

Offering Memorandum

1595 MEADOW WOOD LN, RENO, NV 89502



FOR SALE

**CREDIT TENANT
CLASS A
BUILDING**



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SITE SUMMARY

BLDG SQUARE FEET: 26,740

ACREAGE: 2 ACRES

PARCEL #: 025-551-14

ZONING: MU

PARKING: AMPLE





EXECUTIVE SUMMARY

Lee & Associates is pleased to present the opportunity to acquire 1595 Meadow Wood Lane, a high-quality, single-tenant net-leased investment in Reno, Nevada. The Property is leased to Entegris, Inc. (Nasdaq: ENTG) and serves as an established Entegris operating location. The lease structure provides contractual income, minimal landlord responsibilities and a streamlined ownership profile.

Northern Nevada has developed into a diversified Western business hub supported by advanced manufacturing, technology, distribution and logistics. Within the region, Reno-Sparks provides an established commercial base and strategic access to major Western markets.

The Property is centrally positioned in the established Meadowood submarket, just south of South McCarran Boulevard, with convenient access to I-580, the McCarran loop and nearby amenities. The combination of public-company tenancy, quality improvements and a central infill location creates a compelling income-oriented investment opportunity

 **Publicly Traded Tenant**
Leased to Entegris, Inc. (Nasdaq: ENTG), with an established Entegris operating location at the Property.

 **AAA Investment**
Contractual rental income, minimal landlord responsibilities and a streamlined, lower-management ownership profile.

 **Northern Nevada Growth Market**
Diversified regional economy supported by advanced manufacturing, technology, distribution and logistics

 **Central Meadowood Location**
Established infill location near South McCarran Boulevard, I-580, the McCarran loop and surrounding retail and services.

 **Quality Single-Tenant Facility**
Well-maintained improvements with strong corporate identity, prominent signage, professional curb appeal and convenient surface parking.



LYLE CHAMBERLAIN, SIOR, CCIM
LEE & ASSOCIATES RENO LLC
16500 WEDGE PKWY #500
RENO, NV 89511

FINANCIAL OVERVIEW

Net Income:

\$394,974

Lease Term: 4 Years left on 10 yr Lease 5 yr option to renew.

Lease Type: Net : Landlord responsible for some ongoing expenses

Escalations: Annual Lease Escalations

Special Tenant Improvements Existing Improvements both expensive and difficult to replace

Gross Income \$440,605

Additional Rent \$40,800

Expenses (\$86,431)

NET \$394,974



Tenant Summary

Entegris, Inc. (Nasdaq: ENTG) is a leading global supplier of critical advanced materials, contamination-control products and process solutions used by the semiconductor and other high-technology industries. Headquartered in Massachusetts, Entegris employs approximately 7,700 people and maintains manufacturing, customer-service and research operations across major technology markets worldwide. The company generated approximately \$3.2 billion in 2025 revenue, with approximately 95% of revenue derived from semiconductor-related business, providing investors with the scale, visibility and financial transparency of a publicly traded corporate tenant (Moody's: Ba1/Stable). The facility at 1595 Meadow Wood Lane is identified by Entegris as an established Reno operating location. Entegris's global platform, mission-critical product off

WHY RENO

#10 Fastest-Growing State

Nevada's population increased 5.7% between April 2020 and July 2025, adding approximately 176,600 residents and ranking 10th among the 50 states and Washington, D.C. for percentage growth. Nevada also ranked #9 for percentage population growth during the most recent year, from July 2024 to July 2025.

#3 Fastest-Growing Large City in the Western U.S.

Reno's population increased 7.4% between 2020 and 2025, reaching 283,621 residents. Based on a comparison of incorporated cities with at least 250,000 residents in 2025, Reno ranked #3 in the Census-defined Western United States and #11 nationally for percentage population growth.

#2 County Population Gain in Nevada

Washoe County added approximately 22,900 residents between 2020 and 2025, the second-largest numeric population increase among Nevada counties, behind only Clark County. Washoe County's population reached 509,386 in 2025, an increase of 4.7%. Reno Metro Population Approaches 580,000

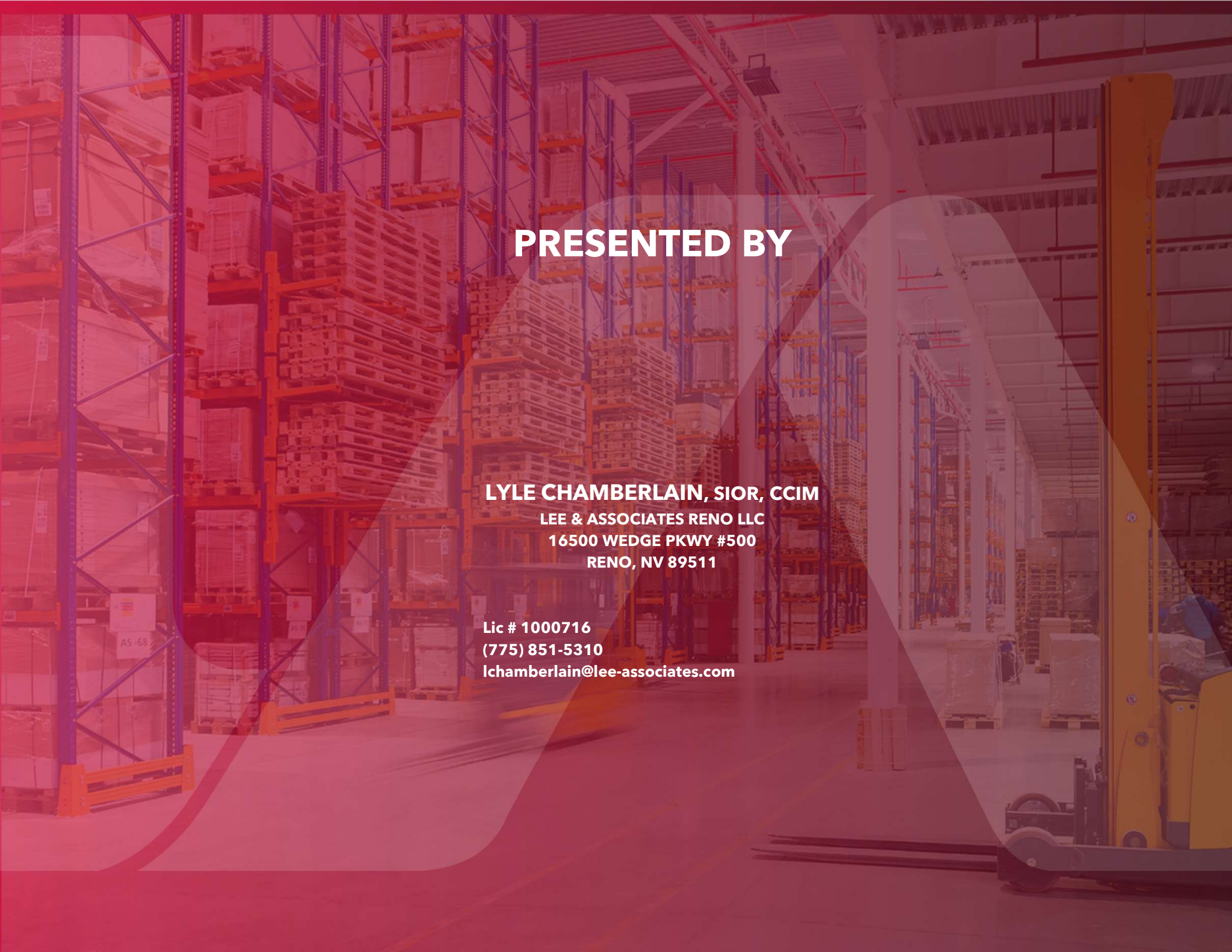
The Reno metropolitan area reached an estimated 578,734 residents in 2025, having added approximately 28,900 residents since 2020, representing growth of 5.3%. The metro added another 5,393 residents during the most recent year.

Favorable Tax Climate

- No corporate income tax*
- No inventory tax*
- No franchise tax*
- No personal income tax*
- No inheritance tax*
- No estate tax*
- No unitary tax*
- v No intangibles tax*

WHY NORTHERN NEVADA

Companies like Tesla, Switch, Microsoft, Apple, Amazon, Google, Patagonia, Urban Outfitters, Thrive Market, Chewy and Panasonic Energy call Northern Nevada home to some of their most crucial business functions. More companies across the nation are moving here to lower their operating costs and establish themselves in a place where their business can grow and their employees enjoy a lower cost of living. See the advantages of moving your company to Reno and to understand why it's a business-friendly location EDAWN



PRESENTED BY

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