

FOR LEASE > OFFICE BUILDING

# 961 Matley Lane

RENO | NEVADA 89502



**ONLY ONE SUITE REMAINS!**

## AVAILABLE SPACE: SUITE 130 - 2,588 SF

### BUILDING FEATURES

- > Last space available in a 52,915 square foot flex office building.
- > Well located on Matley Lane with outstanding visibility from US 395.
- > Easy access to freeway on/off-ramp and conveniently located to travel to all parts of Reno/Sparks.
- > Property is easily accessible from Mill Street.
- > The building offers ample parking in the surface lot and is parked at 4 spaces per 1,000 SF.
- > Building is zoned Industrial Commercial (IC) that offers a variety of uses.
- > Roll up and man door at rear of space.
- > Current CAM fee is approximately \$0.22-\$0.25/SF.

**LEASE RATE:** \$1.20/SF/MO NNN

For more information,  
please contact:

### Reno Office Services

**MELISSA MOLYNEAUX, SIOR, CCIM**

Senior Vice President

Executive Managing Director

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The information furnished has been obtained from sources we deem reliable and is submitted subject to errors, omissions and changes. Although Colliers Nevada, LLC has no reason to doubt its accuracy, we do not guarantee it. All information should be verified by the recipient prior to lease, purchase, exchange or execution of legal documents.

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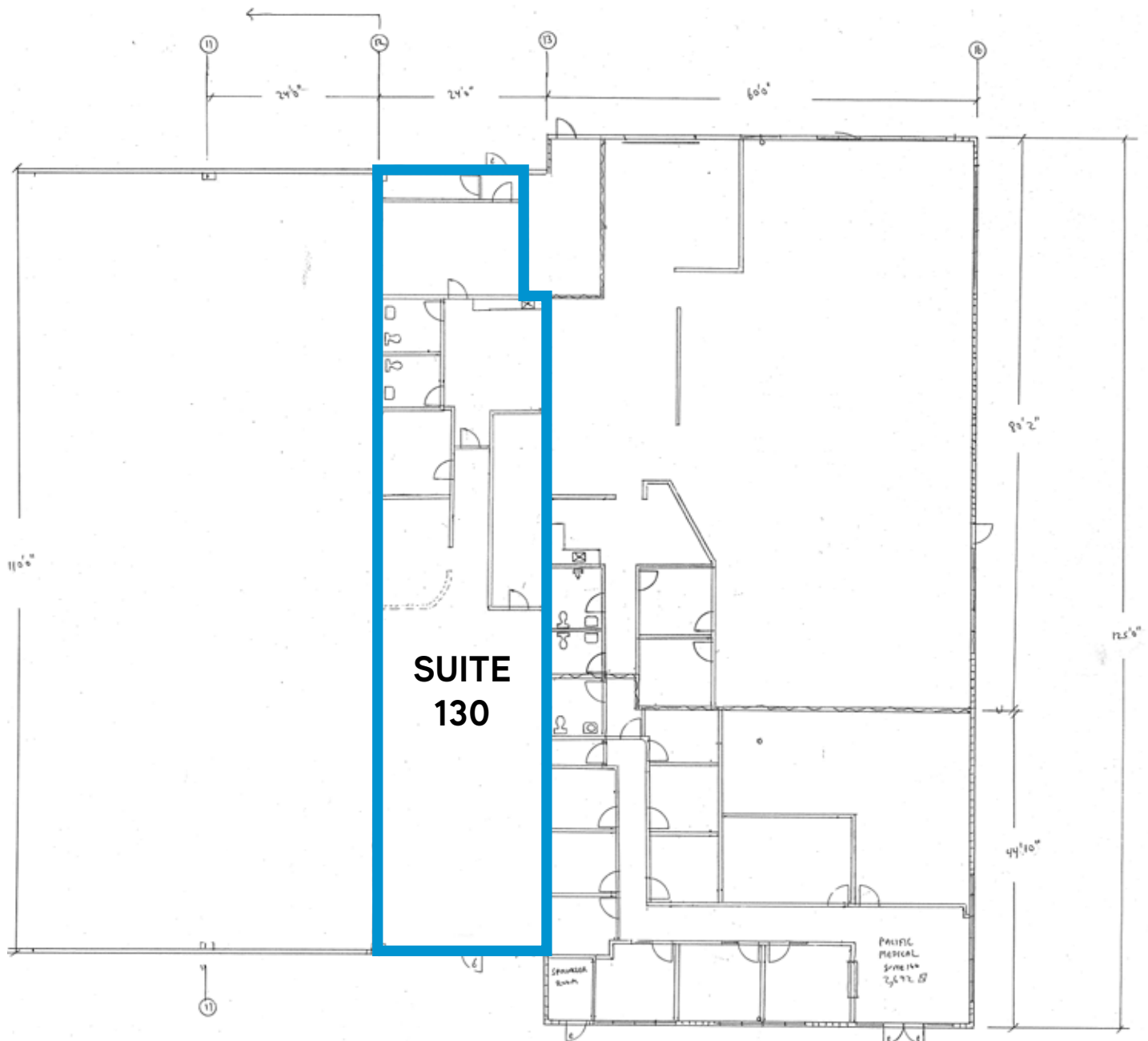
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FLOOR PLAN - SUITE 130





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