



PROFESSIONAL OFFICE SPACE FOR LEASE



855

855 Maestro Dr

South Meadows Office Building

RENO, NV 89511 | **2,038 SF AVAILABLE**

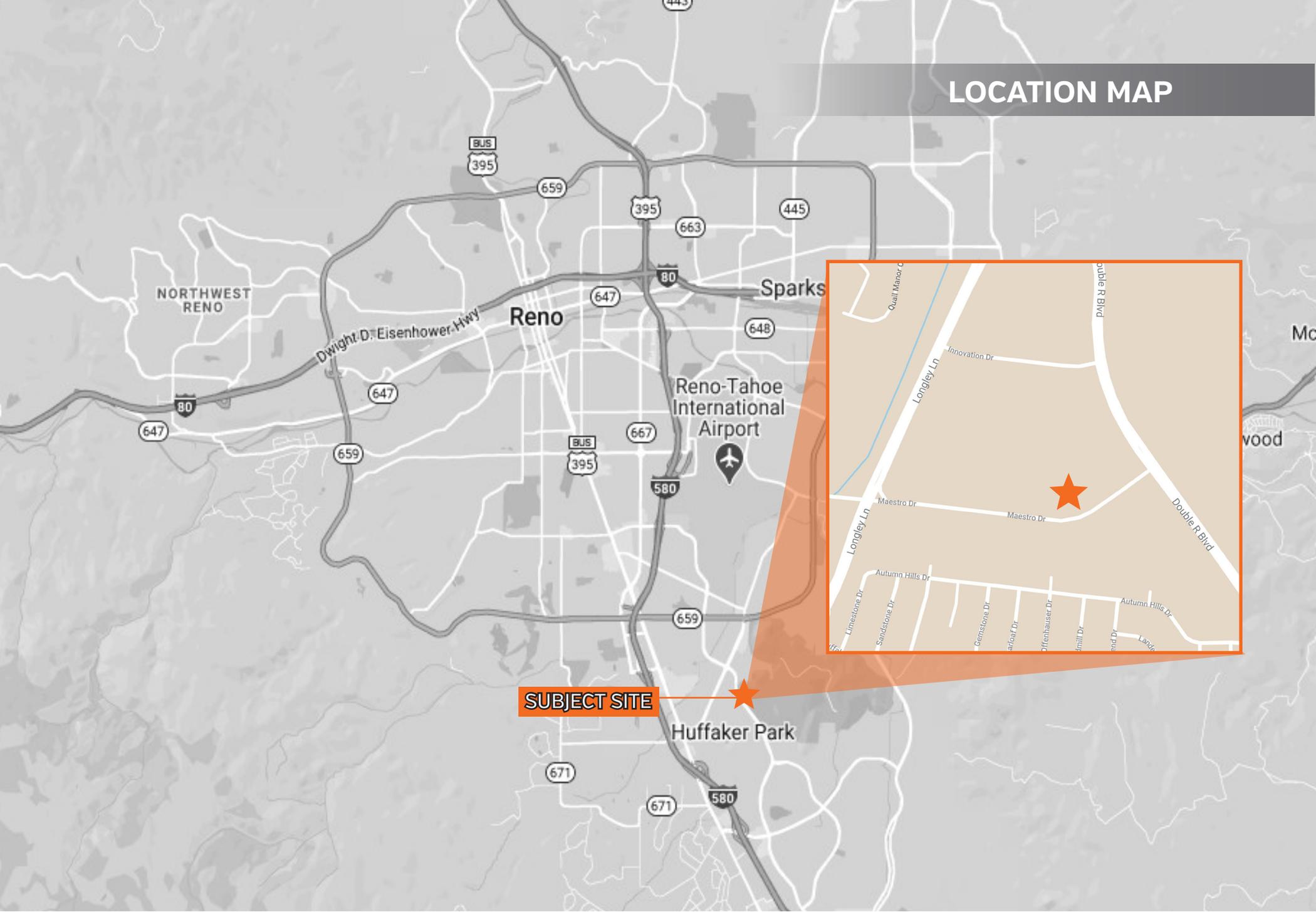
Casey Prostinak

775.525.5241

cprostinak@svn.com

Lic. # S.0177148

LOCATION MAP



SUBJECT SITE

Huffaker Park

Reno-Tahoe International Airport

NORTHWEST RENO

Sparks

WOOD

PROPERTY FEATURES



AVAILABLE

±2,038 SF - \$1.95 PSF/Mo. [MG]

FEATURES

- Three private offices, conference room, break room, open bullpen and IT room.
- Concrete floors and stone work.
- New mechanical/HVAC systems.
- Central location in between Longley Ln and South Meadows.
- Workforce housing nearby.
- Nearby amenities, restaurants and surrounded by new development



1 min from South Meadows Promenade



Excellent visibility from **high traffic Double R Blvd**



Close to an abundance of **amenities**

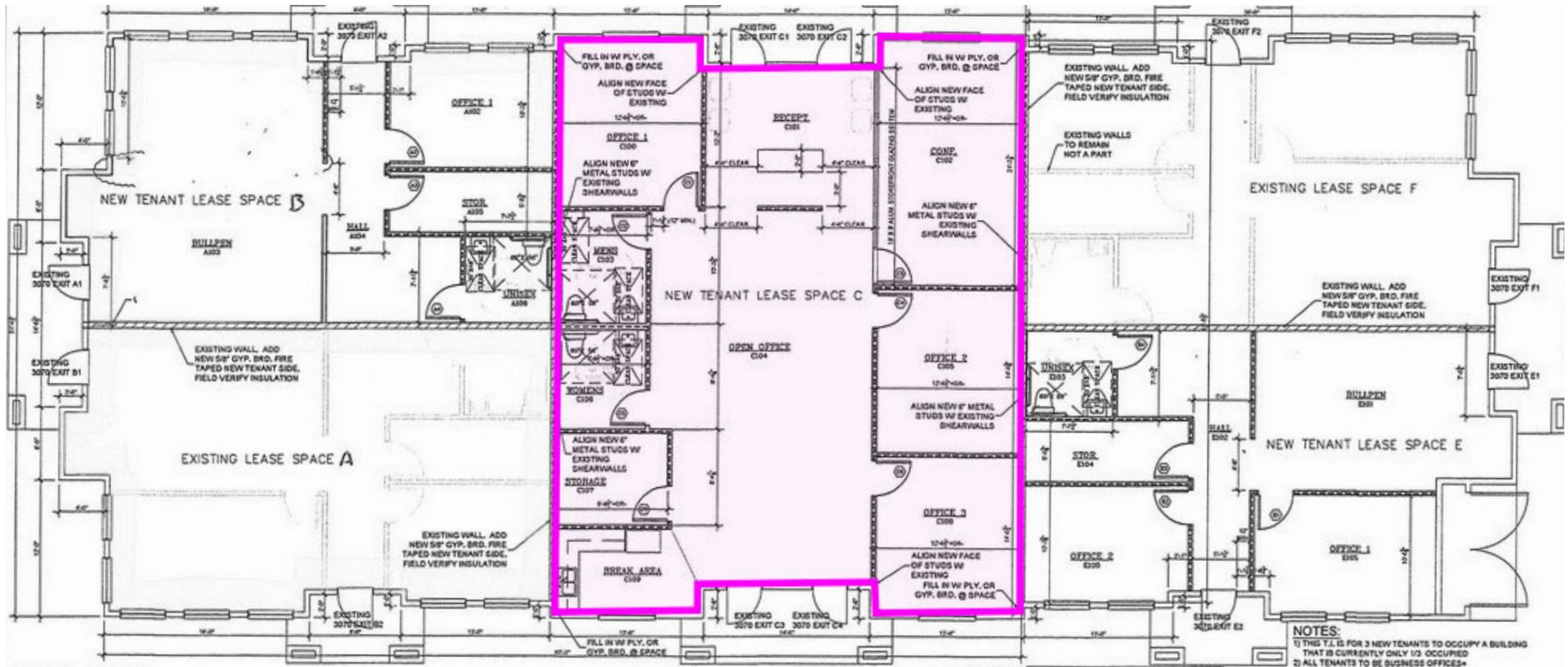
Suite C

\$1.95 SF/Month (MG)

±2,038 SF

3 Private offices

Conference room, break room, IT room, and workspace area



PROPERTY PHOTOS



RETAIL MAP



A cluster of retail logos including Bank of America, Smith's Food & Drug Stores, Fort of Subs, Taco Bell, Great Fall, Papa John's, Gardens, Pogo, Wild Apple of Pizza & Pub, Full Pelt, Pisces, Great Clips, Hilton, McDonald's, and Chevron.



A cluster of retail logos including Marshalls, Shell, Chase, Sprouts Farmers Market, Sierra Gold, Subway, Chipotle, Sport Clips, Maverik, Starbucks, Domino's, Wells Fargo, and Panda Express.



A cluster of retail logos including myPie, Bawarchi, State Farm, and Jazmine.



IGT logo featuring a stylized sunburst icon.



Sysco logo with a stylized 'S' icon.



DOUBLE R BLVD

LONGLEY LANE

Why Northern Nevada?

What's your reason for doing business in Greater Northern Nevada? Greater Reno-Sparks-Tahoe is the perfect package. A business friendly and tax friendly environment is hard to find, but add strategic operating benefits as well as unmatched quality of life, and the answer is clear.

TAX ADVANTAGE

- » NO corporate income tax
- » NO personal income tax
- » NO franchise tax
- » NO unitary tax
- » NO inventory tax
- » NO inheritance tax
- » NO estate tax

QUALITY OF LIFE ADVANTAGE

- » Affordable living costs
- » Emerging new downtown
- » Strong sense of community
- » Four vibrant seasons
- » Endless recreation opportunities
- » Burgeoning arts and culture lifestyle
- » A balanced life pace

TRANSPORTATION



OPERATING ADVANTAGE

- » Strategic location – central among the 11 western states
- » Room for new and expanding companies – over 72 million square feet of industrial space
- » Diverse labor market
- » Wide range of financial resources
- » Entrepreneurial services and support

THE NEW NORTHERN NEVADA

- » 100 companies have relocated here in the last 3 years
- » Home to Tesla's new gigafactory, Switch, Apple, E-Bay, Rackspace, Amazon, Zulily, Jet.com, Cimpress, Alltrade Tools, Micorsoft, Intuit, Sierra Nevada Corp and many more.
- » Affordable large scale real estate and water available
- » Large industrial space
- » Cost of living is .9% lower than national average
- » Ranked #3 in most business friendly tax climate
- » Average commute 22 minutes
- » Ranked #9 in top 100 best places to live

Less than 1-day truck service to >60 MM customers, 8 states, and 5 major ports.
2-day truck service to 11 states.

*Source - www.EDAWN.org

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