

UNDER NEW OWNERSHIP
INTERIOR & EXTERIOR
IMPROVEMENTS UNDERWAY!

FOR LEASE

US Bank Centre
5190 Neil Road,
Reno, Nevada 89502

Premier Class A Office Building
Located off McCarran Blvd. in
Meadowood Submarket

› Building can accommodate office units
1,746 SF up to 21,520 SF

Reno Office Services

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Building Opportunity

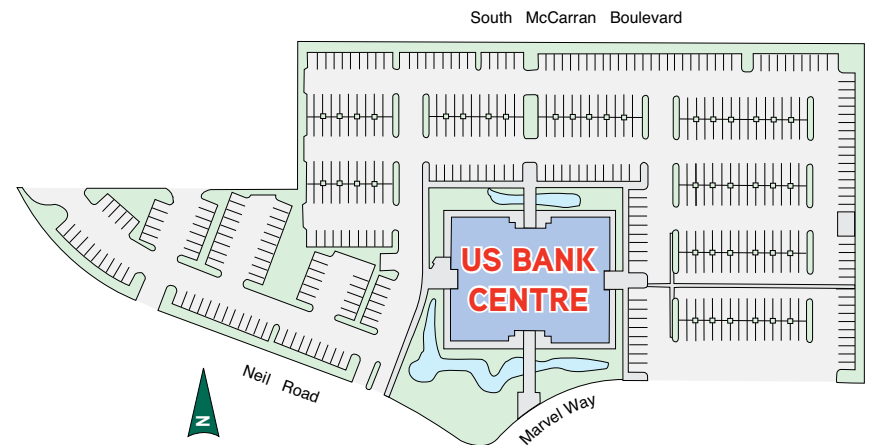
Building can accommodate office units 1,746 SF up to 21,520 SF

Lease Rate

\$1.95 – \$2.15/sf/mo Full Service

Building Features

- › Five story building for a total of ±106,463 SF
- › Located within a major shopping district, directly next to Meadowood Mall and numerous restaurants and other retail locations
- › Interior remodel completed, including the following upgrades:
 - › Lobby and hallways re-done and new lobby furniture purchased
 - › New Life Fitness equipment in the gym
- › Suites have large windows with beautiful views
- › Close proximity to S Virginia St. and McCarran Boulevard with access to US 395
- › Great location with freeway access.
- › Tallest office building outside of Downtown

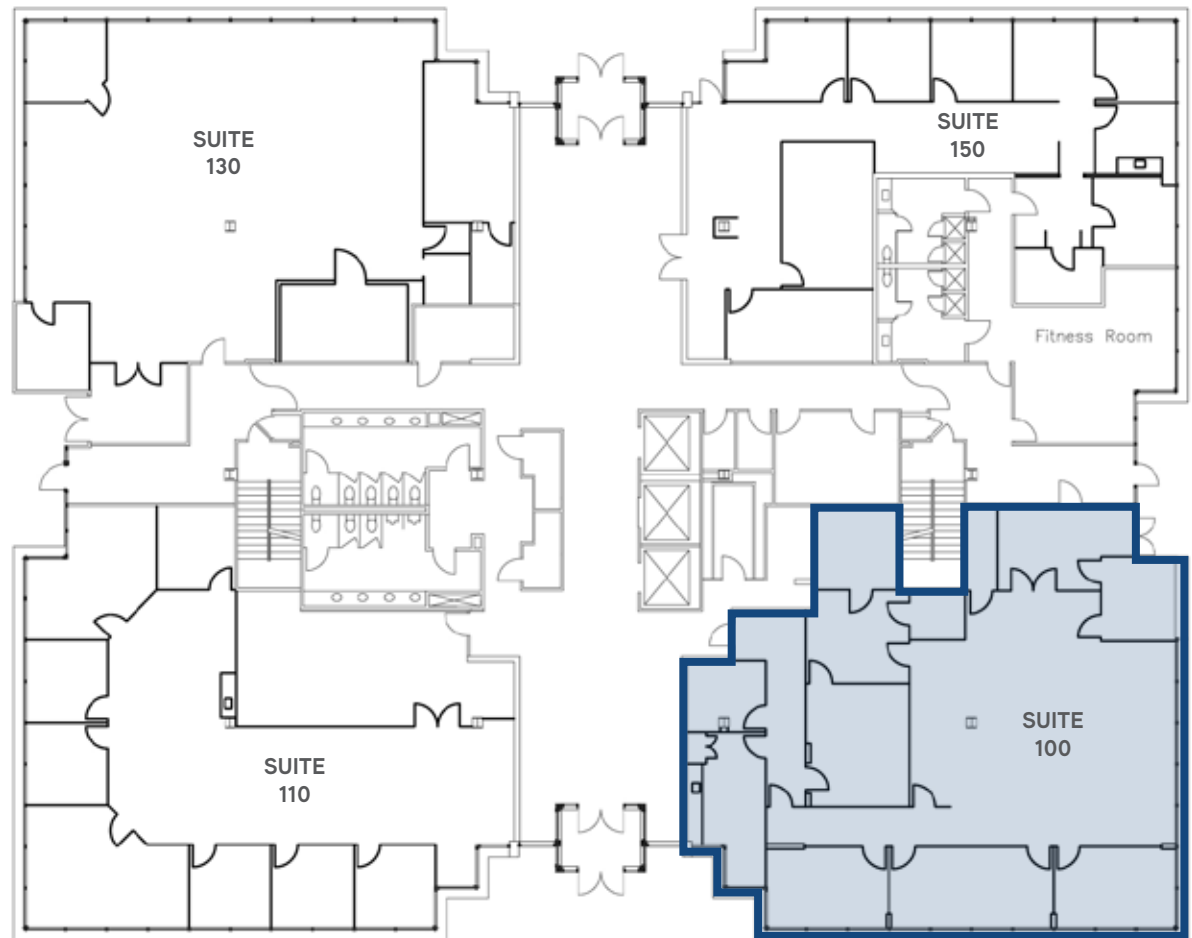


First Floor





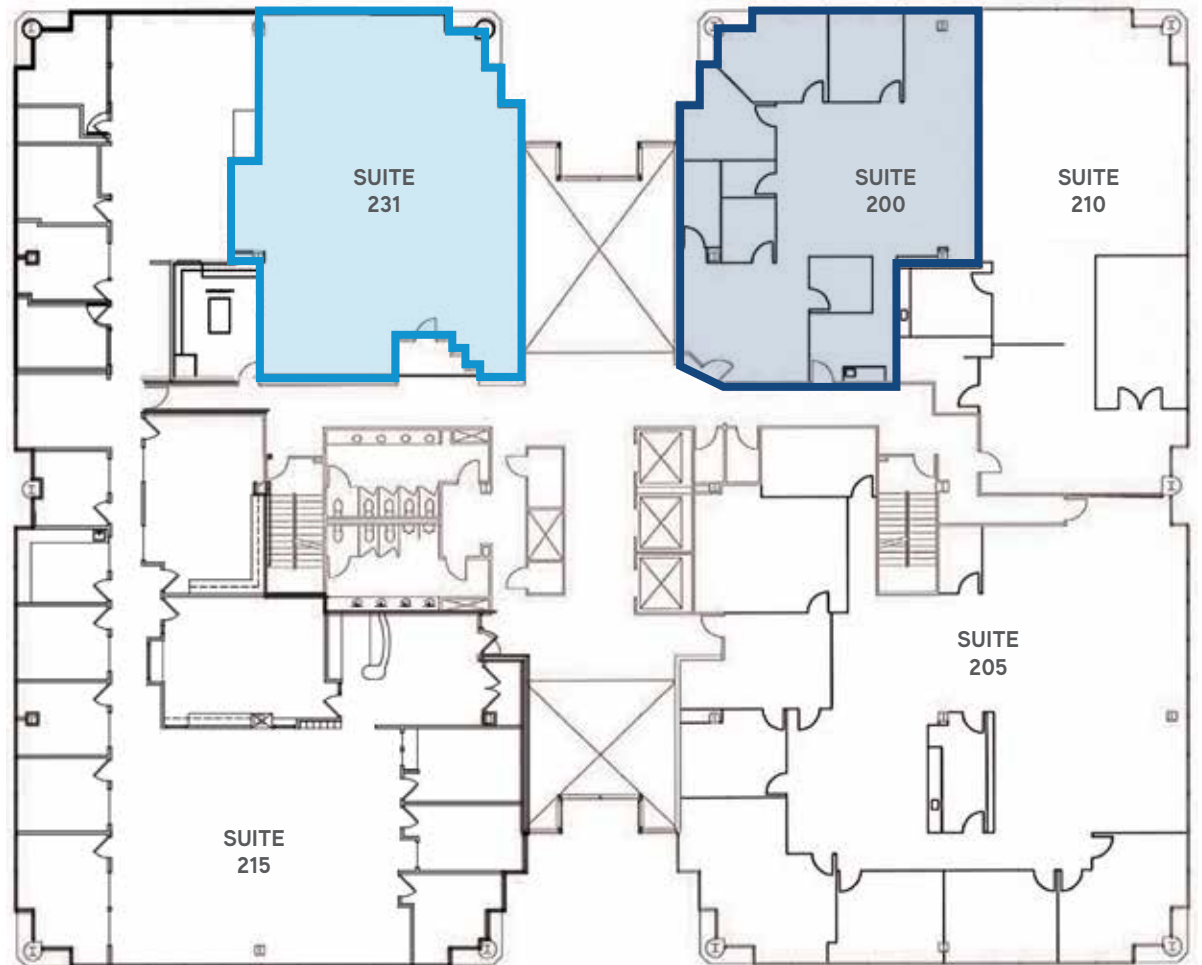
Suite 100 ±3,737 SF

Turn-key bank branch available for lease. Ready for immediate occupancy. Layout includes teller line, cubicle spaces, offices with glass, staff break room, former vault area and possible ATM location.







Second Floor

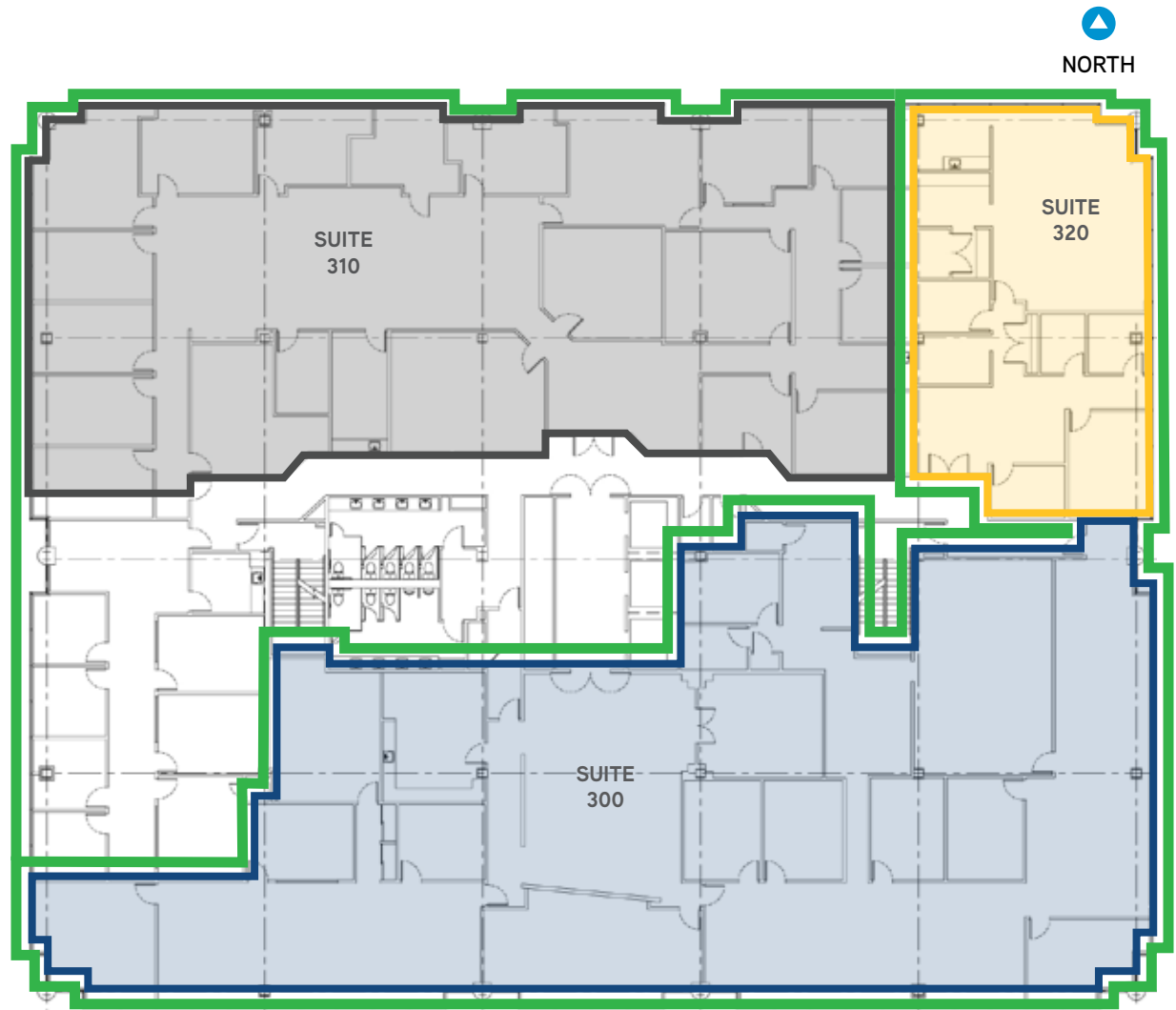
-  Suite 200 ±2,413 SF
-  Suite 231 ±2,637 SF – Shell Condition



Third Floor





Can accommodate 2,532 SF up to 21,520 SF

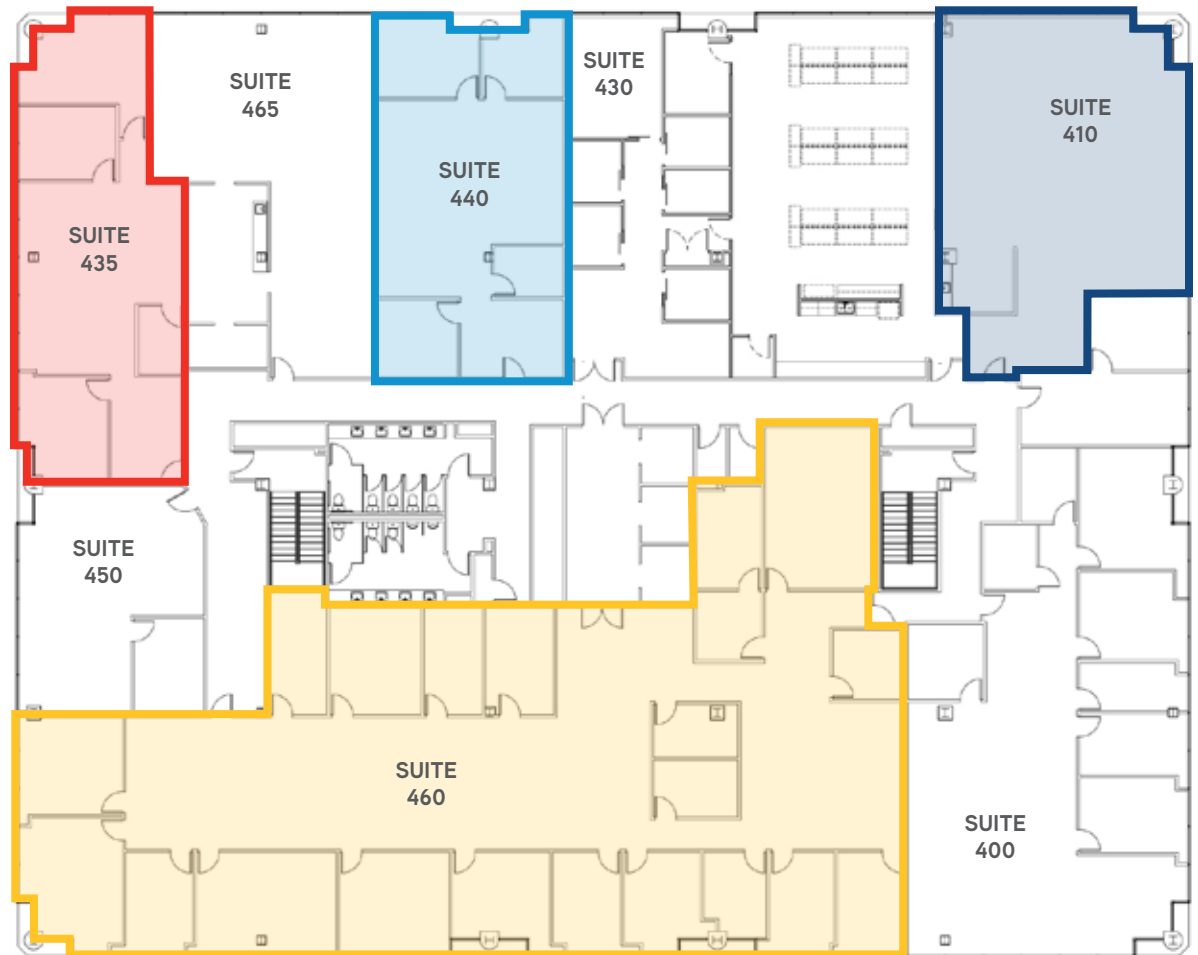
-  Suite 300 ±10,255 SF
Suite offers a beautiful lobby and reception area.
-  Suite 310 8,733 SF - Available 03/01/2019
-  Suite 320 ±2,532 SF
-  Suites 300 & 320 can be combined for a total of 12,787 square feet. As of 03/01/2019, all available suites can be combined for a total of 21,520 square feet.



Fourth Floor



-  Suite 410 ±2,204 SF
-  Suite 435 ±1,746 SF
-  Suite 440 ±1,704 SF
-  Suite 460 ±8,076 SF – **Market Ready!**
Ready to occupy suite that includes numerous private offices.



Outstanding Mountain Views





usbank



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