

For Sale | Owner-User/Investment Opportunity

5605 Riggins Court, Reno, NV 89502



14,040 Square Foot Multi-Tenant Office Building



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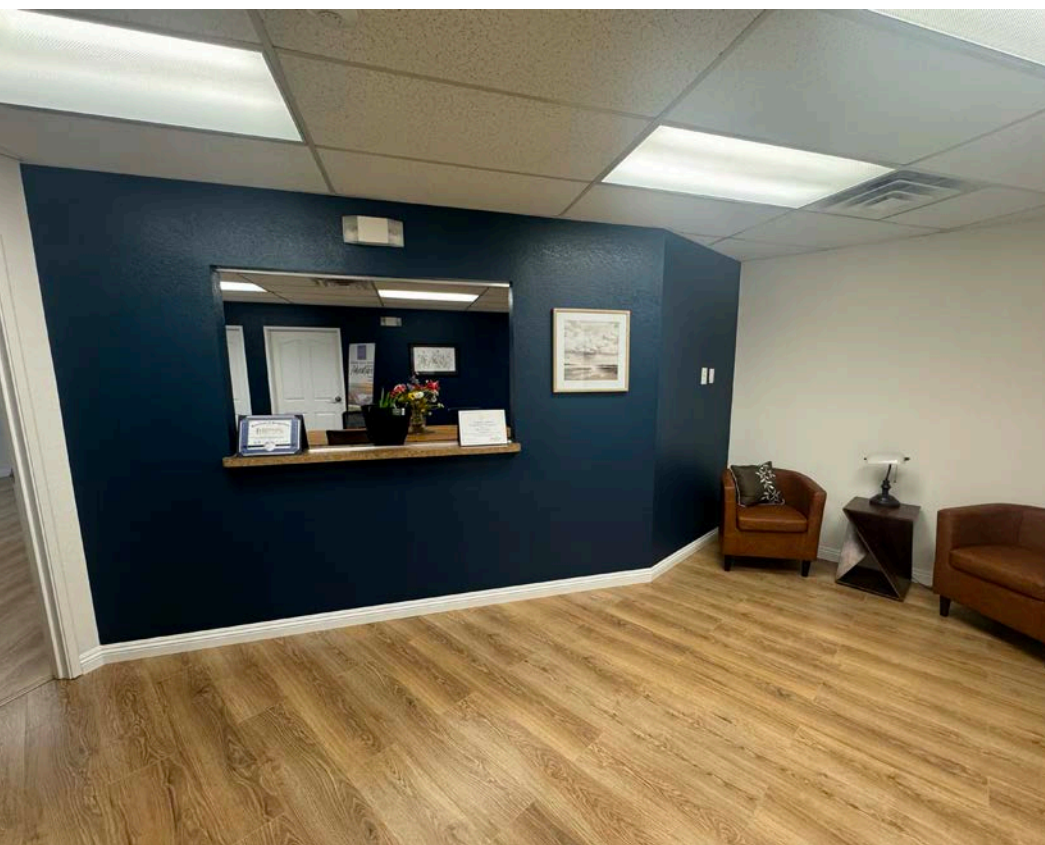
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Property Overview

5605 Riggins Court is a ±14,040 SF multi-tenant office building located in Reno's highly desirable Meadowood submarket. The property offers exceptional accessibility with direct connections to US-395 and I-580, and is just minutes from Meadowood Mall, retail services, and numerous dining options. Ample on-site parking ensures convenience for both tenants and visitors.

Currently 49% leased to a diverse mix of tenants with staggered lease expirations, the property provides immediate cash flow while offering significant long-term upside through future lease-up and rent growth. The 51% vacancy presents an ideal scenario for an owner-user to occupy space while taking advantage of SBA financing opportunities.

This property represents a rare opportunity, whether for an owner-user seeking a well-located, high-quality office environment, or for investors pursuing a stabilized suburban office asset with existing income and strong potential for value-add appreciation in one of Reno's most accessible business corridors.

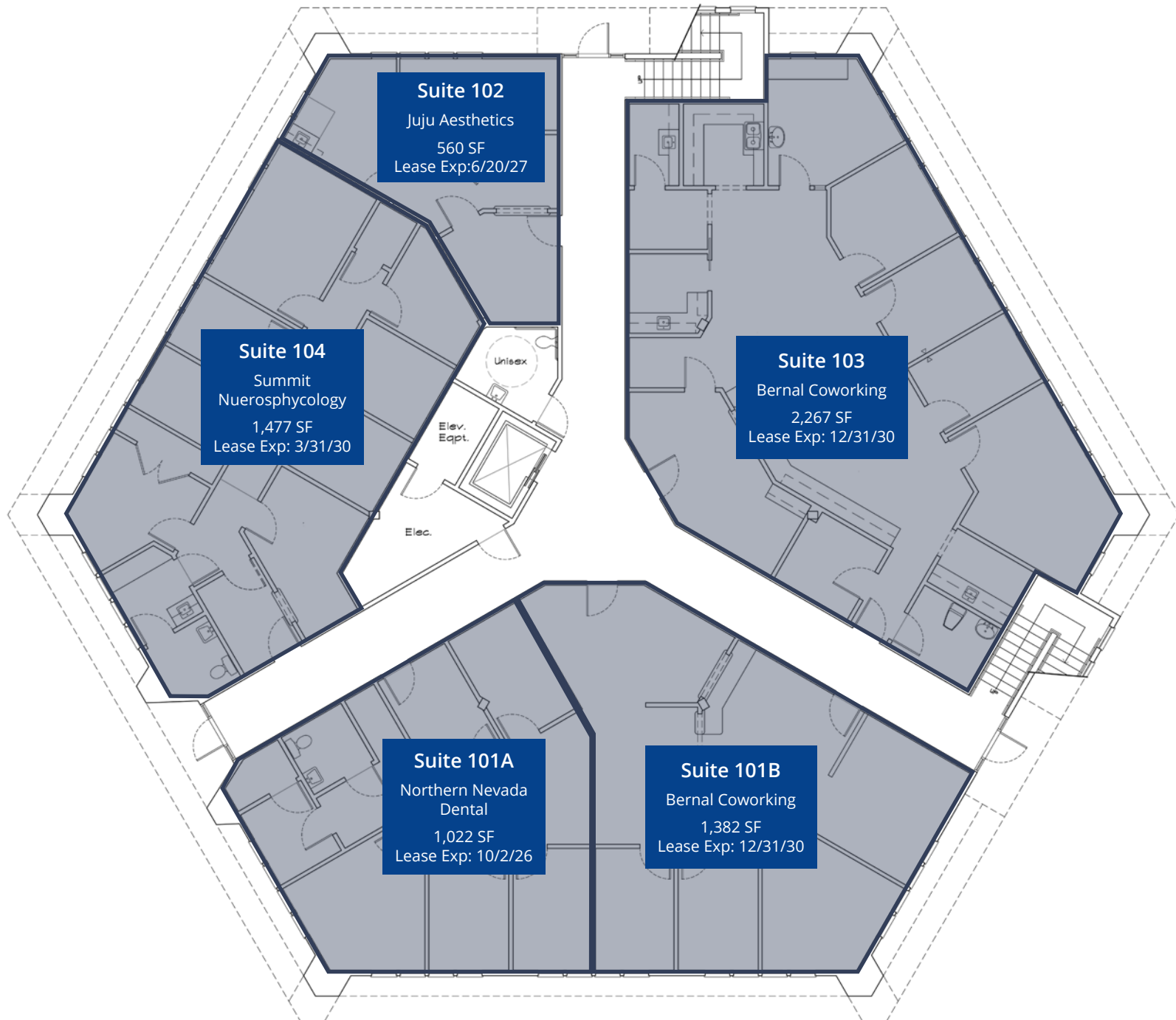
Property Highlights

- **Current 2025 NOI:** \$78,206.44 (49% Leased)
- **ProForma NOI:** \$196,159.24 (100% Leased, provided vacant space leased at \$1.40/SF)
- **Land Size:** ±14,040 SF multi-tenant office building in Reno's Meadowood submarket
- **Prime accessibility** to US-395, I-580, Meadowood Mall, retail, and dining
- **Ample on-site parking** for tenants and visitors
- **49% leased** to a stable tenant mix, providing immediate income
- **Ideal owner-user opportunity** with SBA loan potential through 51% vacancy

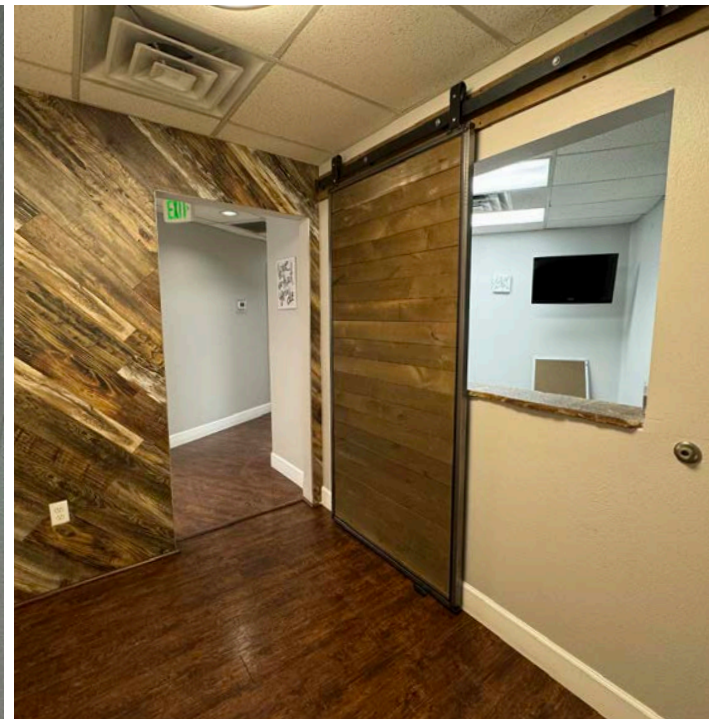
Sale Price: \$206/PSF (\$2,900,000)

*Rent Roll available upon request

First Floor | ±7,020 SF



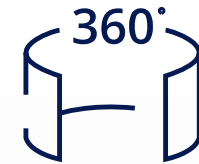
First Floor Photography



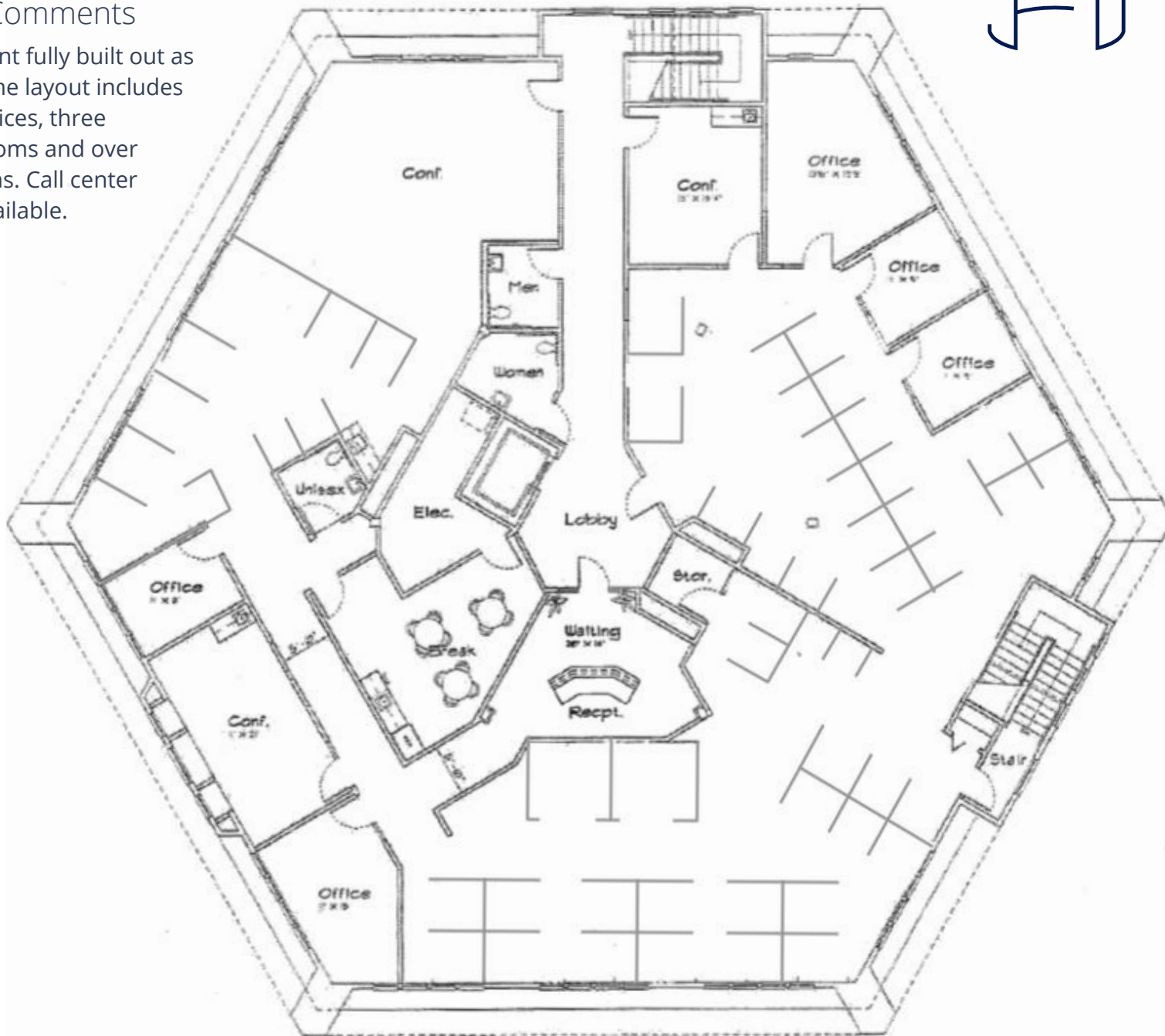
Second Floor | ±7,020 SF

Suite 200 Comments

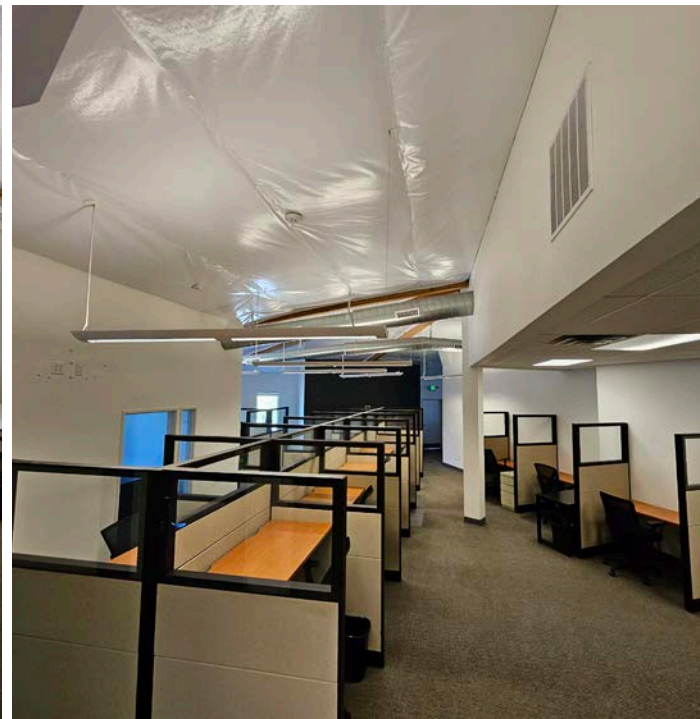
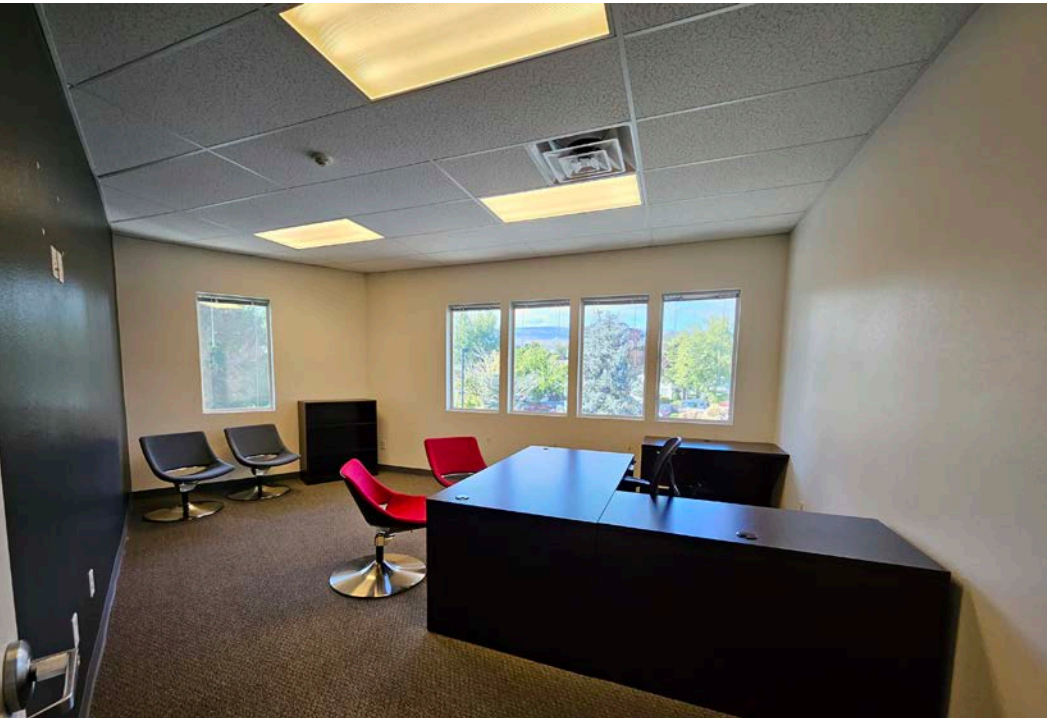
Currently vacant fully built out as a call center, the layout includes five private offices, three conference rooms and over 50 workstations. Call center furniture is available.



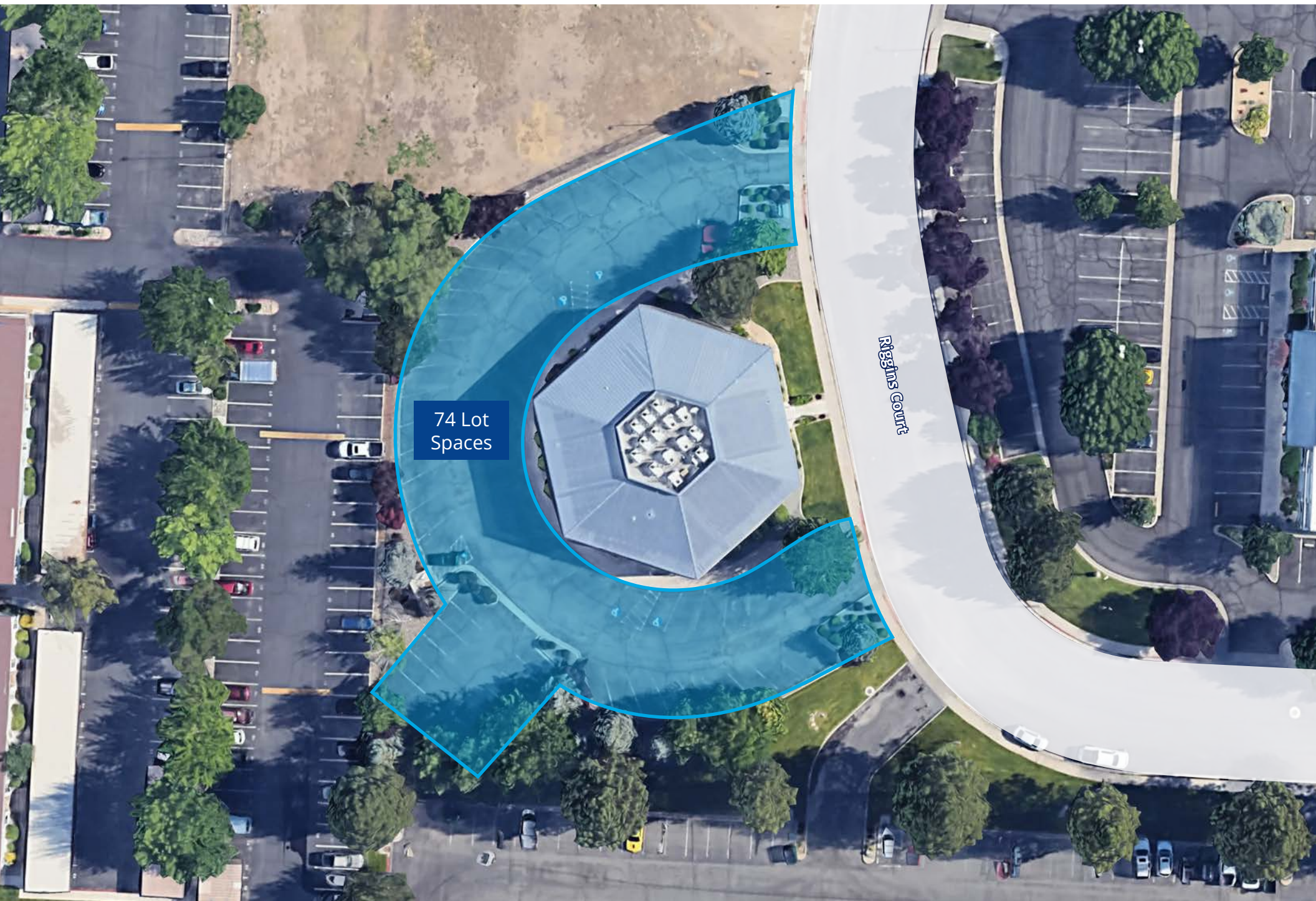
[View Virtual Tour Here](#)



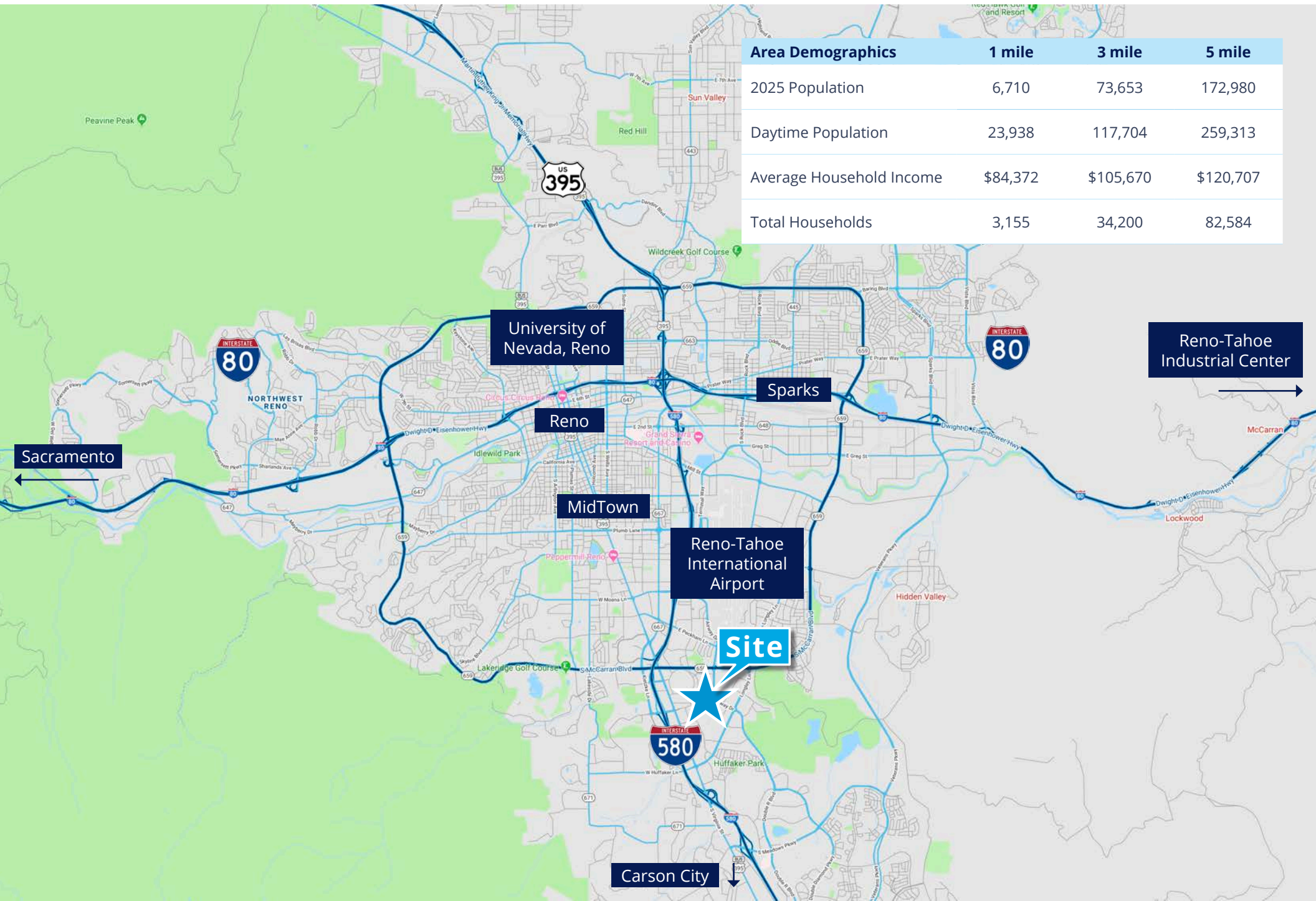
Second Floor Photography



Abundant Lot (5.25:1000) and Street Parking



Regional Location



Market Overview

The Greater Reno-Tahoe's business and economic climate is experiencing a major boom and the ramifications are far reaching. In fact, Nevada was ranked number 7 in the 2023 State Business Tax Climate Index, according to the Tax Foundation. With the area including major cities such as Reno, Sparks, Carson City, Fernley, and Incline Village, there is plenty of room for expansion. With the benefits of Nevada's low tax on businesses - and a satisfying quality of life, it's a wonder why a business or developer would choose anywhere else. The region's optimal location to San Francisco, Portland, Salt Lake City, Las Vegas, and Los Angeles all within a day's drive is just another added benefit.

Business-Friendly Environment

- » No corporate income taxes
- » No personal income taxes
- » No estate/gift taxes
- » No unitary taxes
- » No franchise taxes
- » No inventory taxes
- » No franchise taxes on income
- » 1.48% Payroll Tax
- » 6.85% Sales Tax
- » 0.60% Property Tax
- » 0.25-5.4% Unemployment Insurance Tax
- » Qualified Opportunity Zones

4.5%

UNEMPLOYMENT RATE
AS OF JULY 2025

261,120

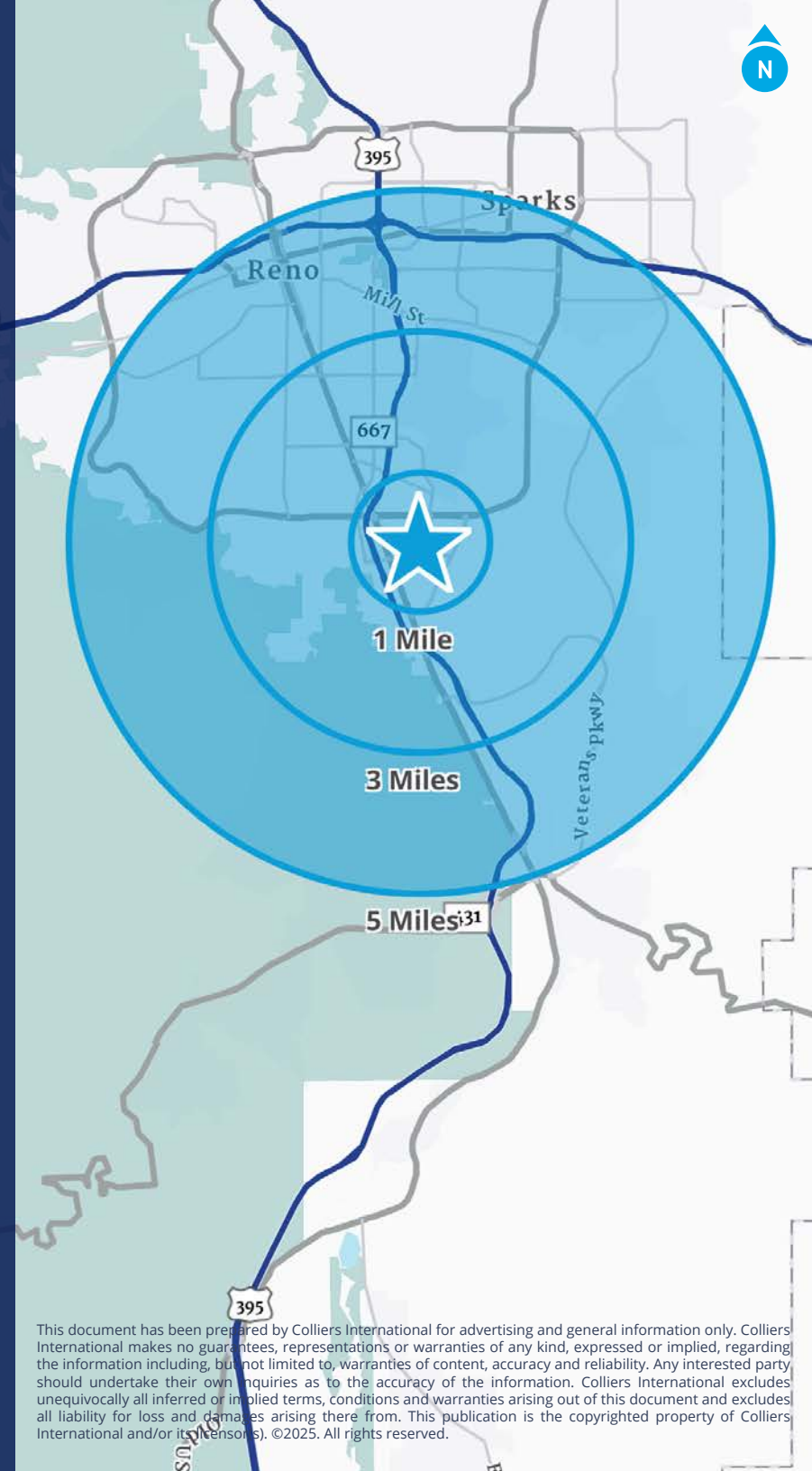
WASHOE COUNTY
EMPLOYMENT AS OF 2025

520,104

WASHOE COUNTY
POPULATION AS OF 2025

\$580,000

MEDIAN HOME PRICE
AS OF MAY 2025



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Surrounding Amenities



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