

+15,672 SF

FOR SALE: SINGLE TENANT,
100% LEASED OFFICE BUILDING

Q2 22

PROTOTYPE

Reno, NV 89521

CBRE

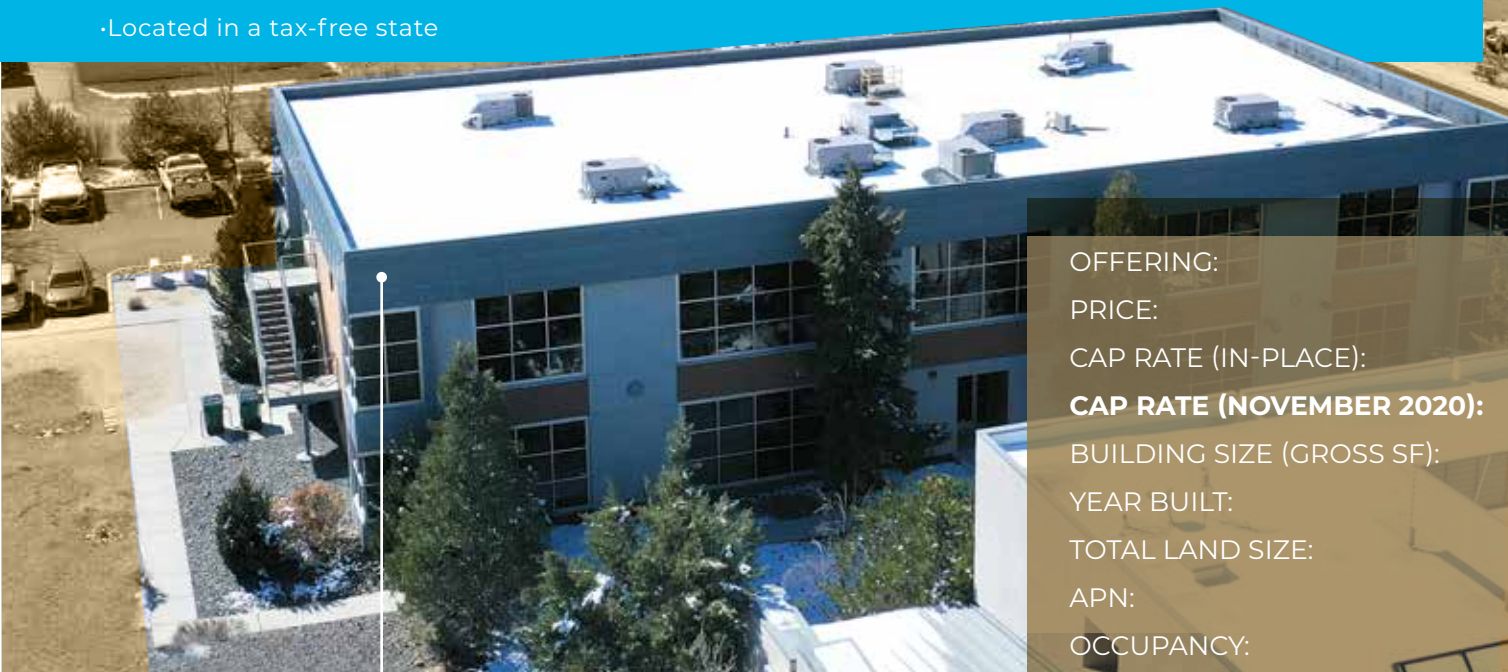
EXECUTIVE SUMMARY

·9222 Prototype Drive is a two-story, Class office building that is occupied by a long-term, essential single tenant.

·Located in Reno's newest and most prominent South Meadows Business Park, the property is situated directly across the street from International Game Technology's 1 million square-foot corporate headquarters campus, thousands of single family and multifamily units, as well as a multitude of restaurants, retailers, and parks.

·Built in 2005, the property features high end common area finishes and is elevator served. Originally built as a multi-tenant office.

·Located in a tax-free state



OFFERING:	9222 Prototype Dr., Reno, NV 89521
PRICE:	\$3,900,000
CAP RATE (IN-PLACE):	6.21%
CAP RATE (NOVEMBER 2020):	6.38%
BUILDING SIZE (GROSS SF):	±15,672 SF
YEAR BUILT:	2005
TOTAL LAND SIZE:	±0.73 Acres
APN:	163-101-05
OCCUPANCY:	100%

LOCATED WITHIN THE SOUTH MEADOWS BUSINESS PARK

VILLAGE AT IRON BLOSSOM APARTMENTS

HUFFAKER PARK

INTERNATIONAL GAME TECHNOLOGY'S 1 MILLION SF CAMPUS

WOODCHASE APARTMENTS

9222
PROTOTYPE

THE ENCLAVE APARTMENTS

THE VERGE APARTMENTS



HORIZONS AT SOUTH MEADOWS APARTMENTS



DOUBLE DIAMOND PROFESSIONAL CENTER

SOUTH MEADOWS PROMENADE



SOUTH PEAK BY VINTAGE APARTMENTS

LATITUDE36 APARTMENTS

THE VINTAGE AT SOUTH MEADOWS APARTMENTS

DOUBLE DIAMOND ELEMENTARY SCHOOL



THE RESORT AT TANAMERA

VILLAGE AT DOUBLE DIAMOND



FOOTHILL COMMERCE CENTER

DOUBLE DIAMOND TOWN CENTER



RENO HEALTH SOUTH MEADOWS CAMPUS

SOUTH CREEK RETAIL CENTER & THE GROVE EVENTS CENTER



2229

PROTOTYPE Reno, NV 89521



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