

FOR SALE > OFFICE BUILDING

# 950 Sandhill Road

RENO, NV | 89521



## FOR SALE

950 Sandhill Road  
Reno, Nevada 89521

Total Square Feet: 43,800

## Reno Office Services

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**ASKING PRICE: \$9,746,264.00**

## INVESTMENT HIGHLIGHTS

- > Single Tenant NNN Lease
- > Initial Return: 6.0%
- > Year Six Return: 6.4%
- > Five and a half years remaining on existing term
- > Annual 2.0% rent increases (Except year 3)
- > Credit tenant, Scientific Gaming (SGMS/NASDAQ)
- > 43,800 sf two story building
- > Built in 2001
- > Well positioned in South Meadows
- > Located in a Professional Office Park
- > Signature Class A Building in South Reno



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