

For Lease

Colliers

Accelerating success.

680 Greenbrae Drive, Sparks, NV 89431

Now Leasing Second Level Elevator-Served Office Space
Multiple Size Options Starting at 328 SF up to 10,065 SF

636 Greenbrae Drive, Sparks, NV 89431

Ground Level Retail Space Available – 1,620 SF



New Dutch Bros Now Open



Building Comments

Office and retail space available in the Greenbrae Commons Shopping Center Complex. Located in the heart of Sparks, NV, at the intersection of Pyramid Way and Greenbrae Drive. With easy access to I-80 and McCarran Boulevard and proximity to numerous retail establishments, parks, and housing. Ample surface level parking.

Office Suite Comments

The Office Center has been recently remodeled with upgraded and contemporary finishes. The 2nd level is elevator served and has common area restrooms and lobby areas. Signage may be available for qualified leases.

Available Office Suites: 328 SF – 10,065 SF

Available Retail Suite

Suite	Square Feet	Lease Rate	Suite Notes
636	±1,620	\$1.50/SF/MO NNN	1, 2

1: \$0.41/SF/MO NNN

2: [View Virtual Tour](#)

Area Demographics

	1 mile	3 mile	5 mile
2023 Population	25,636	105,377	235,091
Daytime Population	19,407	128,778	275,518
Average Household Income	\$77,147	\$78,607	\$83,613
Total Households	10,667	43,303	99,924

Second Level Office Availability



Available Space

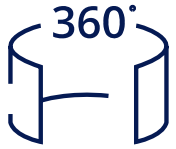


Common Area

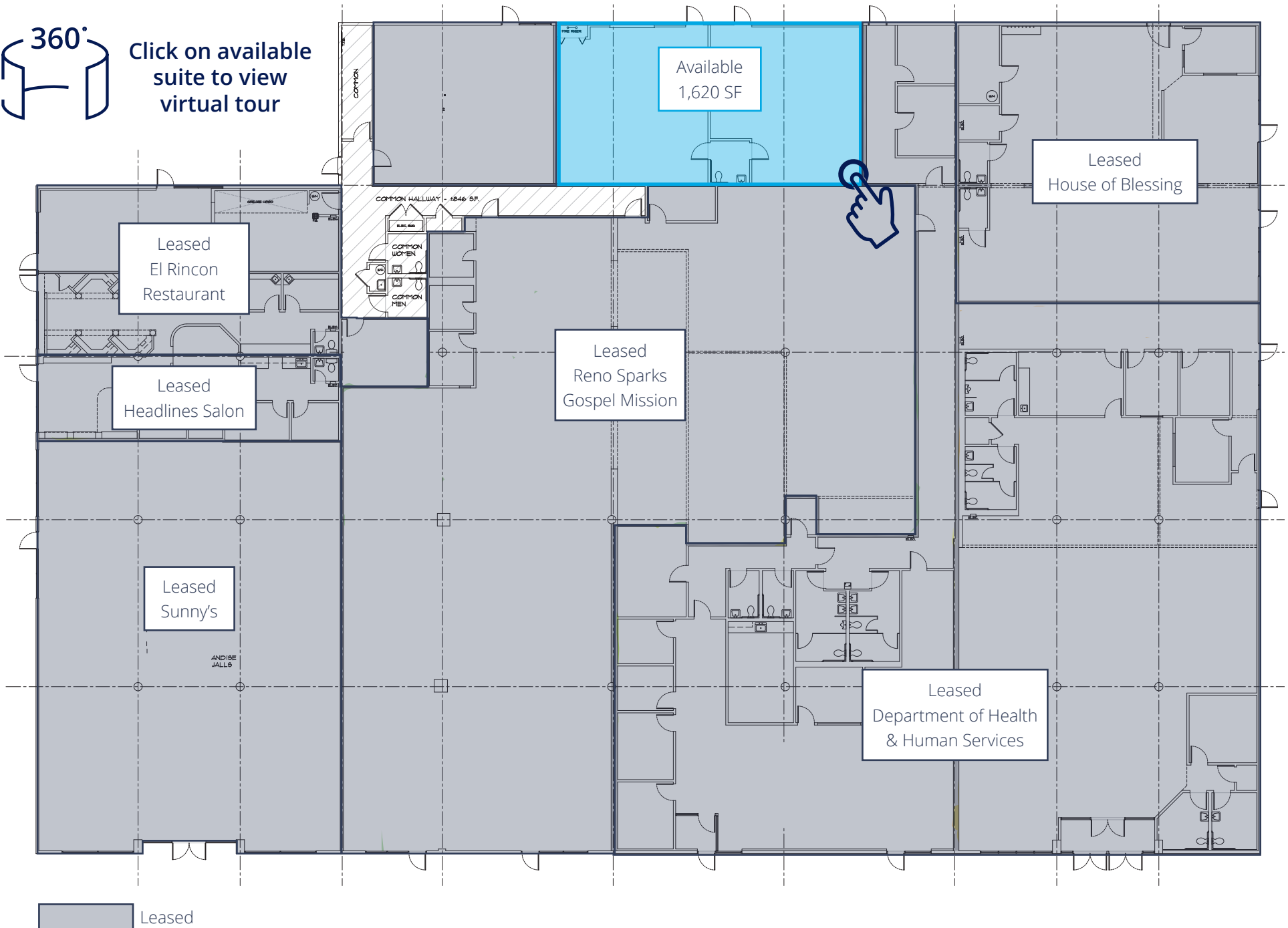
Available Office Suites

Suite	SF	Full Service Lease Rates	Suite Notes
200	±6,766	\$1.50/SF/MO	-
220	±700	\$1,200/MO	-
223	±562	\$850/MO	-
224	±559	\$850/MO	-
230	±328	\$500/MO	-
234	±590	\$875/MO	-
240	±560	\$850/MO	-

Ground Level Retail Availability – \$1.50/SF/MO NNN



Click on available suite to view virtual tour

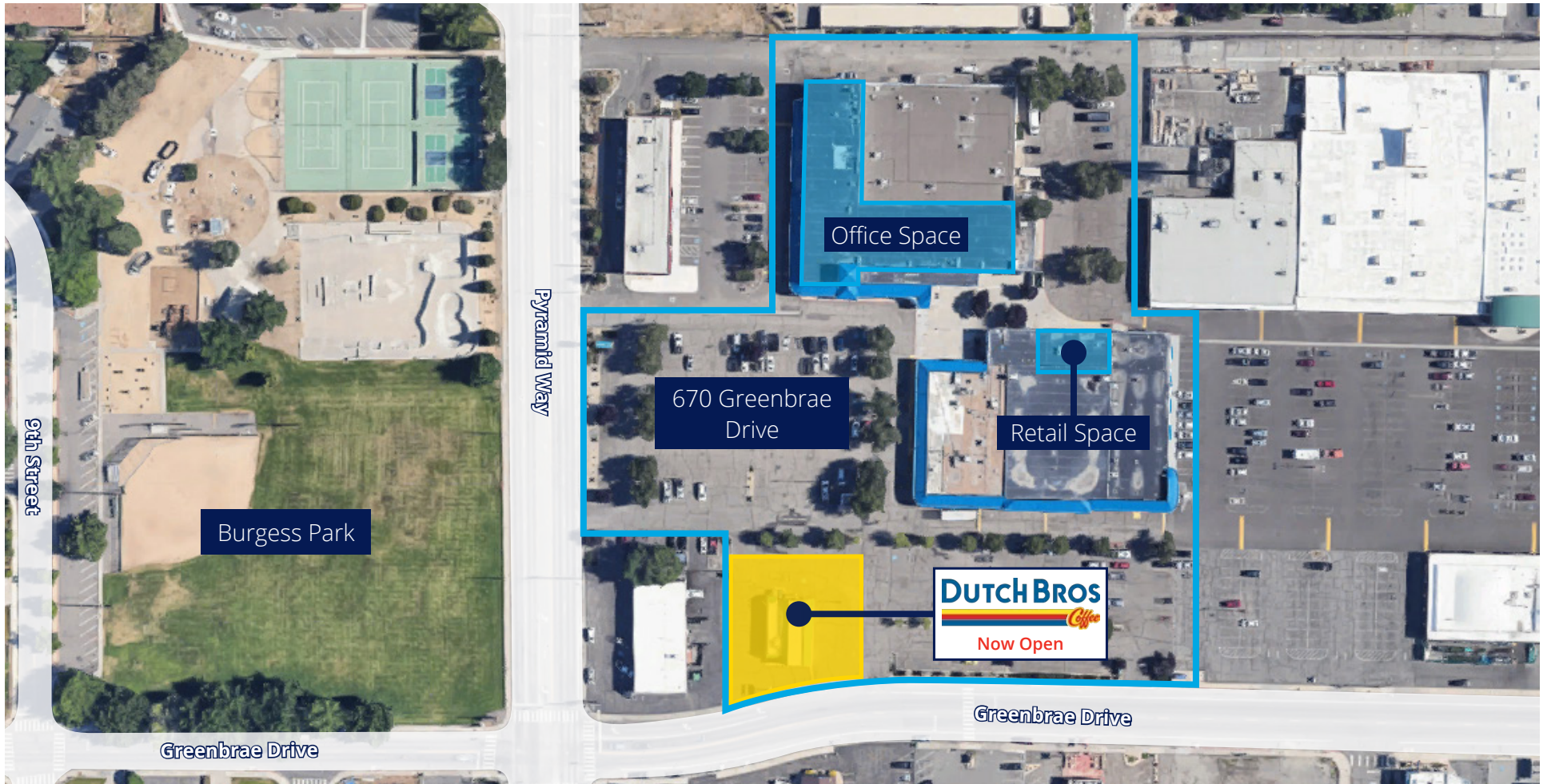


Leased

Additional Property Photos



New Dutch Bros Drive-Thru Now Open



Surrounding Amenities



Area Demographics

	1 mile	3 mile	5 mile
2023 Population	25,636	105,377	235,091
Daytime Population	19,407	128,778	275,518
Average Household Income	\$77,147	\$78,607	\$83,613
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Pyramid Park Shopping Center

Sparks Mercantile

SURF THRU
EXPRESS CAR WASH

670 Greenbrae Drive

DUTCH BROS
Coffee
Now Open

McCarran Plaza

Silver State Plaza

Sparks High School

IronHorse Shopping Center

Prater Way

N McCarran Boulevard

Prater Way

Pyramid Way

N McCarran Boulevard



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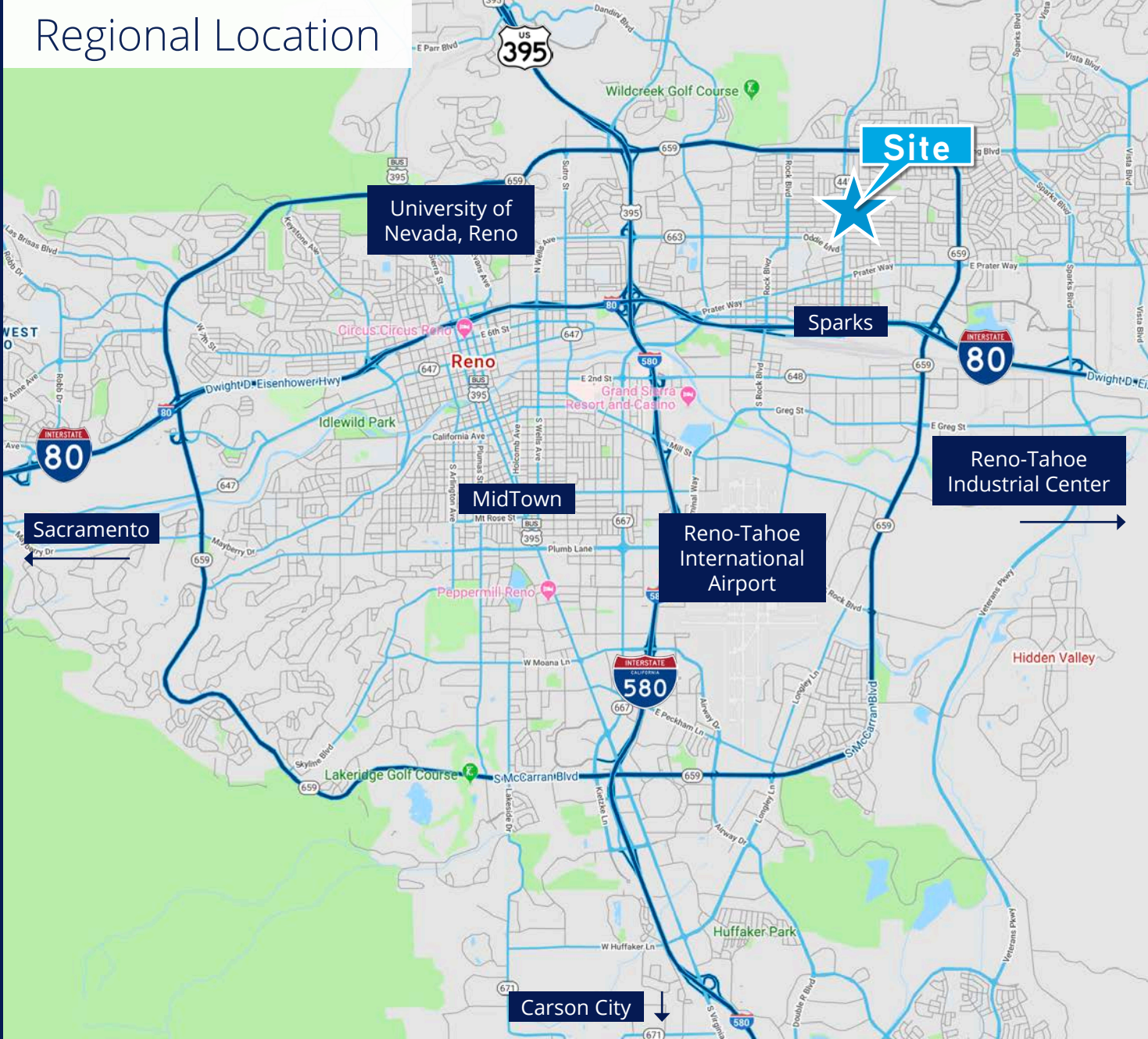
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Regional Location



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