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FOR SALE OR LEASE > ±3,544 SF OFFICE  
CONDO UNIT IN SOUTH MEADOWS

9444 Double R Blvd, Ste A  
Reno, NV 89521

Sale Price: \$775,000 - \$218.68/psf

Lease Rate: \$1.45/sf/mo NNN

Excellent Owner/User  
Opportunity In Reno, NV

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# PROPERTY OVERVIEW

9444 Double R Blvd, Ste A is a single story, 3,544 square foot office condo located within the highly desirable Double Diamond Professional Campus of the South Meadows submarket of Reno, NV. The building was built in 2000 and the interior has been renovated throughout with modern improvements, wrap-around windows, excellent lighting and a functional floor plan. The layout includes 5 private offices, a conference room, a large open area with 4 built in cubicle workstations, a kitchenette/break station, and a reception desk. The property is well located on Double R Boulevard and is just north of South Meadows Parkway, a main thoroughfare. It is conveniently located with easy access to I-580 and is within walking distance to the newly developed retail shopping center, South Meadows Promenade. Double Diamond Professional Center is a master plan controlled office park with fully maintained lush landscaping that provides a professional environment. The property is being offered for sale or lease as an owner/user opportunity.

**Sale Price: \$775,000.00 - \$218.68 PSF**

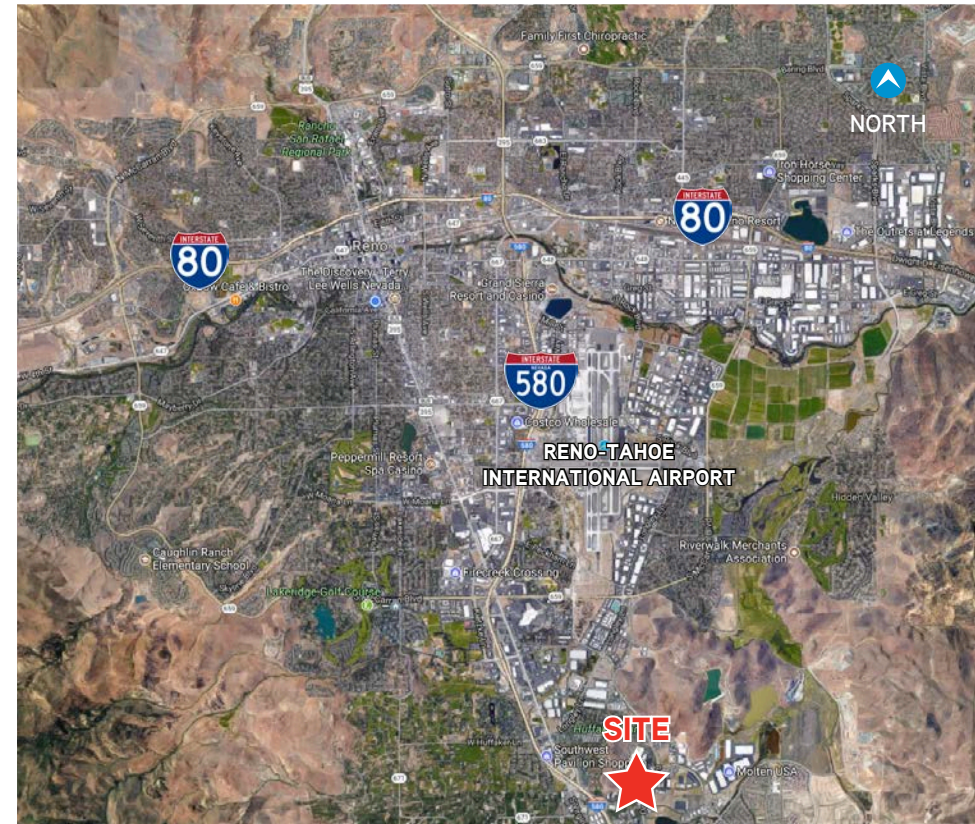
**Lease Rate: \$1.45/sf/mo NNN**

## Property Highlights

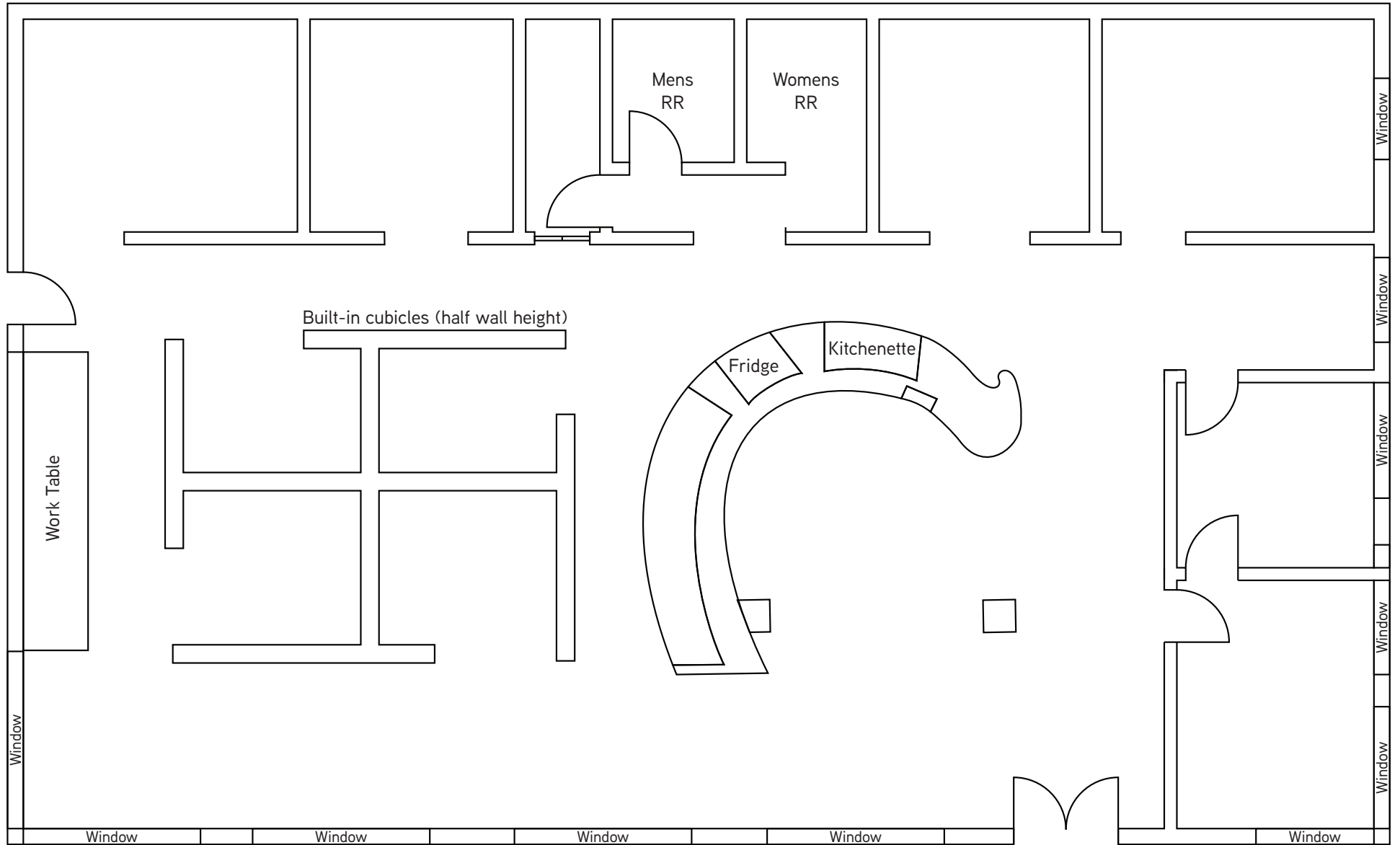
- › 3,544 SF Office Condo Unit for Sale or Lease
- › Excellent Owner/User Opportunity
- › Highly desirable South Meadows location, within the Double Diamond Professional Center
- › Built in 2000 with modern interior improvements completed in 2006
- › Turn-key ready for a professional office or creative user to occupy
- › Functional floor plan with a large central open area, conference room, and private offices around the perimeter
- › Space has two entry doors providing for flexibility to make it a multi-tenant building.
- › Nearby popular retail amenities and located in a growing retail and residential area
- › Easy access to South Meadows Parkway and I-580

# PROPERTY AT A GLANCE

ADDRESS	9444 Double R Blvd, Ste A, Reno, NV, 89521
BUSINESS PARK	Double Diamond Professional Center
APN	163-190-10
SQUARE FEET	3,544 SF
SITE	5,231 Square Feet (0.12 Acre)
NUMBER OF STORIES	Single Story
YEAR BUILT	2000, Renovated in 2006
TYPE	Professional Office
ZONING	PUD (Planned Unit Development)

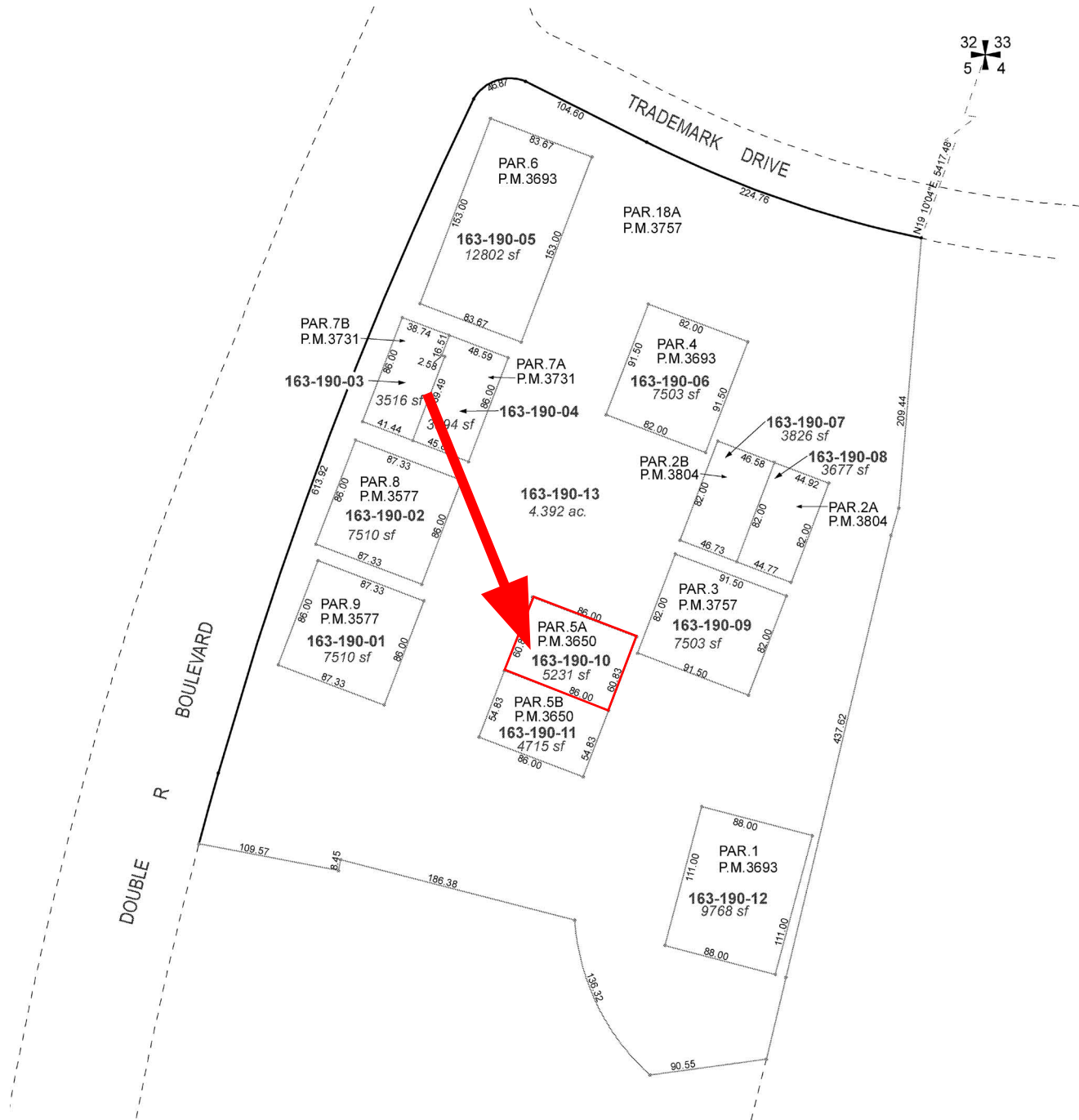


# FLOOR PLAN



\*Floor plan not to Scale

# PARCEL MAP

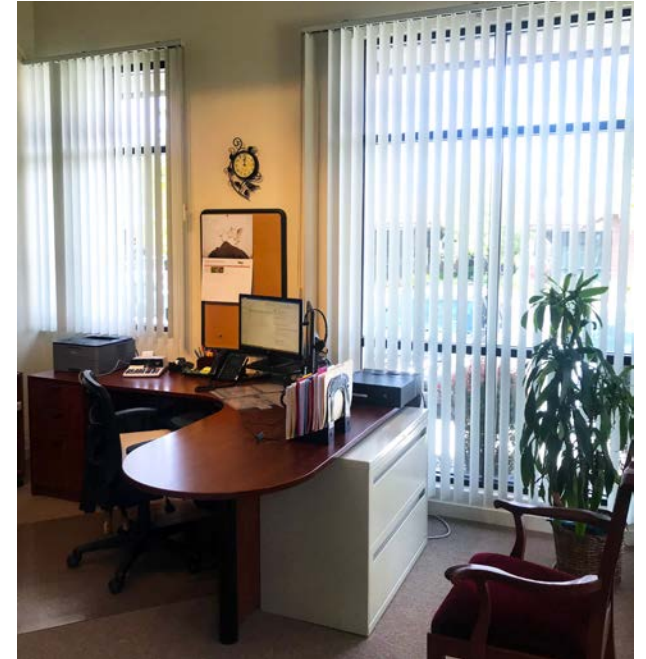


# PROPERTY LOCATION



The information furnished has been obtained from sources we deem reliable and is submitted subject to errors, omissions and changes. Although Colliers Nevada, LLC has no reason to doubt its accuracy, we do not guarantee it. All information should be verified by the recipient prior to lease, purchase, exchange or execution of legal documents.

# INTERIOR PHOTOS



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