

# OFFICE FOR LEASE

700 SMITHRIDGE DRIVE | RENO, NEVADA 89502

LEASE RATE: \$0.95/SQ. FT. NNN



## PROPERTY OVERVIEW:

- Great location near Meadowood Mall
- Easy access to US Highway 395 and South McCarran Blvd
- Visible from US Highway 395
- Some units have newer carpet and paint
- **READY TO MOVE IN!**



**AVISON  
YOUNG**

Western Alliance  
Commercial Inc.

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## SNAPSHOT

<b>Building Type</b>	<b>Office</b>
<b>Year Built</b>	<b>1987</b>
<b>APN</b>	<b>025-021-22</b>
<b>Total Available Sq. Ft.</b>	<b>9,050 ± Sq. Ft.</b>
<b>Lease Rate Per Sq. Ft.</b>	<b>\$0.95/Sq. Ft. - First Year</b>
<b>Lease Type</b>	<b>NNN (Triple Net)</b>

## AVAILABLE SPACES

Suite 101 A, 102 A	3,000 ± sf - 1,500 ± sf min
Suite 201 A, 202 A	3,000 ± sf - 750 ± sf min
Suite 203 B	1,425 ± sf
Suite 206 B	1,625 ± sf

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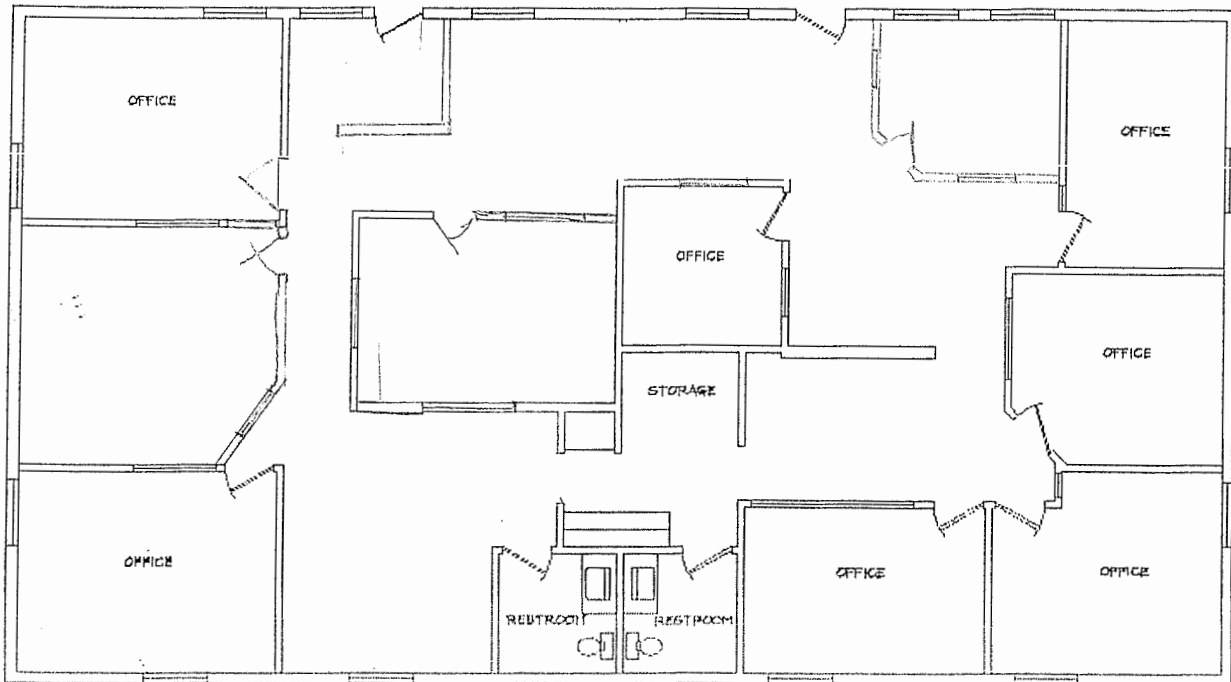
DBA Avison Young Western Alliance Commercial Inc. | Independently Owned and Operated  
6151 Lakeside Drive, Suite 1000 | Reno, NV 89511  
avisonyoung.com

The information contained herein was obtained from sources deemed reliable and is believed to be true; it has not been verified and as such, cannot be warranted nor form any part of any future contract.

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Suite 101 A, 102 A  
Floor Plan  
3,000 ± sf - 1,500 ± sf min



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