

SUITE 103



OFFICE SUITES FOR LEASE
SUITES 103 & 204

150 ISIDOR COURT

Sparks / Nevada

SUITE 204



CBRE

SUITE 103



SUITE 204



PROPERTY OVERVIEW

Located in the Spanish Springs Business Center, 150 Isidor Court offers convenient access to Pyramid Highway. Spanish Springs is among the fastest-growing residential submarkets in Northern Nevada. This location is surrounded by major industrial facilities and emerging residential communities. This office space is ideal for residents of Spanish Springs seeking a short commute. Suite 103 features upscale finishes and heavy office buildout, while Suite 204 has an open floor plan with a bullpen area. Both suites also provide ample parking.

For Lease
TWO SUITES AVAILABLE

\$1.75 PSF/Modified Gross
(EXCLUDING UTILITIES & JANITORIAL)

Suite 103
±1,521 SF AVAILABLE

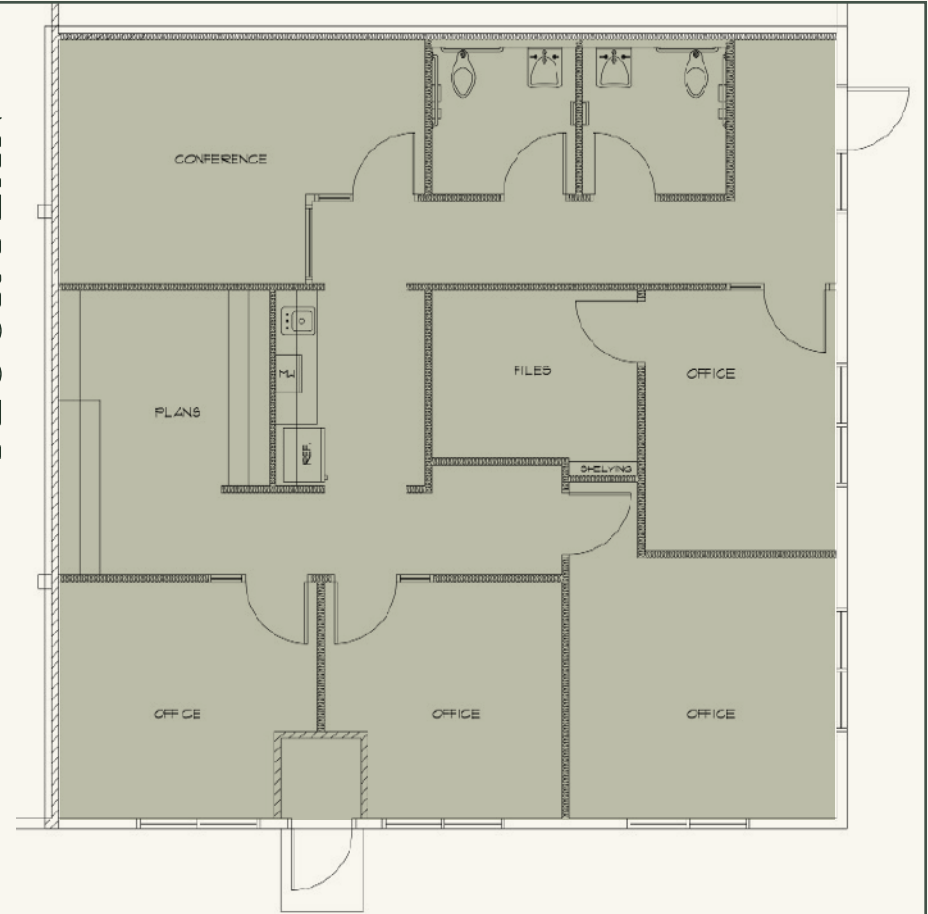
Suite 204
±1,521 SF AVAILABLE

SUITE 103

±1,521 SF

- \$1.75 PSF, MODIFIED GROSS (TENANT COVERS UTILITIES AND JANITORIAL)
- RECEPTION
- SEVERAL OFFICES
- LARGE OPEN AREA
- BREAK ROOM
- COPY/PRINT ROOM
- 2 BATHROOMS
- OFFICE
- PARKING 4/1000

FLOOR PLAN

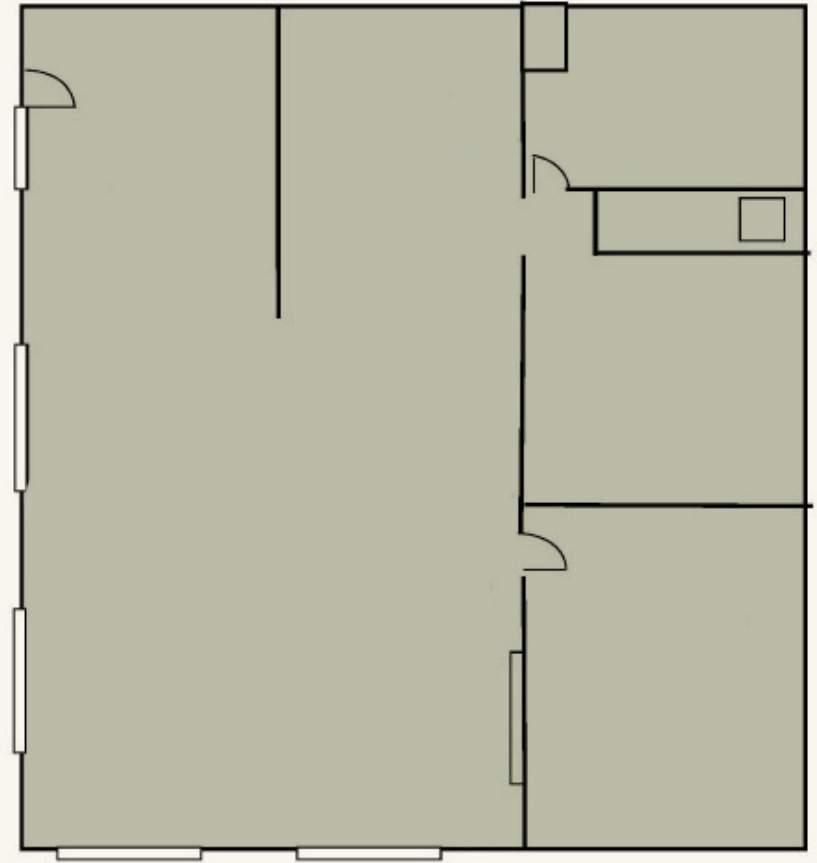


SUITE 204

±1,521 SF

- \$1.75 PSF, MODIFIED GROSS
(TENANT COVERS UTILITIES
AND JANITORIAL)
- RECEPTION
- LARGE OPEN AREA
- PRIVATE OFFICE
- KITCHENETTE
- PARKING 4/1000

FLOOR PLAN





SUITE 103
◀ Photos



SUITE 204
Photos ▶



150

ISIDOR
COURT



1

Calle de la Plata

2

Eagle Canyon Dr

Spanish Springs

La Posada Dr

3

Pyramid Way

N

DEMOGRAPHICS & TRAFFIC

2024 Demographics

	1 MILE	3 MILES	5 MILES
POPULATION	5,058	22,463	49,562
HOUSEHOLDS	1,762	8,152	17,884
BUSINESSES	35	229	344
EMPLOYEES	306	2,638	3,968

2023 Traffic Counts

#1 - 10,300 ADT

#2 - 18,700 ADT

#3 - 11,400 ADT

Source: NDOT

Located in the Spanish Springs Business Center at
150 Isidor Court with easy access to Pyramid Hwy.



The Spanish Springs area is one of the fastest growing areas in our community.

OFFICE SUITES FOR LEASE | SUITES 103 & 204

150 ISIDOR COURT

Sparks / Nevada

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