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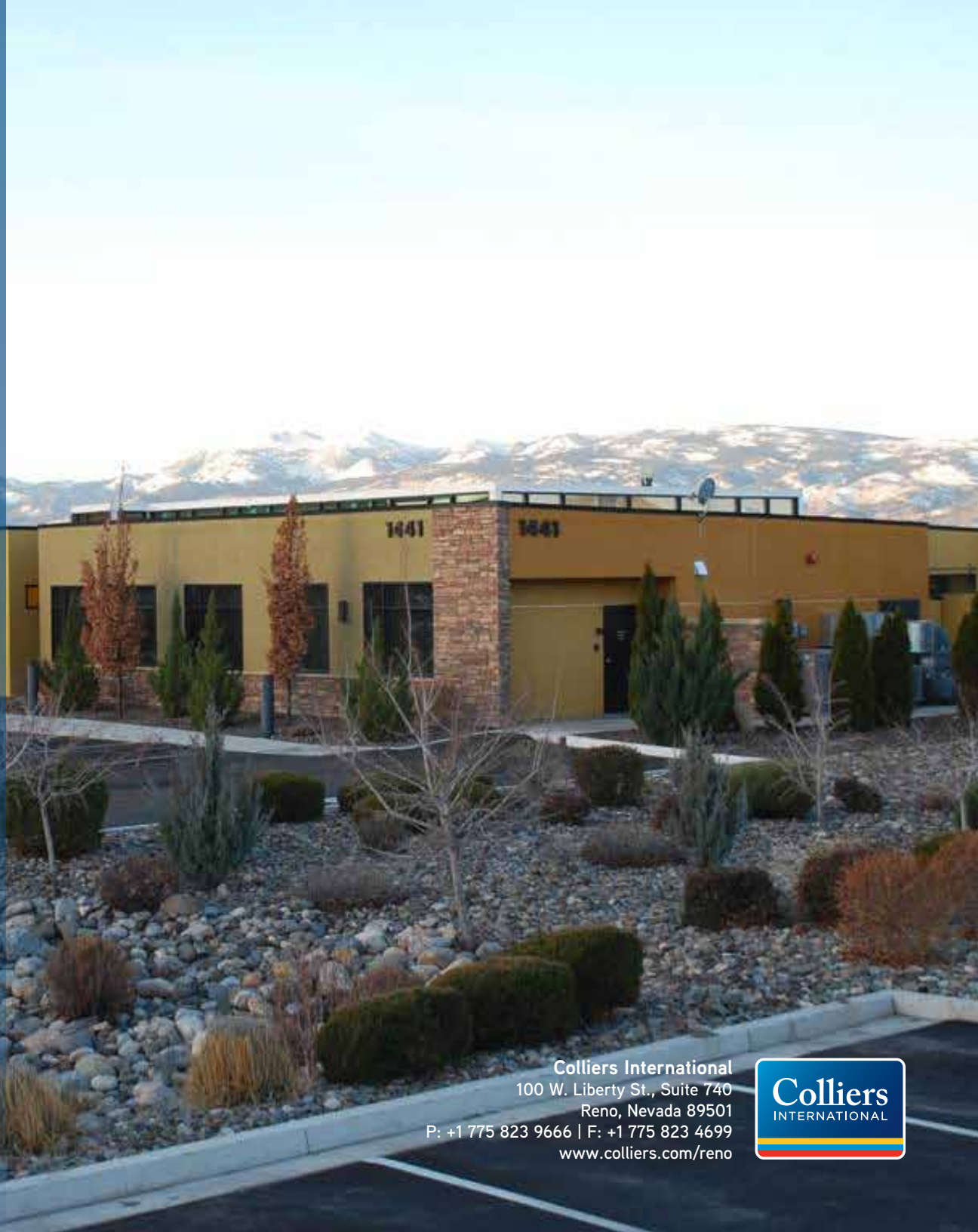
6,588 SF Can Be
Demised to 1,302 SF
Medical Office Building
1441 Pullman Drive,
Sparks, NV 89434

Fully built-out, modern class
A medical office building with
strategically placed windows
providing ample natural light
and outstanding views

- Can be converted easily for general office use
- Fully built-out with high-end finishes
- Charter and AT&T Fiber Optic cable available
- Asking rate \$2.15/SF/Mo Full Service
(Suite janitorial not included)

Reno Office Services

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Asking Rate: 6,588 SF – Can be demised

\$2.15 PSF/Month – Full Service

(Janitorial service not included in rent)

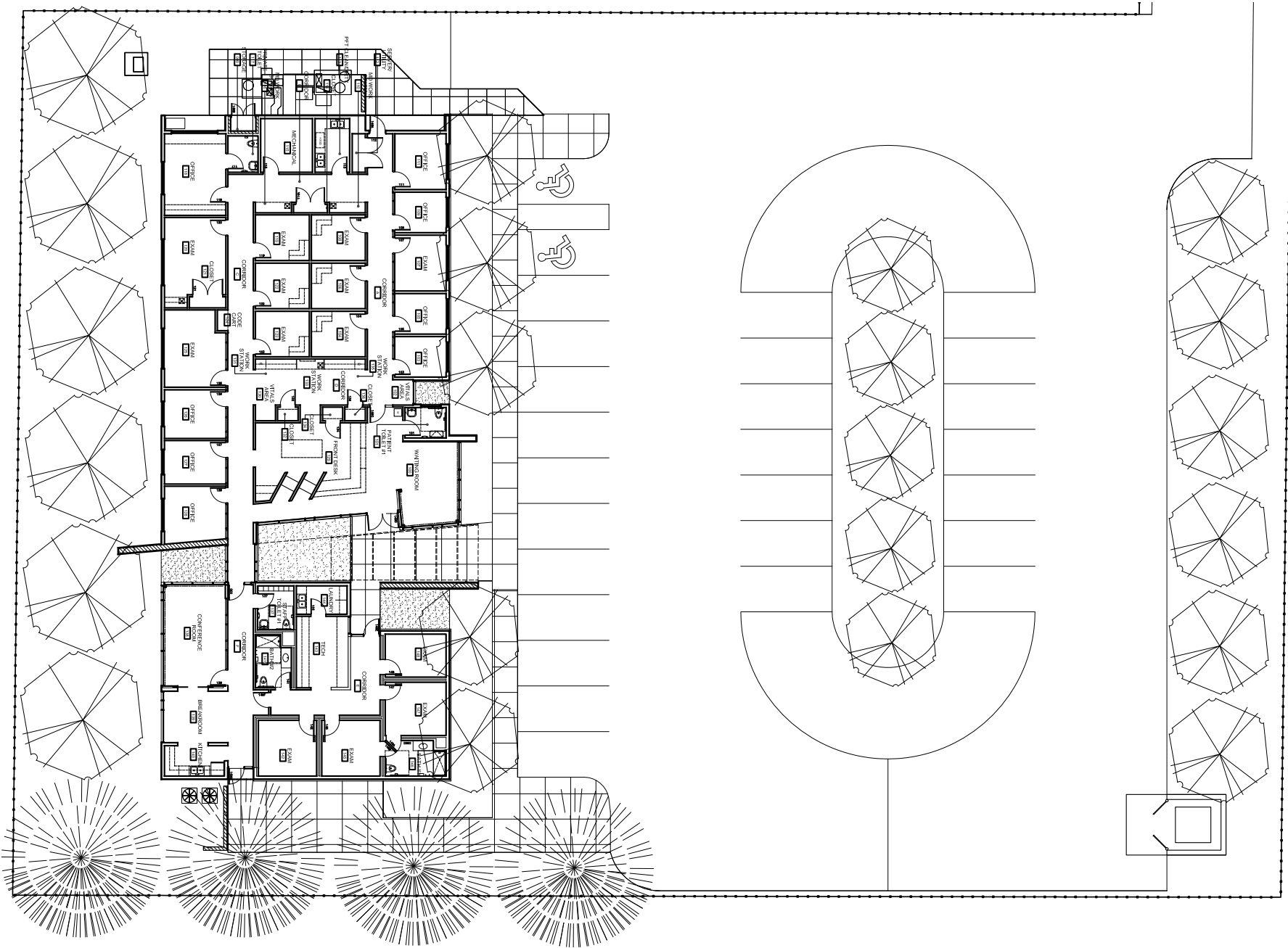
Property Overview

Medical office building for sale in Sparks, NV. Fully built-out and currently being used by a pulmonologist and sleep center but the layout and finishes are ideal for numerous medical and office uses. The layout is flexible and can be used for a variety of medical or office uses. The property has class A finishes and was built-out with attention to detail and a very modern feel. Building was constructed in 2006 by the current occupant and built with modern and high-end finishes. Solar panels were added to the property and operating expenses have decreased. The average utility bill has been reduced by almost half! The layout includes two separate entrances offering the ability to occupy the entire property or only a portion.

The building is currently set up with the medical office that offers a beautiful waiting room, functional reception with check in and checkout counter, a patient restroom conveniently located at the front of house, seventeen rooms that can function as exam rooms, doctor offices, or procedure rooms, two nurse stations with sinks with access from both sides of the suite, a lab with hood, ample storage, two additional restrooms, a beautiful and functional conference room, break area with full kitchen and this portion can be combined with the sleep center to capture four additional rooms, two additional restrooms, a tech area and work closet with laundry hook-up and sink. The property features an outdoor seating area off the break room and kitchen. Property has ample natural light through strategically placed windows that offer privacy while still letting light in to the rooms. The sleep center is built-out for this use but can easily be adapted for other medical or office practices. Each suite has their own entrance. Property is situated with outstanding views and a serene backdrop of Sierra Nevada Mountains. Fiber optic cable was pulled to the building. Ample parking with 28+ spaces in parking lot.



Site Plan

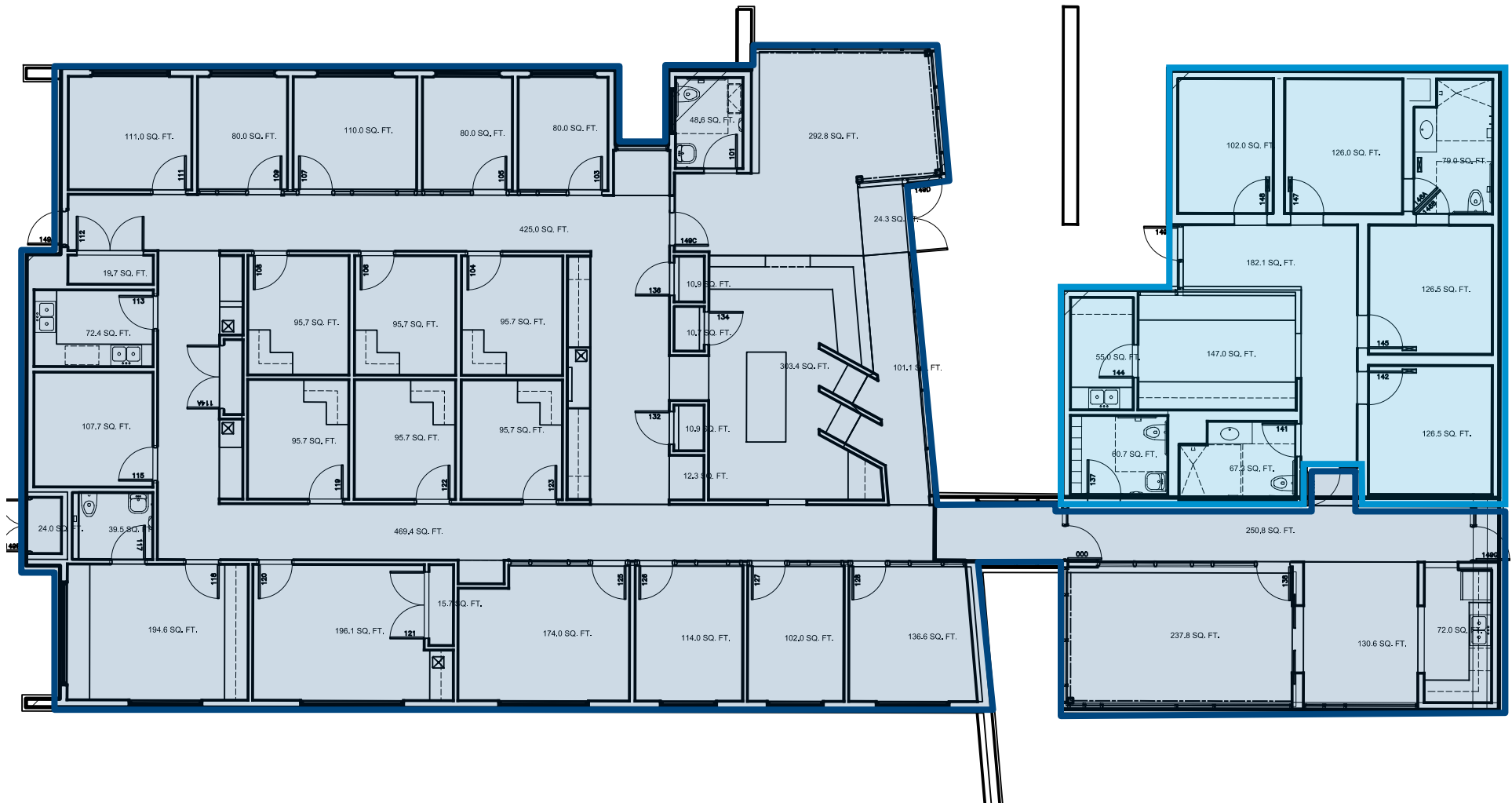


Floor Plan



Suite 100 – 5,286 SF

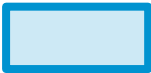
Suite 101 – 1,302 SF



Potential Demising Option 2



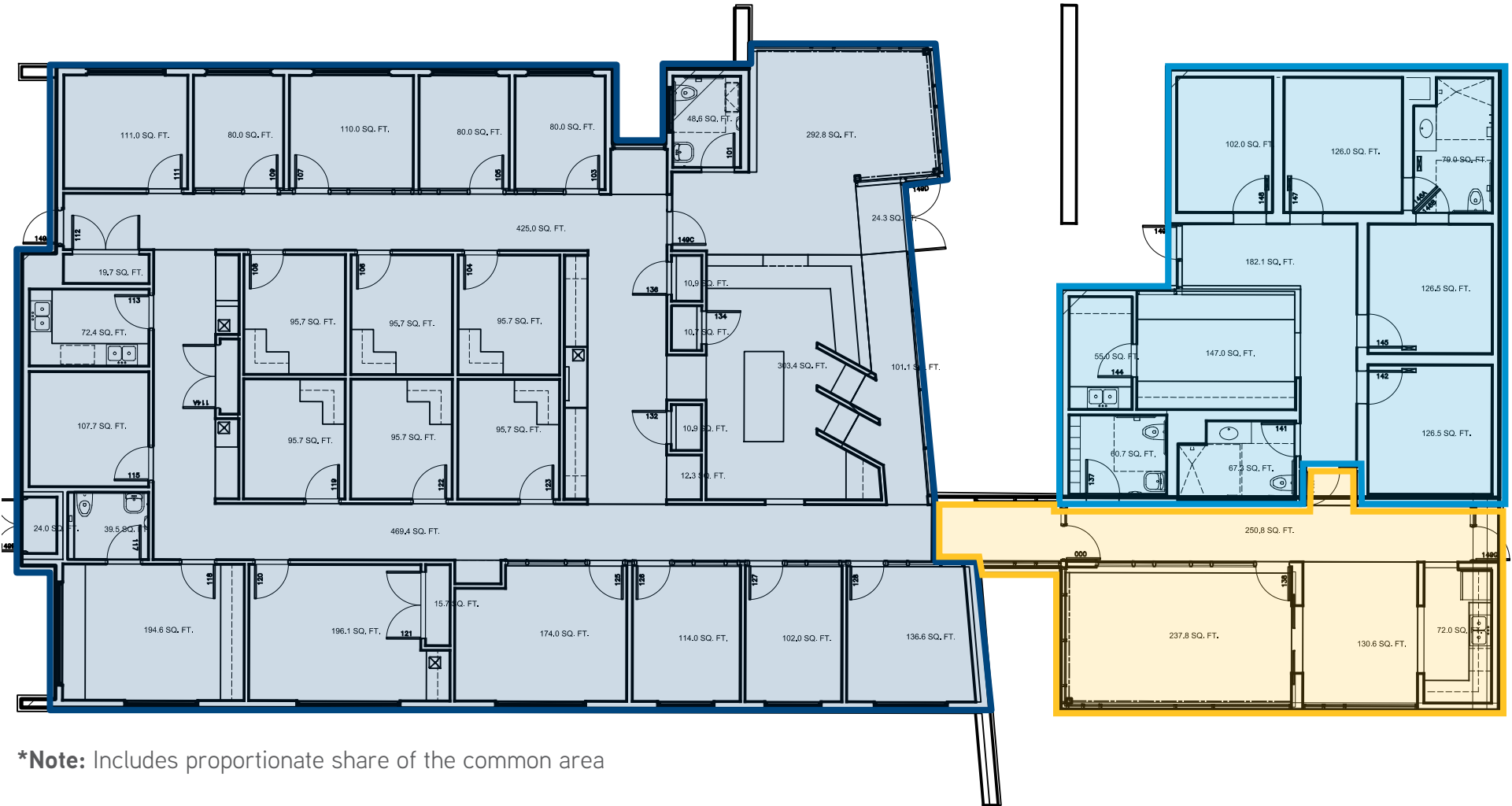
*Suite 100 – 4,545 SF



*Suite 101 – 1,302 SF



Common Area – 741 SF



Additional Property Photos



Regional Location



REAR VIEW



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