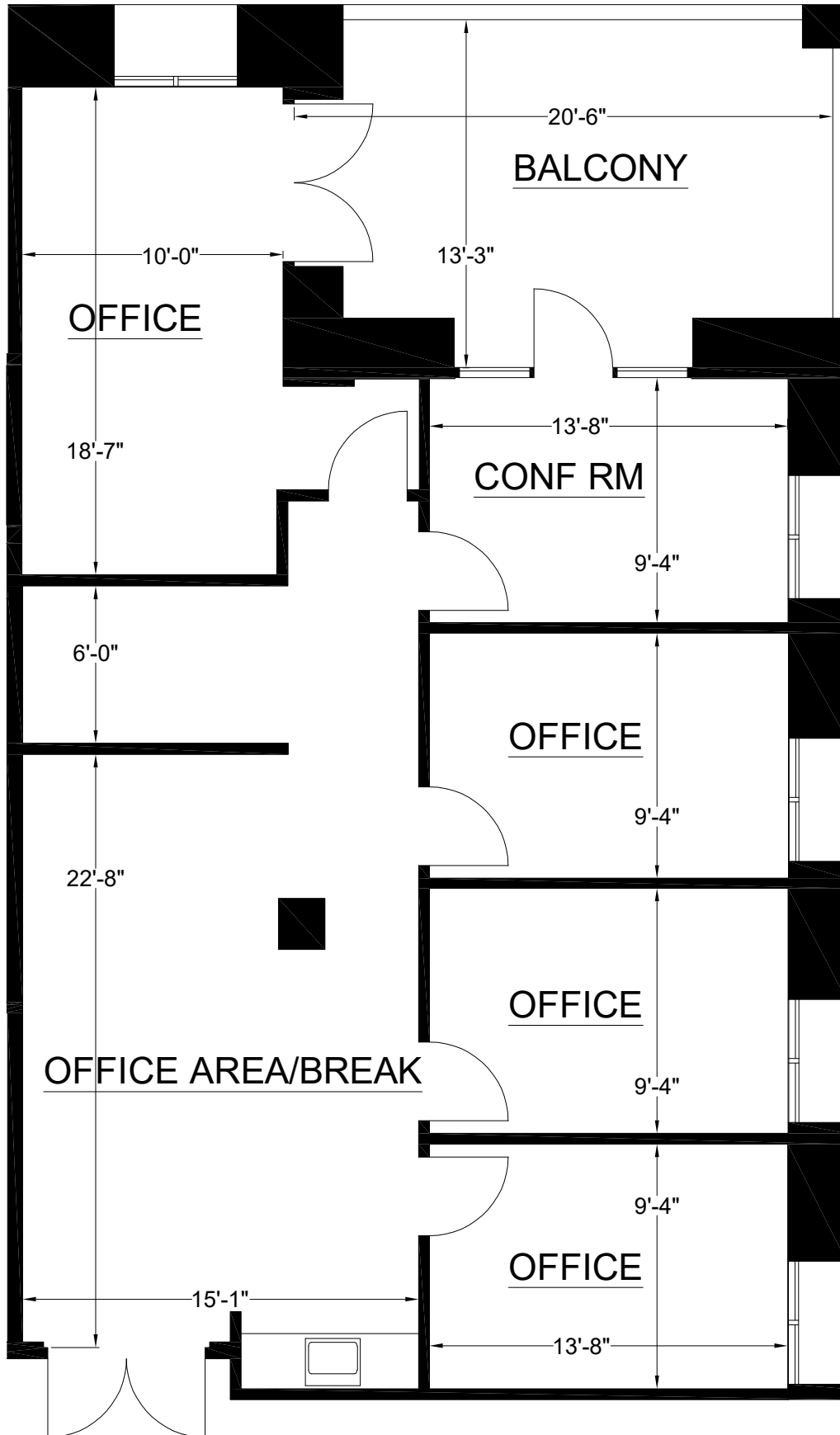
# THIRD FLOOR

\*Suites 3030 and 3040 can be combined for ±4,002 SF



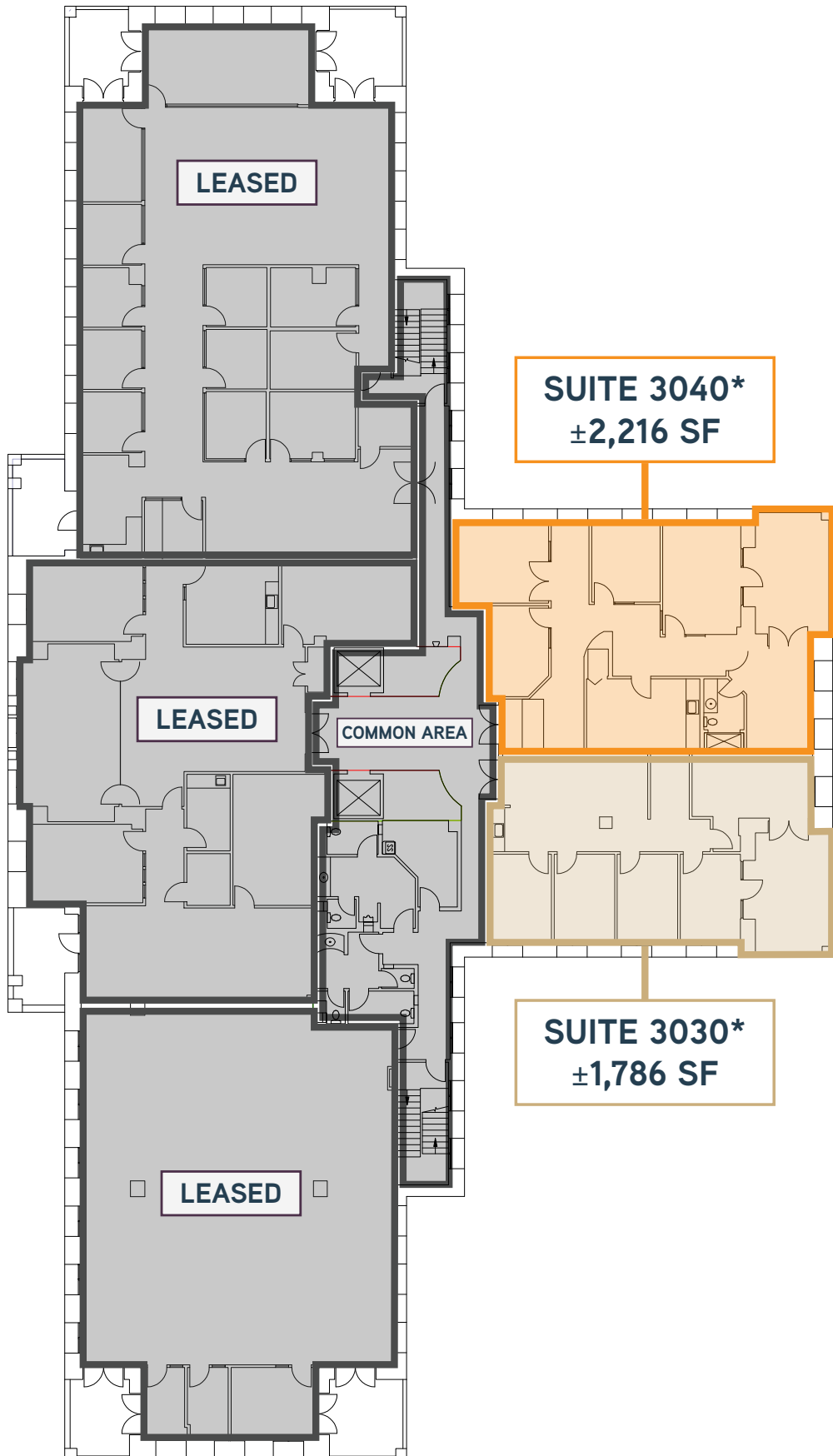
# SUITE 3030 | ±1,786 SF

\*Suites 3030 and 3040 can be combined for ±4,002 SF



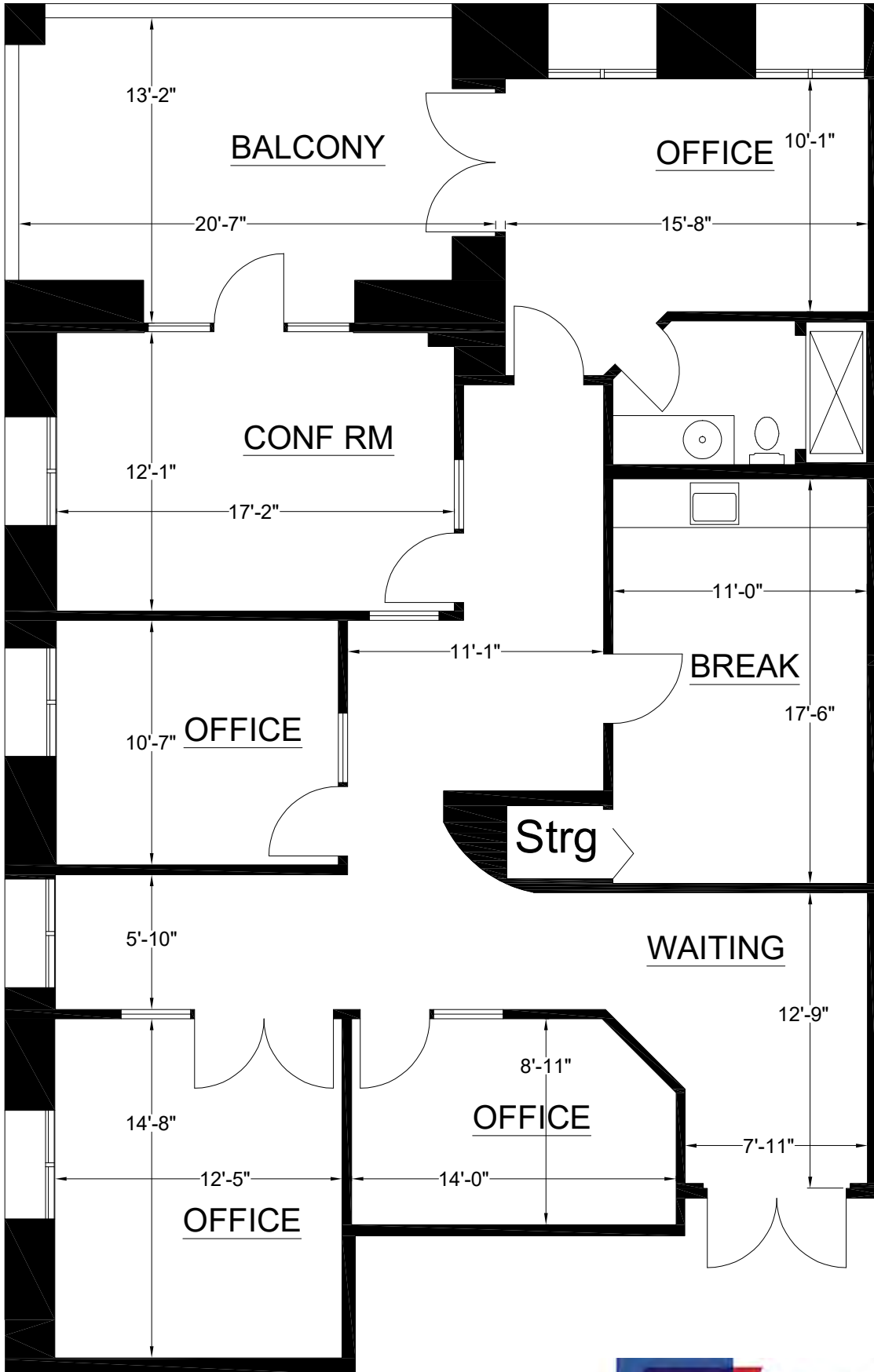
# THIRD FLOOR

\*Suites 3030 and 3040 can be combined for ±4,002 SF



# SUITE 3040 | ±2,216 SF

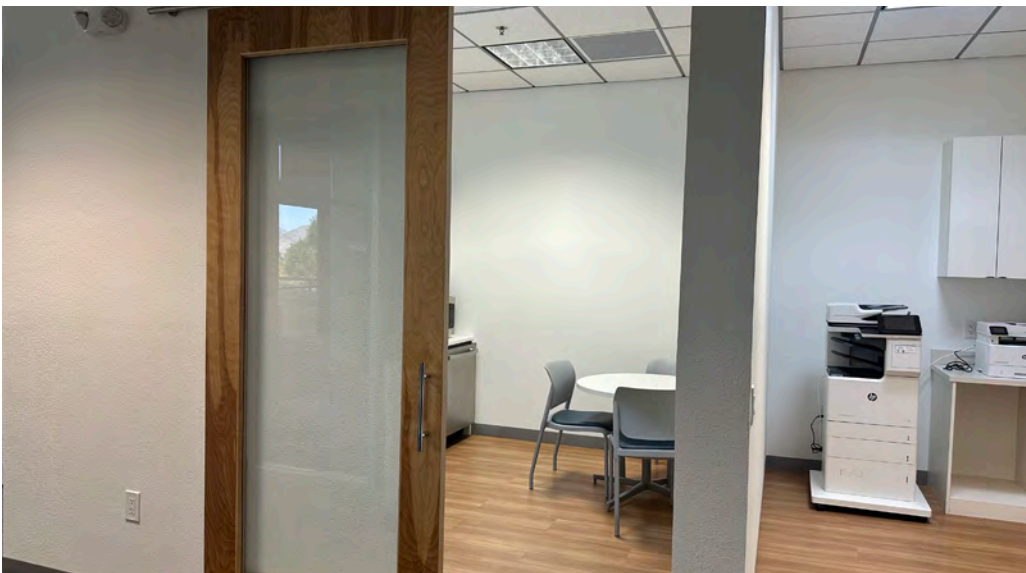
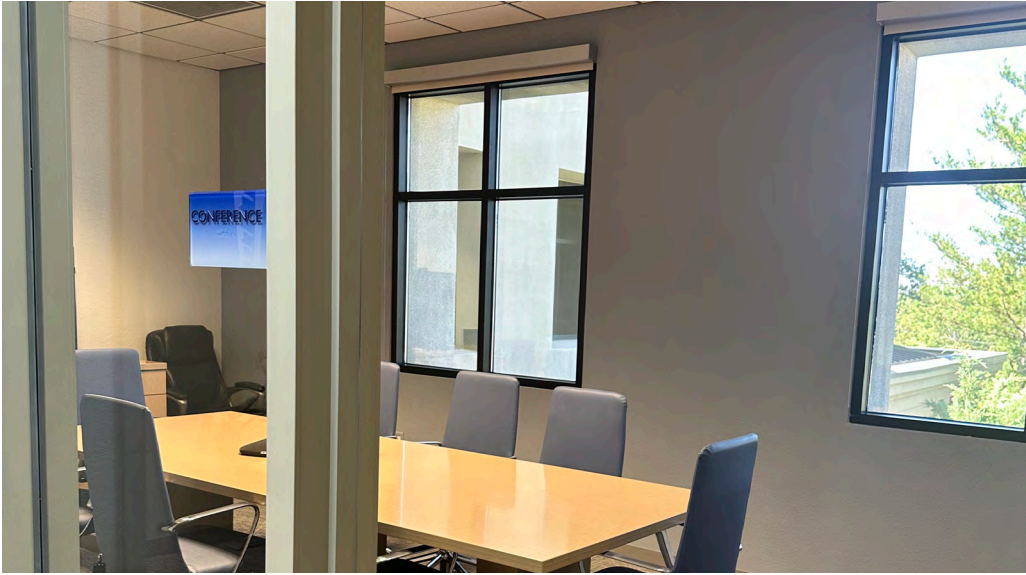
\*Suites 3030 and 3040 can be combined for ±4,002 SF



# SUITE 3030 PHOTOS



# SUITE 3040 PHOTOS



# VILLAGE AT LAKERIDGE PHOTOS





# SURROUNDING AREA



## RENO OFFICE SERVICES

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