

OFFICE OFFERING

PRIME SOUTH RENO LOCATION

EXCELLENT FLEXIBLE FLOOR PLAN MULTI TENANT OFFICE

LISTED FOR SALE

6774 S. McCARRAN BLVD
RENO, NV 89509



6774 S. McCARRAN

Prime Location Next To
Quail Medical Park

Offer Summary

Price

- Sale - \$2,700,000

Site

- APN 040-880-21, Free Standing Building
- 9600 Sq Ft - per Assessor For Sale

Traffic

- 28,400 Daily Traffic Count 2021 NDOT
- 1 Mile to I-580

Features

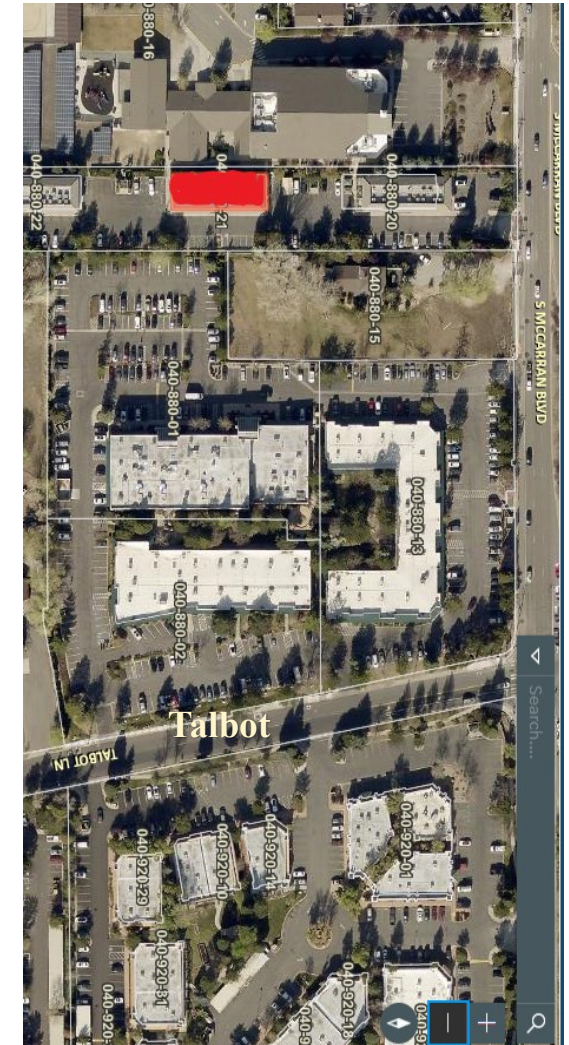
- Low Maintenance Building Exterior
- Rollup Door For Shipping And Receiving
- Close To Many Restaurants
- Second Floor Has Balconies
- Elevator

Investment /Owner User Property Overview

-316commercial is pleased to offer this free standing building for sale to a qualified investor or owner user located close to the corner of Talbot and South McCarran.

-Subject property consist of a total of approximately 9600 Sq Ft.

-**First Floor** has two entries, five offices, two separate work areas, conference room, restrooms, and break-room. There is also a second area that has a rollup door with several offices and open work area that remain separate or be punched out at the end of the hallway to open up the whole ground floor space. **Second floor** consists of seven private offices, break-room, bathrooms and several large areas of open space that could be used for additional private office space or cubicles.



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While obtained from sources deemed reliable, Broker cannot guarantee information.

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