



MEDICAL OFFICE
SPACE FOR LEASE

6255
SHARLANDS
AVENUE

Reno | Nevada

CBRE

PROPERTY OVERVIEW

Medical office spaces available in the Northwest Reno submarket with easy I-80 freeway access. The available spaces are in Turn-Key condition, with existing medical office build-outs. The medical space is located in the Sharon Square retail center, which includes several restaurants, a gym and other retail amenities as well as abundant parking. The medical office space is fully built-out and is in excellent condition. Multiple size ranges are available.

Professional Office/Medical Building

PROPERTY HIGHLIGHTS



Lease Rate:
\$2.25 PSF/Month, Full Service
(excluding Janitorial)



Convenient and easy access to
I-80 East and West



Located in the Sharon Square
shopping center on the corner of
Sharlands Ave. and Robb Dr.



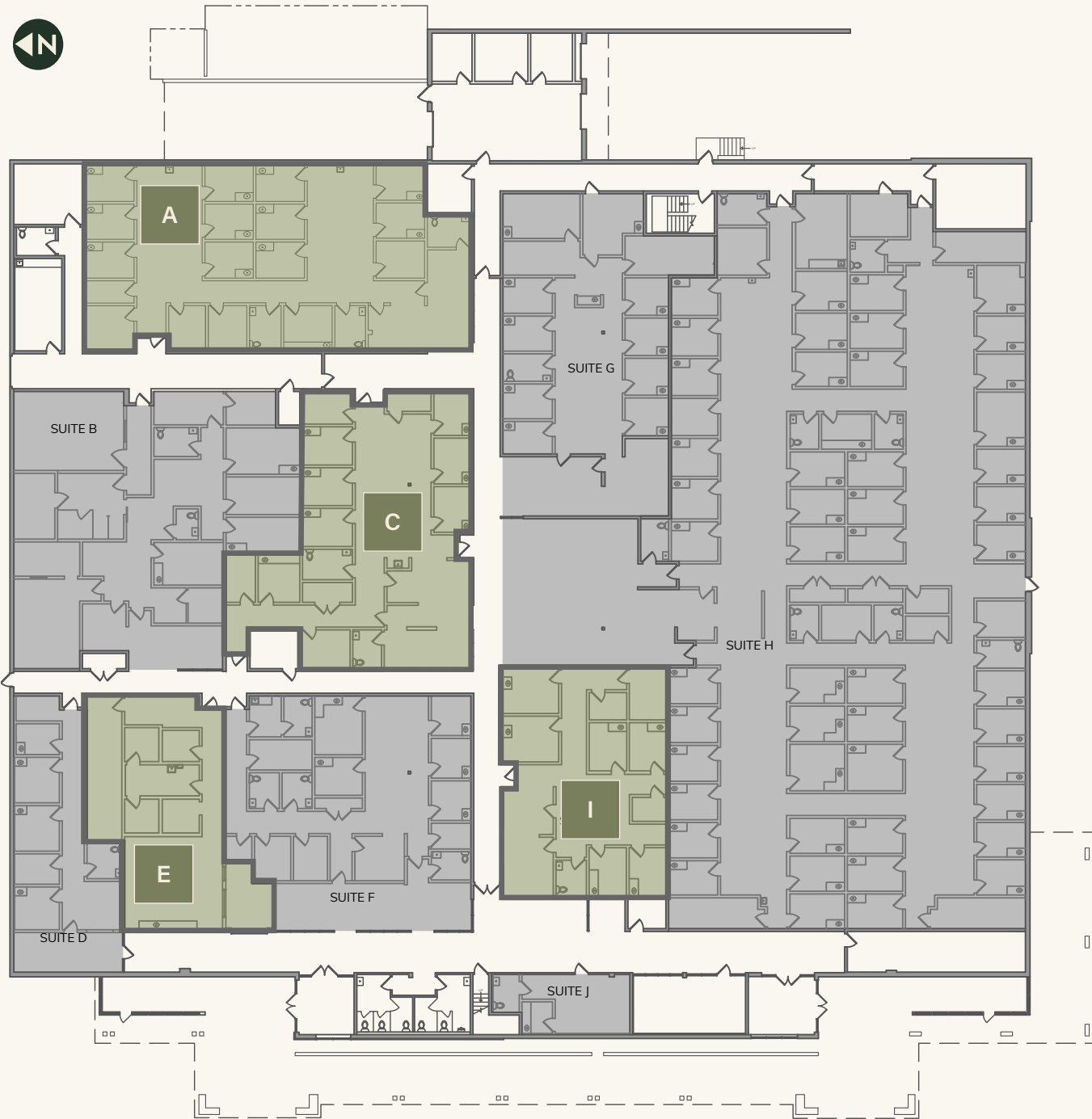
Direct visibility and access
from I-80 East & West
bound traffic



SUITE AVAILABILITY

- SUITE A: ±4,735 SF
- SUITE C: ±3,637 SF
- SUITE E: ±2,447 SF
- SUITE I: ±2,553 SF





BUILDING PLAN

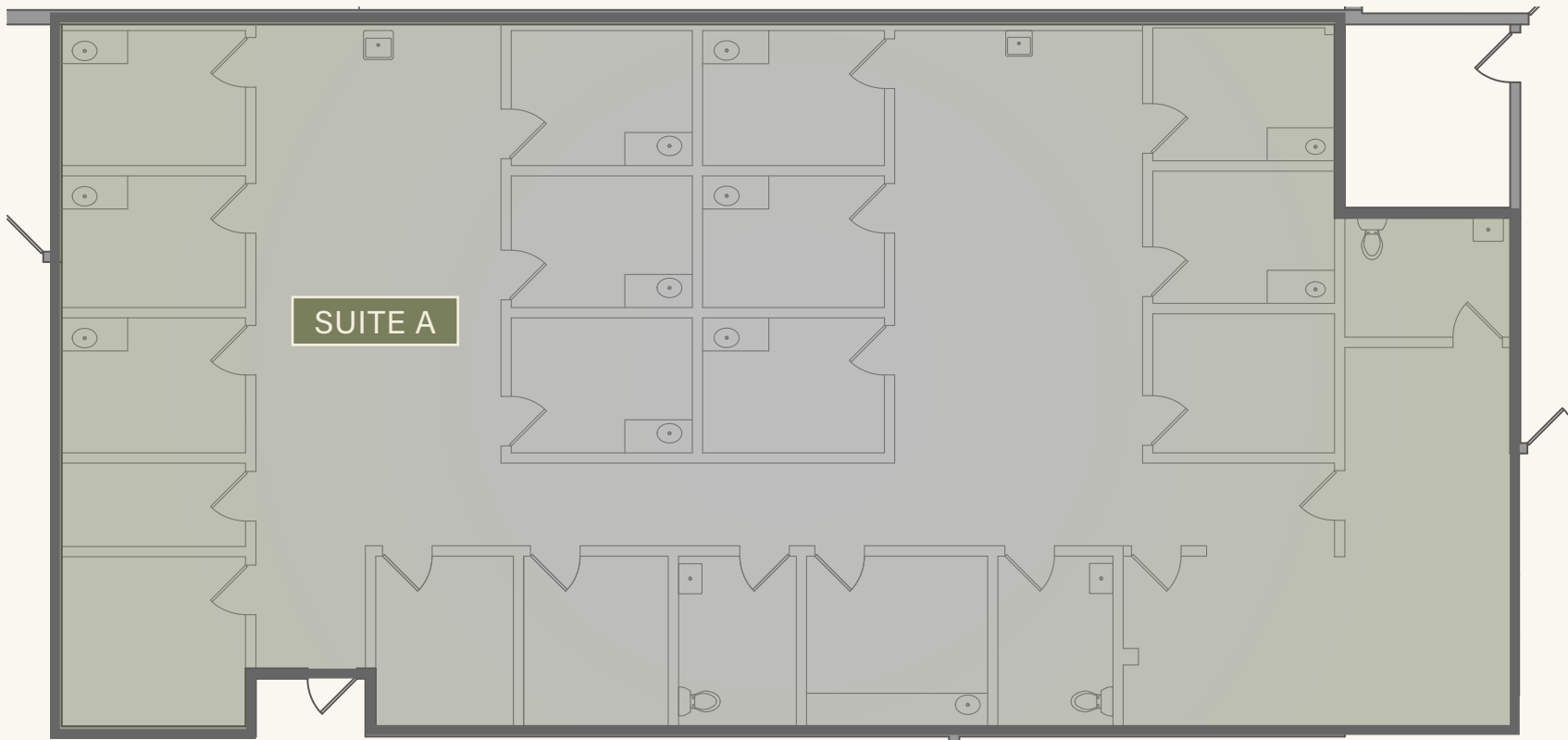
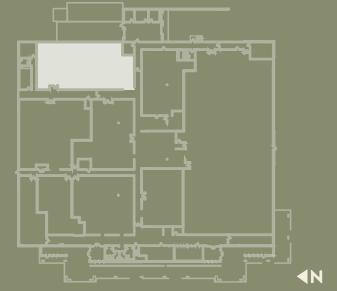
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ALL MEASUREMENTS ARE APPROXIMATE.

FLOOR PLAN

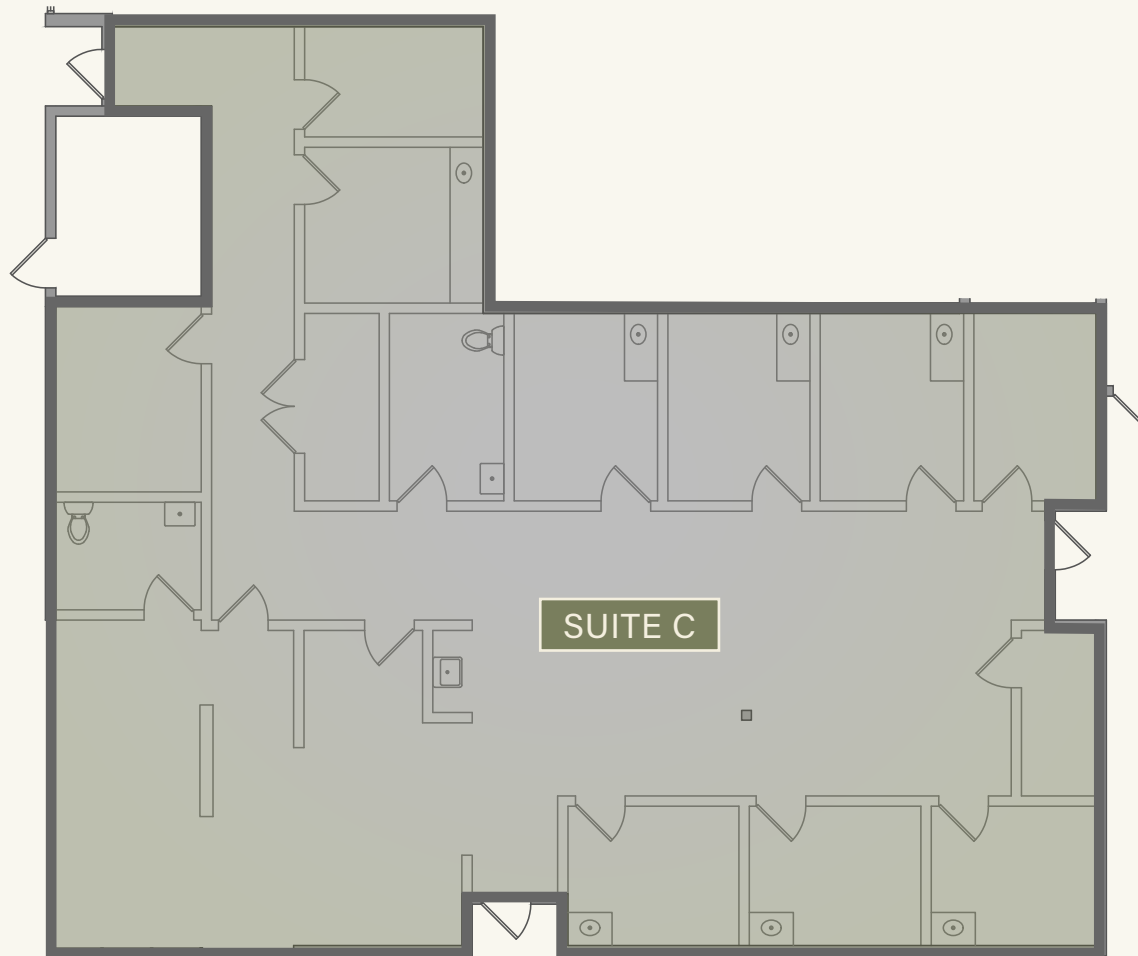
SUITE A | ±4,735 SF



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FLOOR PLAN

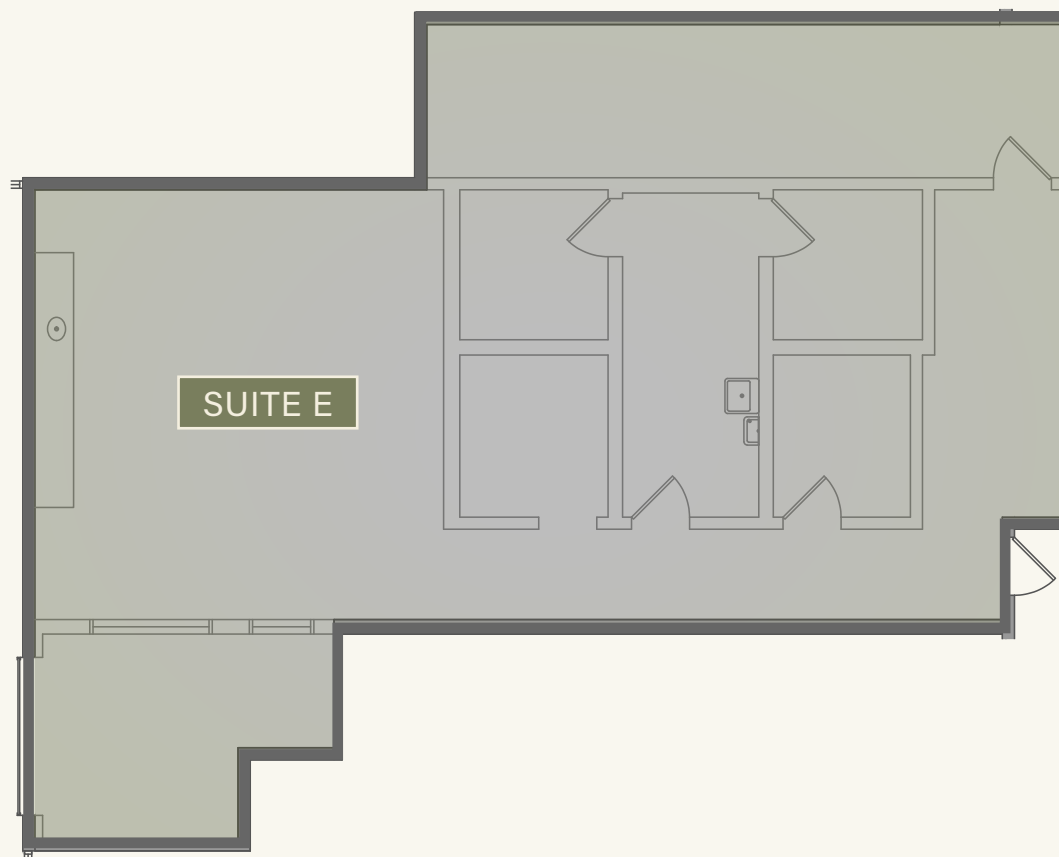
SUITE C | ±3,637 SF



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FLOOR PLAN

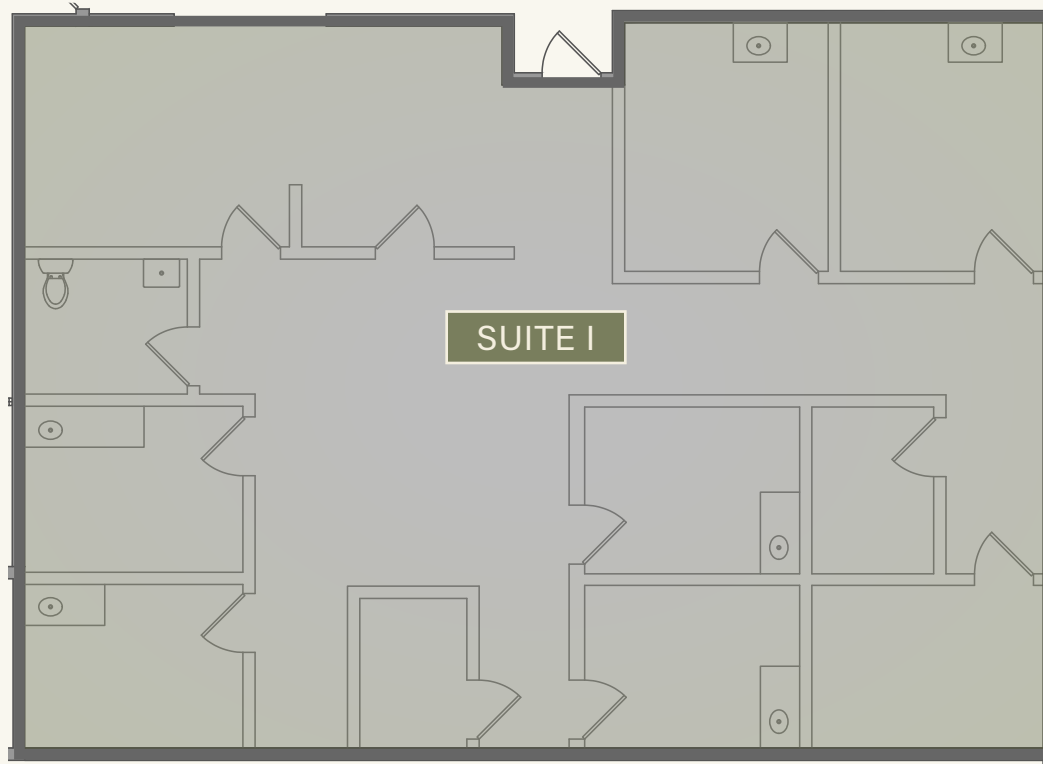
SUITE E | ±2,447 SF



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FLOOR PLAN

SUITE I | ±2,553 SF



ALL MEASUREMENTS ARE APPROXIMATE.

AREA DEMOGRAPHICS

(2024 ESTIMATES)

RADIUS	1 MILE	3 MILES	5 MILES
POPULATION:	11,524	64,980	147,779
HOUSEHOLDS:	5,123	27,578	65,050
BUSINESSES:	201	1,270	5,834
EMPLOYEES:	1,728	11,520	82,225



2023 DAILY TRAFFIC COUNTS

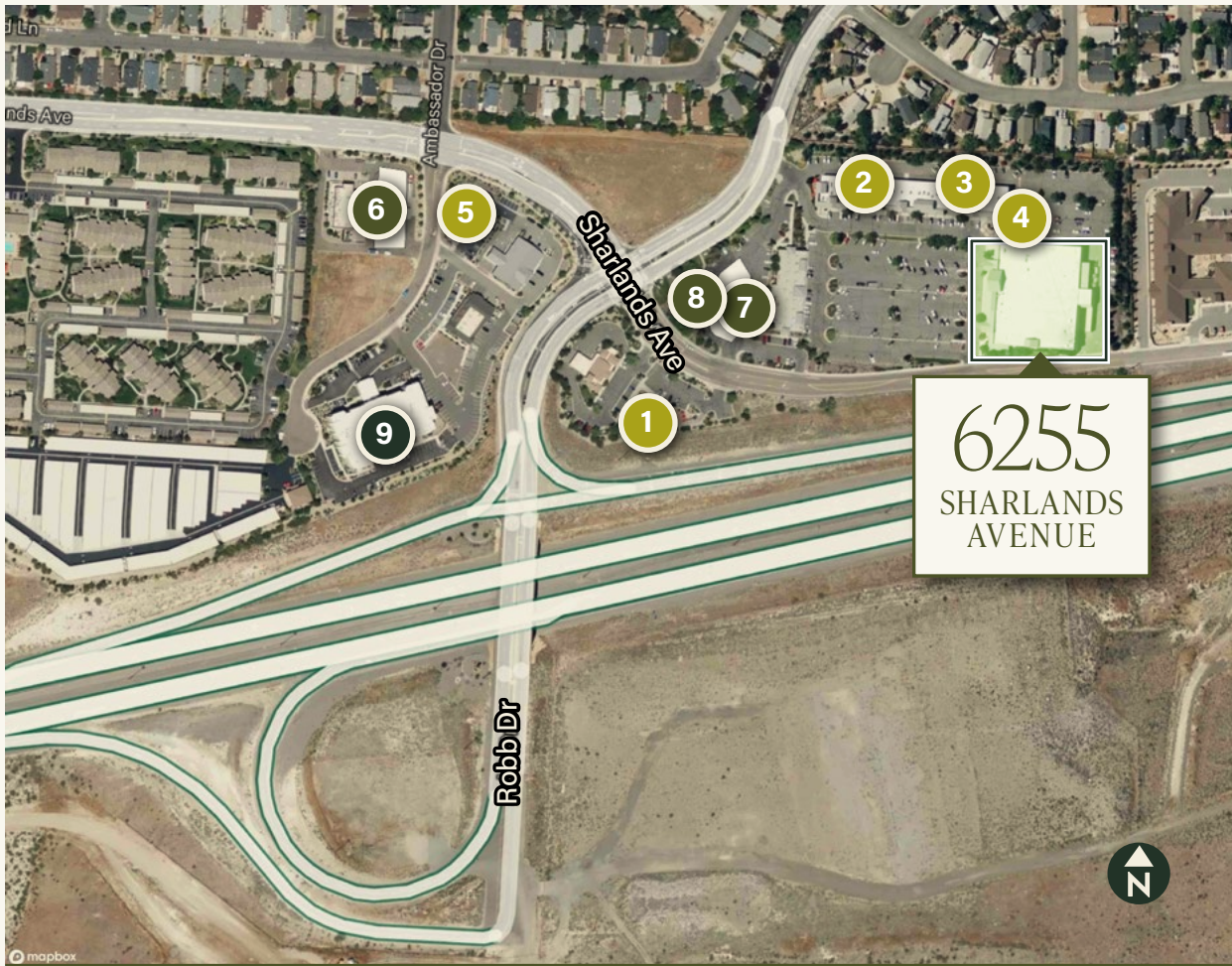


- 1. 22,000 ADT
- 2. 10,300 ADT
- 3. 54,500 ADT



- 4. 10,900 ADT
- 5. 10,800 ADT
- 6. 4,500 ADT

Source: ndot.com



NEARBY AMENITIES

RETAILERS

- 1 BURGER ME
- 2 MOXIE'S
- 3 PORT OF SUBS
- 4 JALAPENO'S 2
- 5 STARBUCKS
- 6 MAVERICK ADVENTURE'S FIRST STOP
- 7 CHEVRON
- 8 JACKSONS CONVENIENCE STORE
- 9 HAMPTON INN & SUITES





*Professional
Office/Medical
Building
Interior Photos*

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FOR LEASE

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