

FOR SALE

4795 CAUGHLIN RENO, NV 89519

OFFICE

PRICE: **\$2,950,000**

OFFICE:

9,317 SF

SECURED GARAGE:

4,482 SF

ZONING: **PUD**

APN: **041-490-23**



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ABOUT THE PROPERTY

4795 CAUGHLIN RENO, NV 89519



Property Site

S McCarran Blvd

Caughlin Pkwy

PROPERTY FEATURES

- Class A Caughlin office building
- Incredible views
- Secured garage parking with heated driveway
- Ample customer parking
- Walking distance to nearby amenities; Scolari's, Starbucks, Moxies, Renown
- Convenient access off McCarran Blvd.
- Elevator

**While obtained from sources deemed reliable, broker does not guarantee information and no warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and the same is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.*

AREA MAP



TENANT ROSTER

Suite 100: 5,217 SF - Vacant

Suite 200 & 220: 460 SF - CK Insurance Consulting

Suite 210: 1,131 SF - Edward Jones

Suite 230: 2,509 SF - Lineage Trust Co.

S McCarran Blvd



Property Site

Caughlin Pkwy



Caughlin Square

