

FOR LEASE

1301-1321 N. McCARRAN BLVD SPARKS, NV 89431

LEXINGTON QUAIL PARK

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OFFICE

MEDICAL & PROFESSIONAL

SPACE AVAILABLE:

1,568 SF to 3,840 SF

LEASE RATE:

\$1.58/SF/ MONTH

**MODIFIED GROSS*

DCG DICKSON
COMMERCIAL
GROUP

333 Holcomb Ave., Ste. 300 | Reno, Nevada 89502 | 775.850.3100 | DicksonCG.com

PROPERTY INFORMATION

1301-1321 N. McCARRAN BLVD SPARKS, NV 89431

PROPERTY FEATURES

- High visibility location on North McCarran Boulevard in Sparks just north of the Prater Way Intersection.
- Easy in and out access to I-80.
- Well-appointed medical & professional office suites available.
- Ample Parking throughout property and convenient parking to each suite entry.
- Lush, Gated Courtyard with rear door access from each suite.
- Monument Signage fronting North McCarran Boulevard.
- Tenant Improvement allowance for qualified tenants and terms.



AREA AMENITY MAP

1301-1321 N. McCARRAN BLVD SPARKS, NV 89431



DOWNTOWN

INTERSTATE 580
US 395

INTERSTATE CALIFORNIA 80

INTERSTATE CALIFORNIA 80

usbank

SAVE MART
SUPERMARKETS

McDonald's

NEVADA STATE BANK

E Prater Way

99¢
Only
STORES

BIG
LOTS!

Property Site

Applebee's

Domino's
Pizza

N McCarran Blvd

PHOTOS

1301-1321 N. McCARRAN BLVD SPARKS, NV 89431



AVAILABLE SUITES

1301-1321 N. McCARRAN BLVD SPARKS, NV 89431

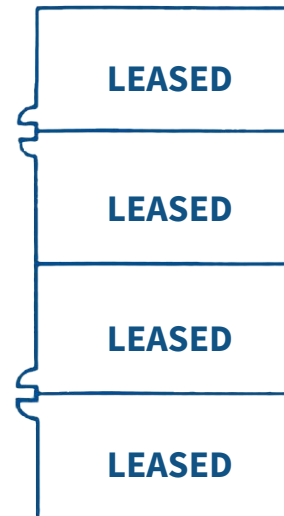
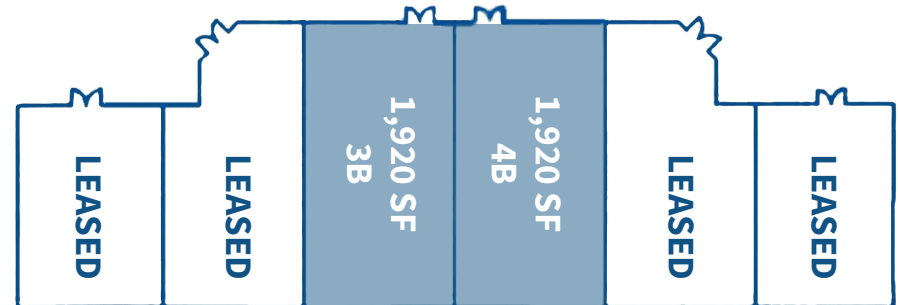
BUILDING 1311 - BUILDING B

- Suite 3B Available: 1,920 SF
- Suite 4B Available: 1,920 SF
- Can be combined to accommodate a user up to 3,840 SF

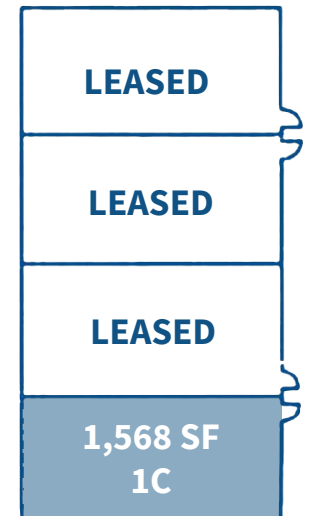
BUILDING 1321 - BUILDING C

- Suite 1C: 1,568 SF and fully built-out as a dental office space.
- Excellent medical office opportunity
- Great off-street parking
- TI Package for qualified tenant

1311 N. McCarran Blvd.
BUILDING B



1301 N. McCarran Blvd.
BUILDING A



1321 N. McCarran Blvd.
BUILDING C

