

FOR LEASE

500 RYLAND STREET RENO, NV 89502



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OFFICE

LEASE RATE:

\$1.10/SF - \$1.15/SF

**Modified Gross*

Suite 140 - 514 SF

Suite 160 - 245 SF

Suite 300A - 427 SF

Suite 300B - 569 SF

Suite 300C - 2,920 SF

APN: 013-011-29

ZONING: MUDR



ABOUT THE PROPERTY



PROPERTY FEATURES

- Three-Story Office Building Located in Downtown Reno
- Elevator Served
- Tenant Improvements available on qualified terms
- Spectrum Fiber Optics onsite and available for additional charge.
- Ample Onsite Parking.
- Tenant pays proportionate share of electric and gas in arrears.

PROPERTY LOCATION

- Near the intersection of Ryland Street and Holcomb Avenue.
- Downtown, close proximity to Courthouse and Financial District



**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.*

FLOORPLANS

SECOND FLOOR

Fully Leased



THIRD FLOOR

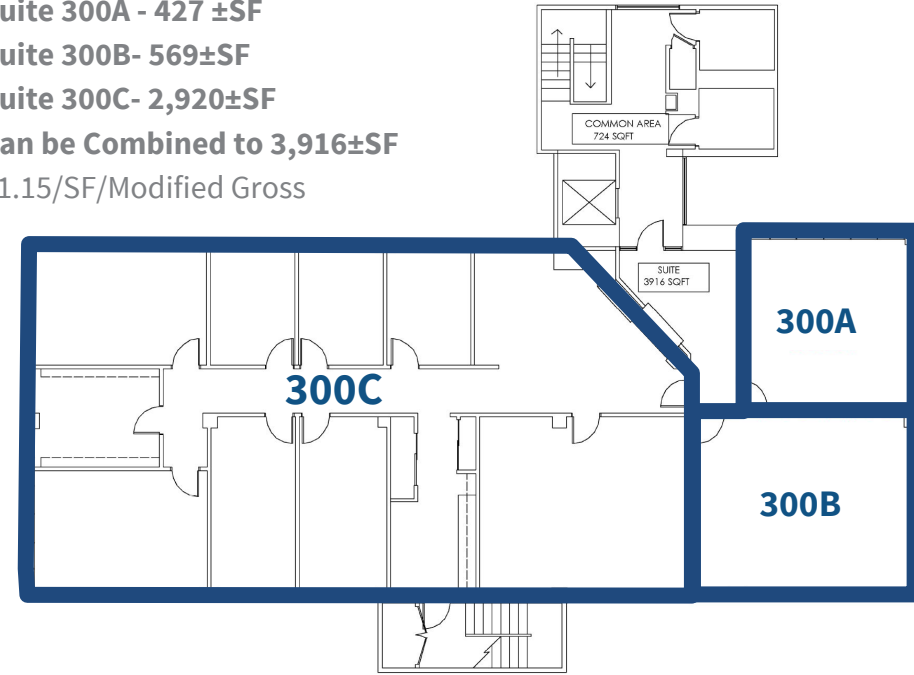
Suite 300A - 427 ±SF

Suite 300B- 569±SF

Suite 300C- 2,920±SF

Can be Combined to 3,916±SF

\$1.15/SF/Modified Gross



FIRST FLOOR

Suite 140 - 514±SF

Suite 160 - 245±SF

\$1.10/SF/Modified Gross

