

# For Lease

±1,477 SF – ±7,021 SF Available

5605 Riggins Court, Reno, NV 89502



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Suite 200



## Building Comments

Colliers is pleased to present 5605 Riggins Court for lease located in the Meadowood submarket. The office building is two stories, elevator served and offers a contemporary design. The building also offers ample parking, 5.25:1000 in lot, and on the street. The location provides easy access to I-580 and major thoroughfares including South McCarran Boulevard, South Virginia Street and the Southeast Connector. In addition, it is close in proximity to the Reno Tahoe Airport, a variety of retail centers, amenities and a bus line. The building may be suitable for medical users as previous tenants were medical.

Lease Rate: \$1.60/SF/MO Full Service

### Available Suites

Suite	Square Feet	Suite Notes
104	±1,477	Office build-out
200	±7,021	Demisable down to ±2,500 SF

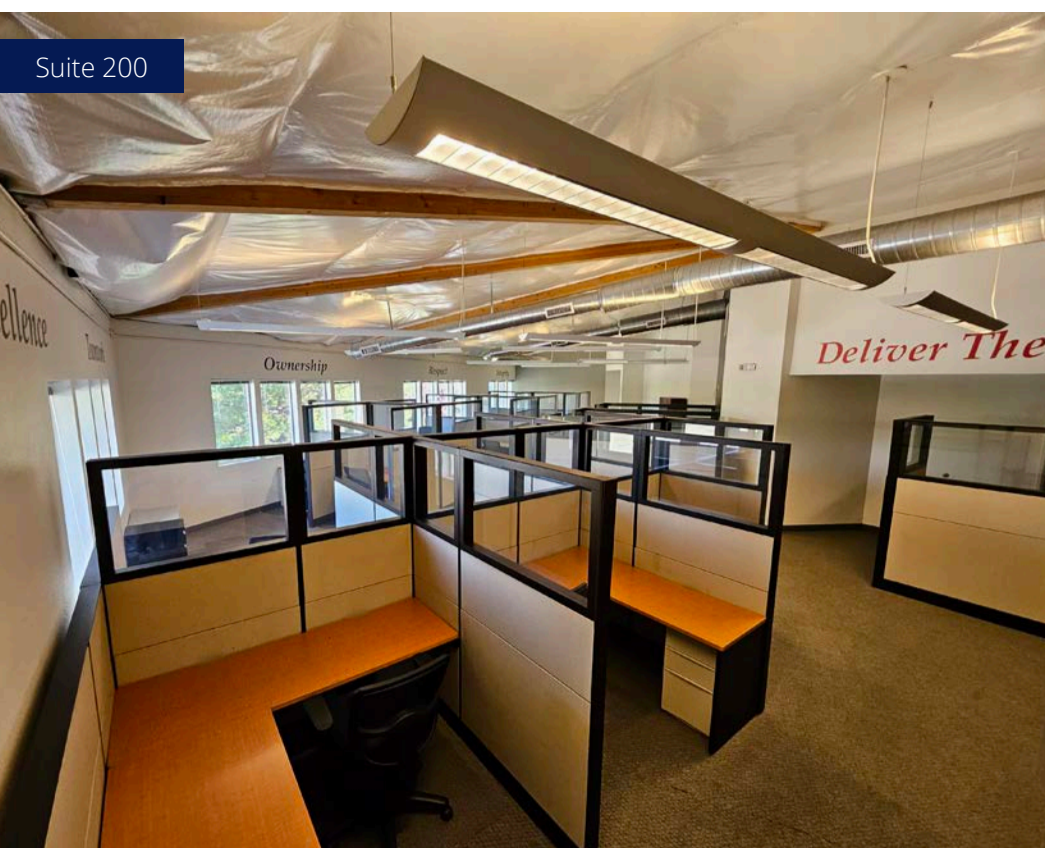
### Suite 104

Suite 104 is 1,477 square feet and features a reception area, 5 private offices, two storage closets, and a break area with a private bathroom.

### Suite 200

Suite 200 is 7,021 square feet and fully built out as a call center, the layout includes five private offices, three conference rooms and over 50 workstations. The space is demisable to ±2,500 SF and call center furniture is available.

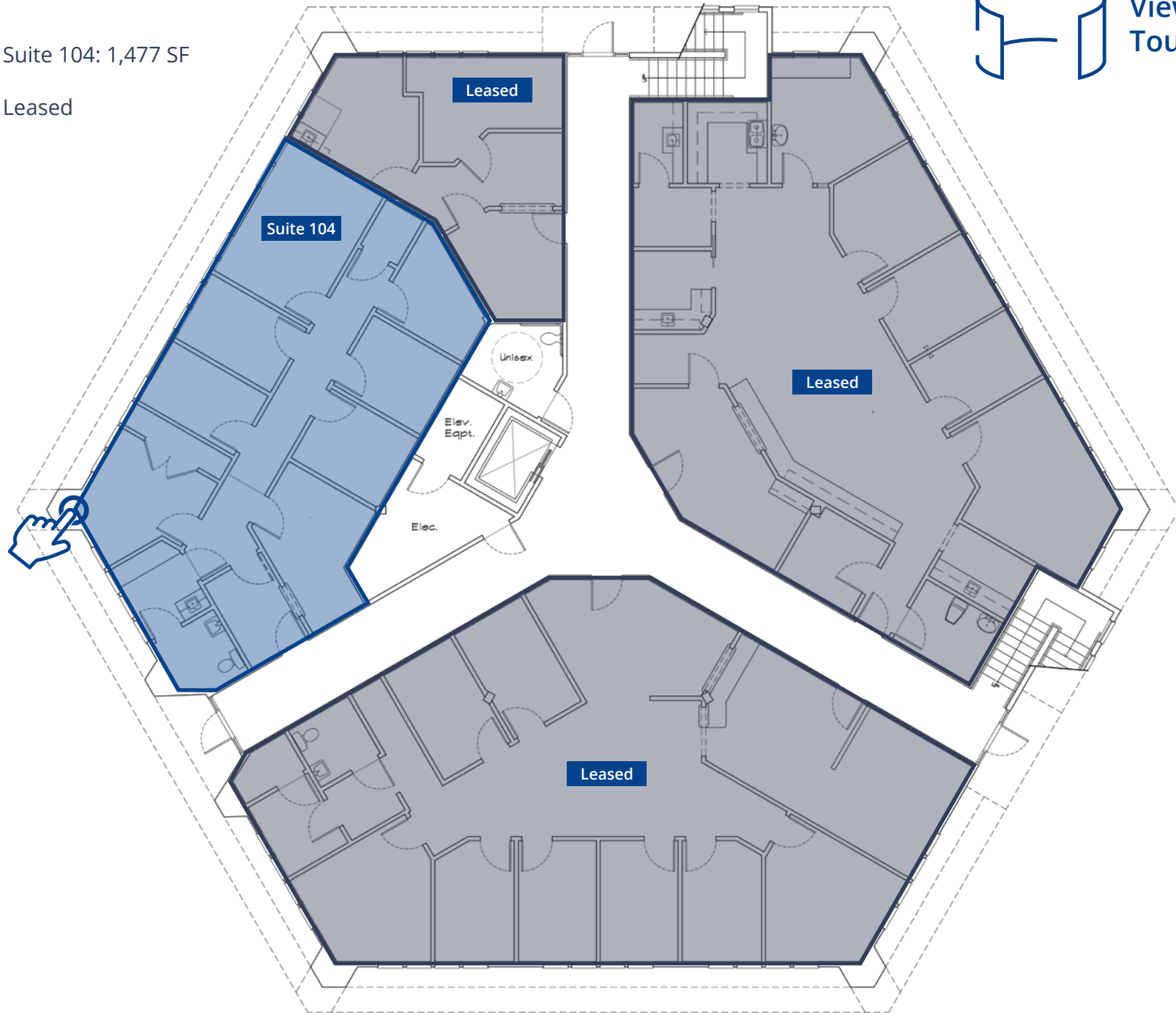
Suite 200



# First Floor

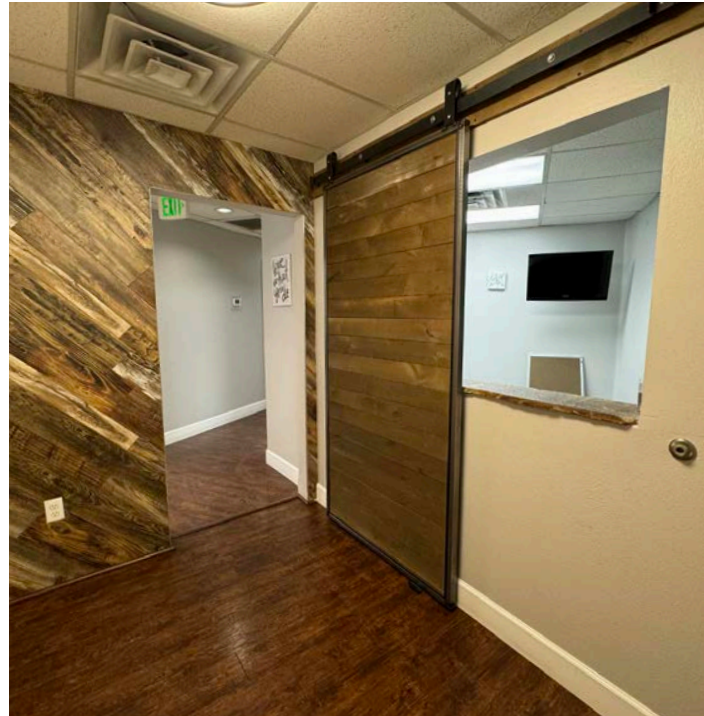
-  Suite 104: 1,477 SF
-  Leased

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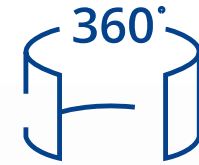
# Suite 104 Photos



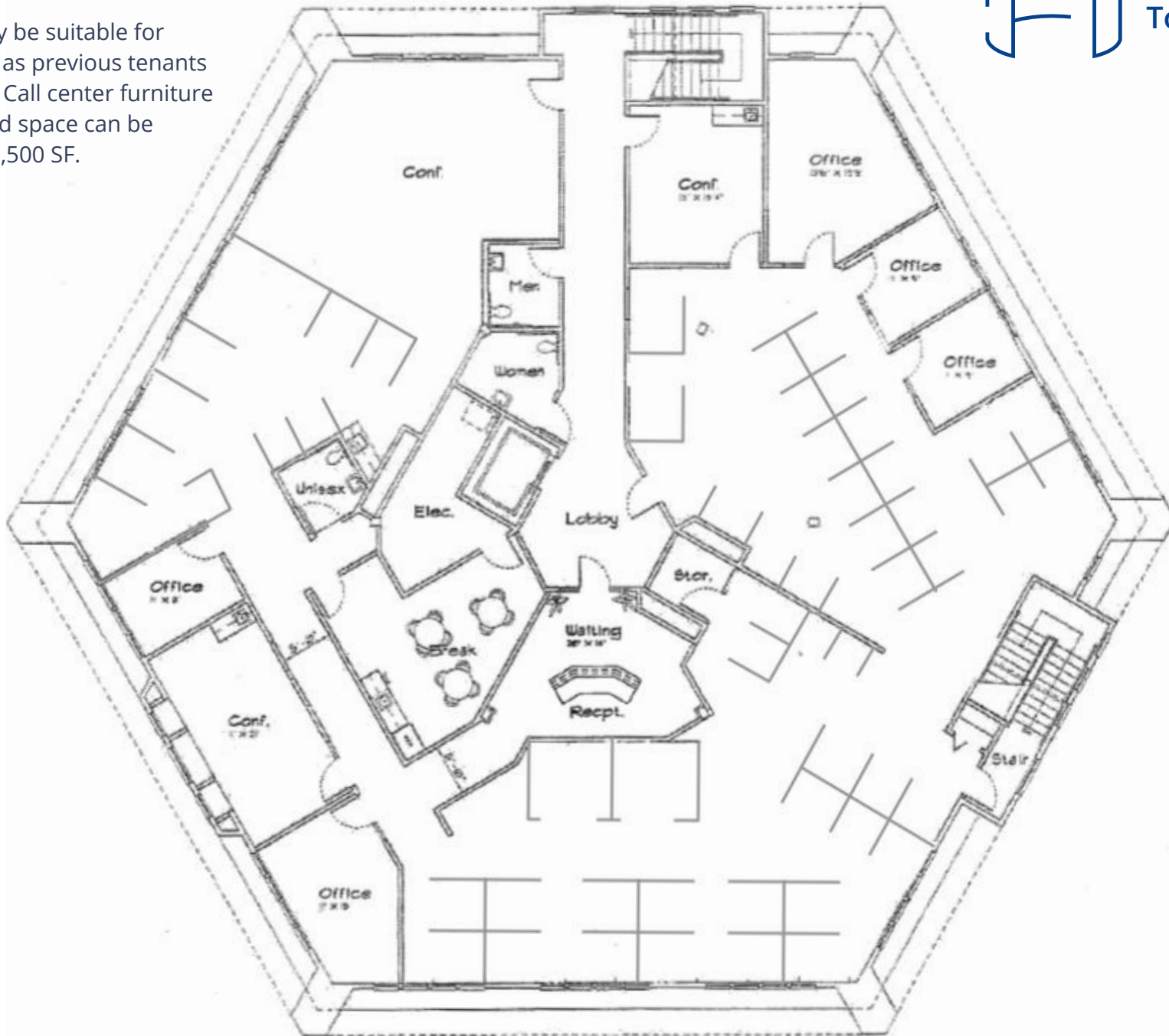


# Suite 200 – 7,021 SF

The space may be suitable for medical users as previous tenants were medical. Call center furniture is available and space can be demised to  $\pm 2,500$  SF.

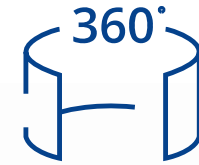


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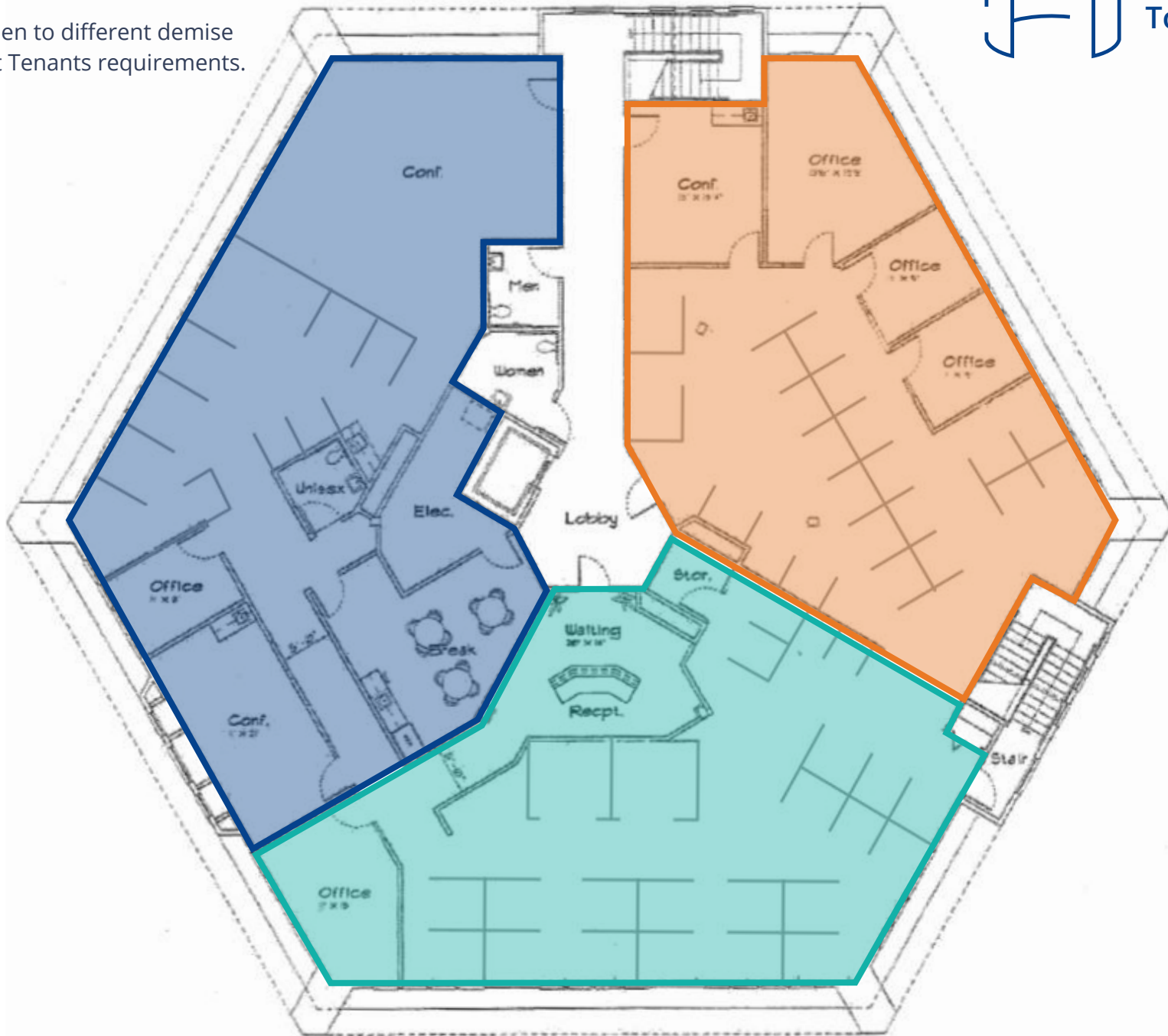


# Suite 200 – ±2,500 SF Potential Demising Options

Landlord is open to different demise options to suit Tenants requirements.

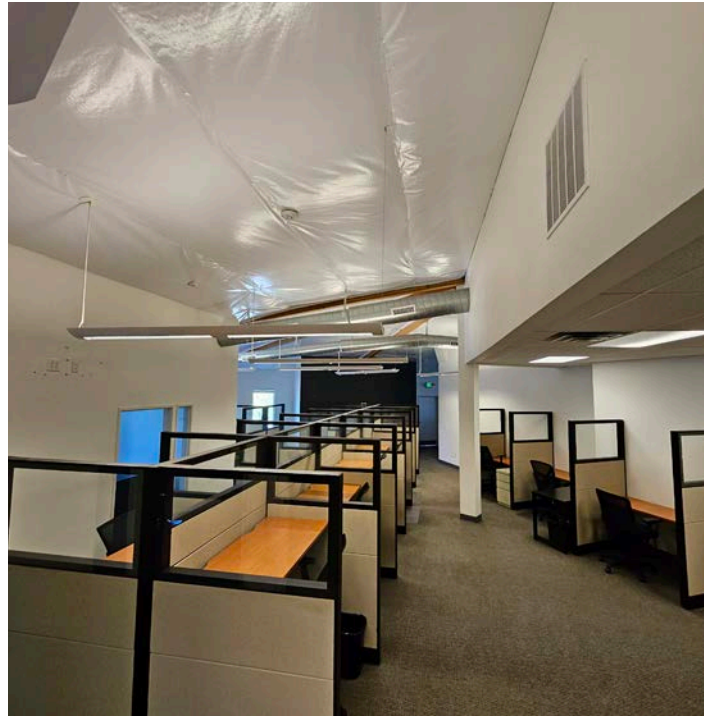
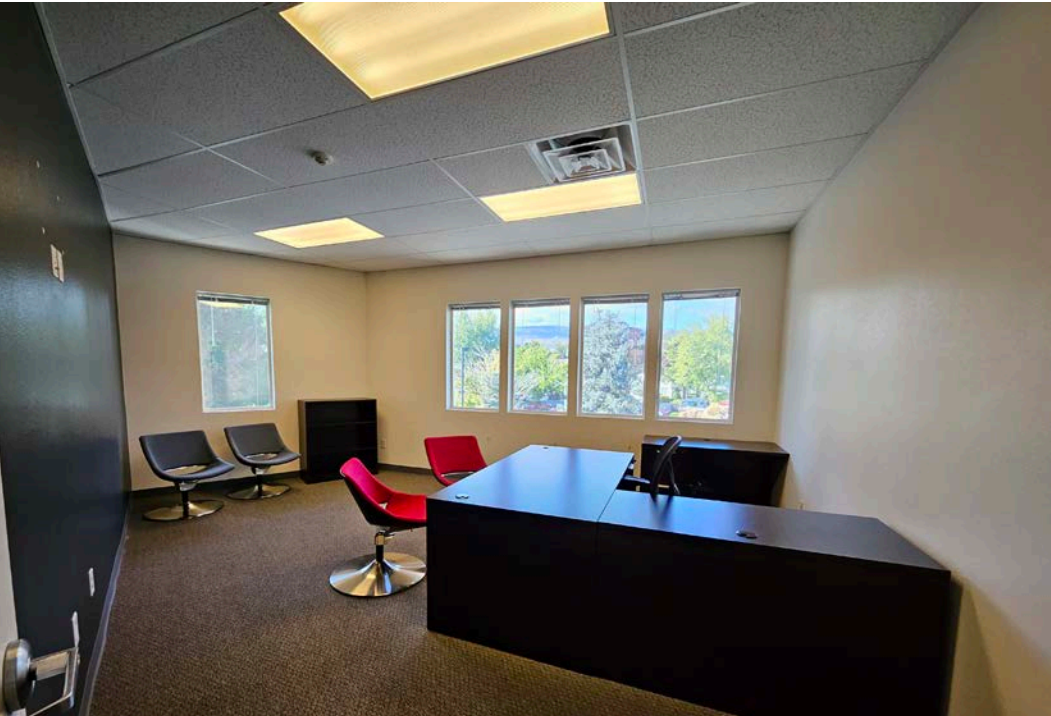


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# Suite 200 Photos





# Abundant Lot (5.25:1000) and Street Parking

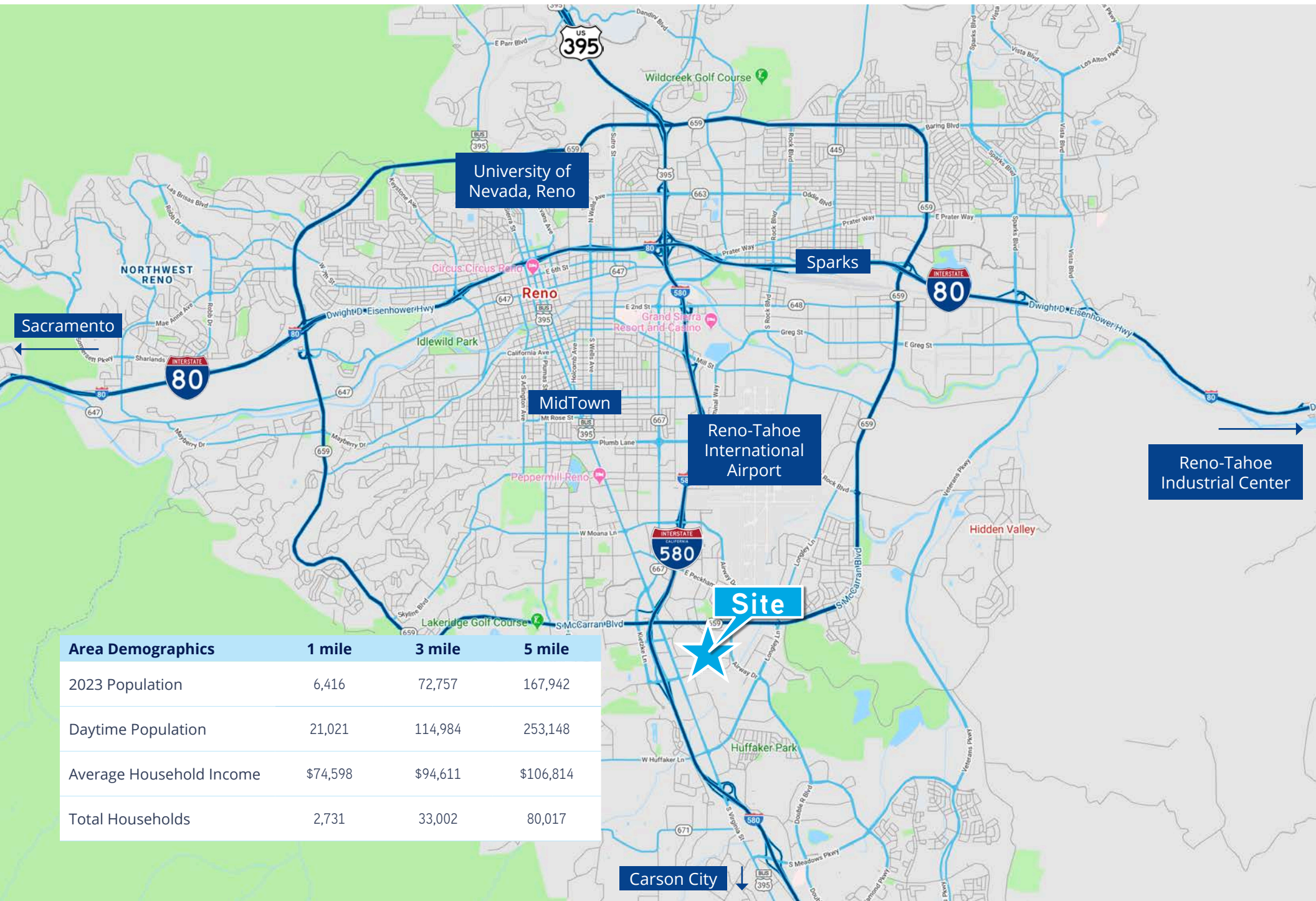


74 Lot Spaces

Riggins Court



# Regional Location



Area Demographics	1 mile	3 mile	5 mile
2023 Population	6,416	72,757	167,942
Daytime Population	21,021	114,984	253,148
Average Household Income	\$74,598	\$94,611	\$106,814
Total Households	2,731	33,002	80,017



# Surrounding Amenities



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