

For Lease

Pyramid Professional Center



2261 - 2435 Pyramid Way
Sparks, NV 89431

Ian Cochran, CCIM
Partner
775.225.0826
icochran@logicCRE.com
B.0145434.LLC

Greg Ruzzine, CCIM
Partner
775.450.5779
gruzzine@logicCRE.com
BS.0145435

Listing Snapshot



\$1.65 PSF NNN
Lease Rate



± 1,000 SF
Available Square Footage



\$0.17 PSF
Lease Expense

Property Highlights

- Office and medical center with frontage along Pyramid Way
- Ample plumbing available to accommodate a medical user
- Zoned PO (Professional Office)
- Excellent visibility along the corner of Pyramid Way and York Way
- Signage opportunities available
- Average daily traffic count of 23,000 CPD
- High population area with over 7,000 homes within a 1-mile radius
- Benefits from Pyramid Way's recent renovation including improved pedestrian walkways, signalized cross-walks, and expanded roadways

Demographics

	1-mile	3-mile	5-mile
2024 Population	20,149	110,695	233,327
2024 Average Household Income	\$89,649	\$85,156	\$89,828
2024 Total Households	7,382	43,034	93,173

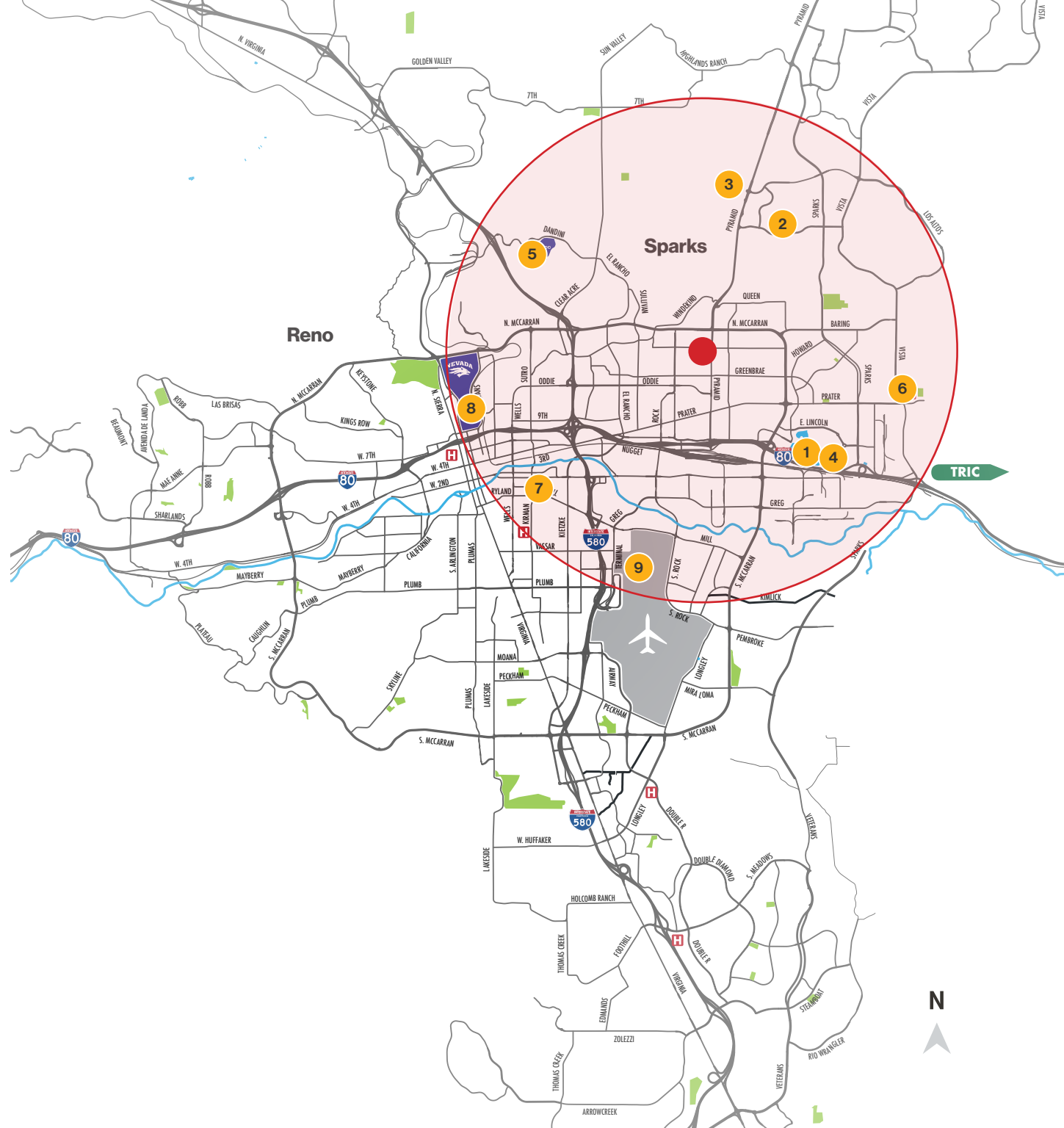


Vicinity Map

This office park is located in a dense residential area with over ± 20,149 residents within a 1-mile radius. The area benefits from high traffic connecting McCarran Blvd., Prater Way, and Pyramid Way to I-80.

Nearby Amenities

- 1 Sparks Marina Park**
 -1.29 miles
- 2 Costco Wholesale**
 -1.84 miles
- 3 Walmart Supercenter**
 -2.10 miles
- 4 The Outlets at Legends**
 -2.32 miles
- 5 Truckee Meadows Community College**
 -2.68 miles
- 6 Northern Nevada Medical Center**
 -3.01 miles
- 7 Renown Regional Medical Center**
 -3.04 miles
- 8 University of Nevada, Reno**
 -3.47 miles
- 9 Reno-Tahoe International Airport**
 -3.61 miles





DOWNTOWN RENO

SUBJECT

± 1,000 SF

York Way

Pyramid Way

N. McCarran Blvd.

 Golf Courses

Wildcreek
Golf Course

 Retail

BEN'S

 Retail

Raley's
Papa Murphy's
TAKE 'N BAKE PIZZA

 Retail

**Auto
Zone**

 Retail

McDonald's

 Retail

Starbucks

 Retail

Chevron

Site Plan

Available Leased



Suite	Tenant	SF
1	Wayne G. Terhune, DDS	±1,300 SF
2	Tooth Fairy Pediatric Dental	±1,000 SF
3	Jake Banks	±2,000 SF
5	A Child's World	±1,000 SF
6	Bee Sparks Dental	±2,000 SF
8	Betal Home Care	±1,300 SF
9	JobConnect	±8,600 SF
17	Certified CPR	±2,300 SF

Suite	Tenant	SF
18	AVAILABLE Open office layout with private restroom	±1,000 SF
19	Employnet, Inc.	±1,000 SF
20	Country Financial	±1,000 SF
21	Children's Castle	±1,000 SF
22	Michael E. Kanellis, DMD	±3,240 SF
24	Affinity Health & Wellness	±1,300 SF
A	Foot & Ankle Institute of Nevada	±1,300 SF

Suite	Tenant	SF
A2	Ford Center for Foot Surgery	±860 SF
B	JT Staffing Solutions	±1,700 SF
1	Pyramid Veterinary Hospital	±3,600 SF
A	The SkinCare Girl	±2,597 SF
B	Specialty Health	±1,403 SF
A	American Family Insurance	±1,200 SF
B	The Learning Consultants	±2,400 SF



Property Photos



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For inquiries please reach out to our team.

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