

**5% COMMISSION
TO PROCURING BROKER**
(New deals only)

FOR LEASE

**US Bank Centre
5190 Neil Road,
Reno, Nevada 89502**

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

Reno Office Services

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charles SCHWAB
BANK

Property Owned
and Managed by
a Partnership of





Building Opportunity

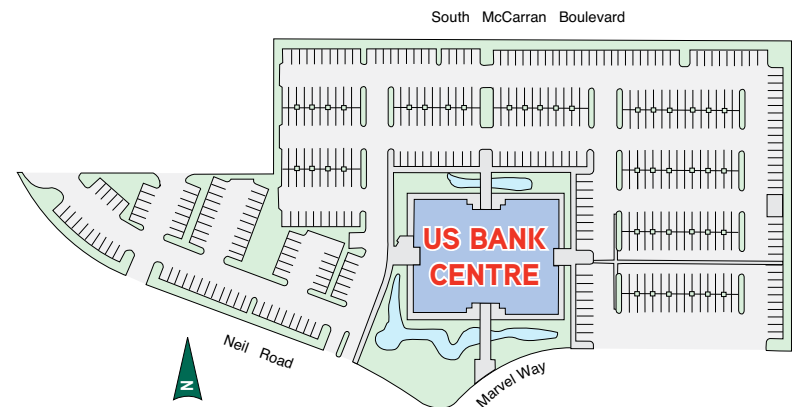
Building can accommodate office units 1,746 SF up to 14,979 SF

Lease Rate

\$1.95 – \$2.15/sf/mo Full Service

Building Features

- › Five story building for a total of $\pm 106,463$ 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

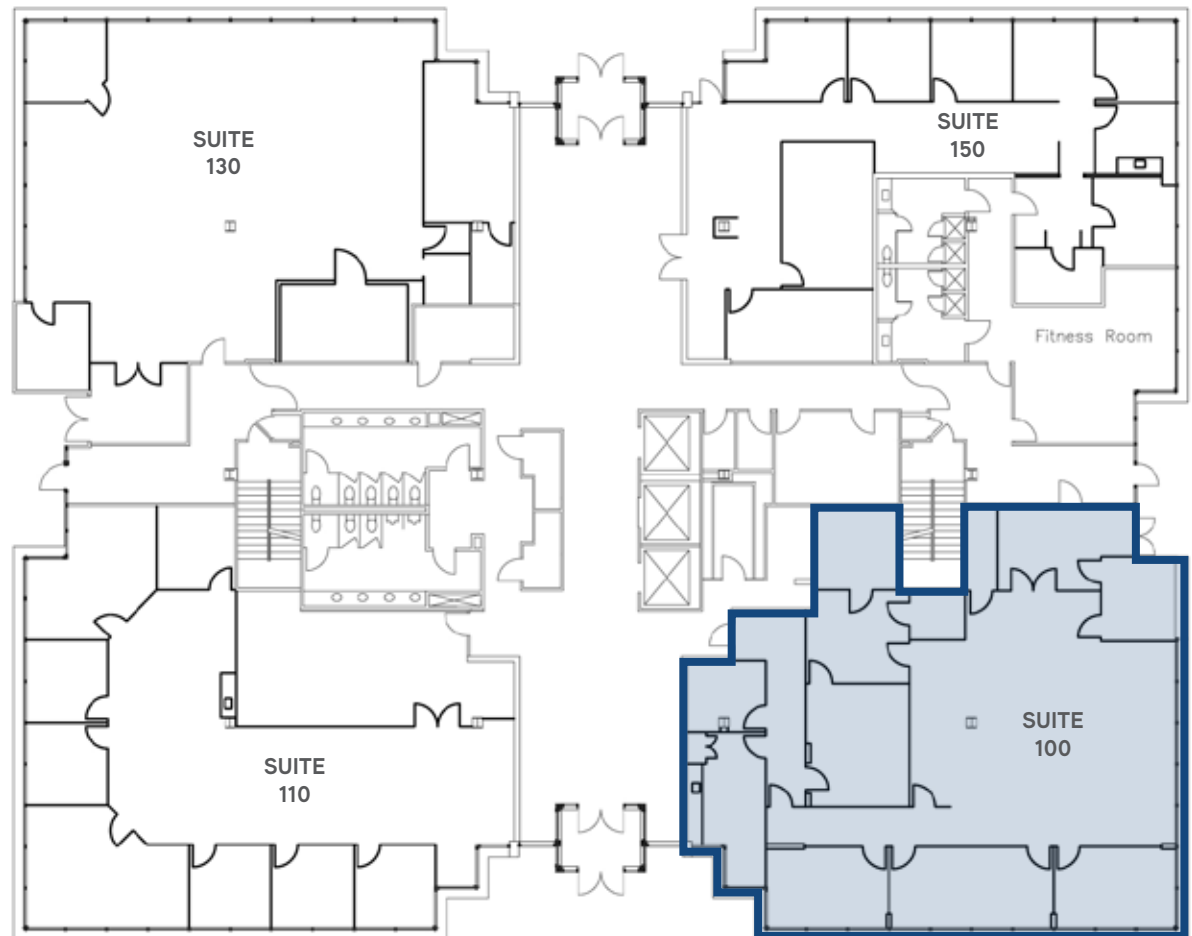


First Floor








Suite 100 ±3,737 SF

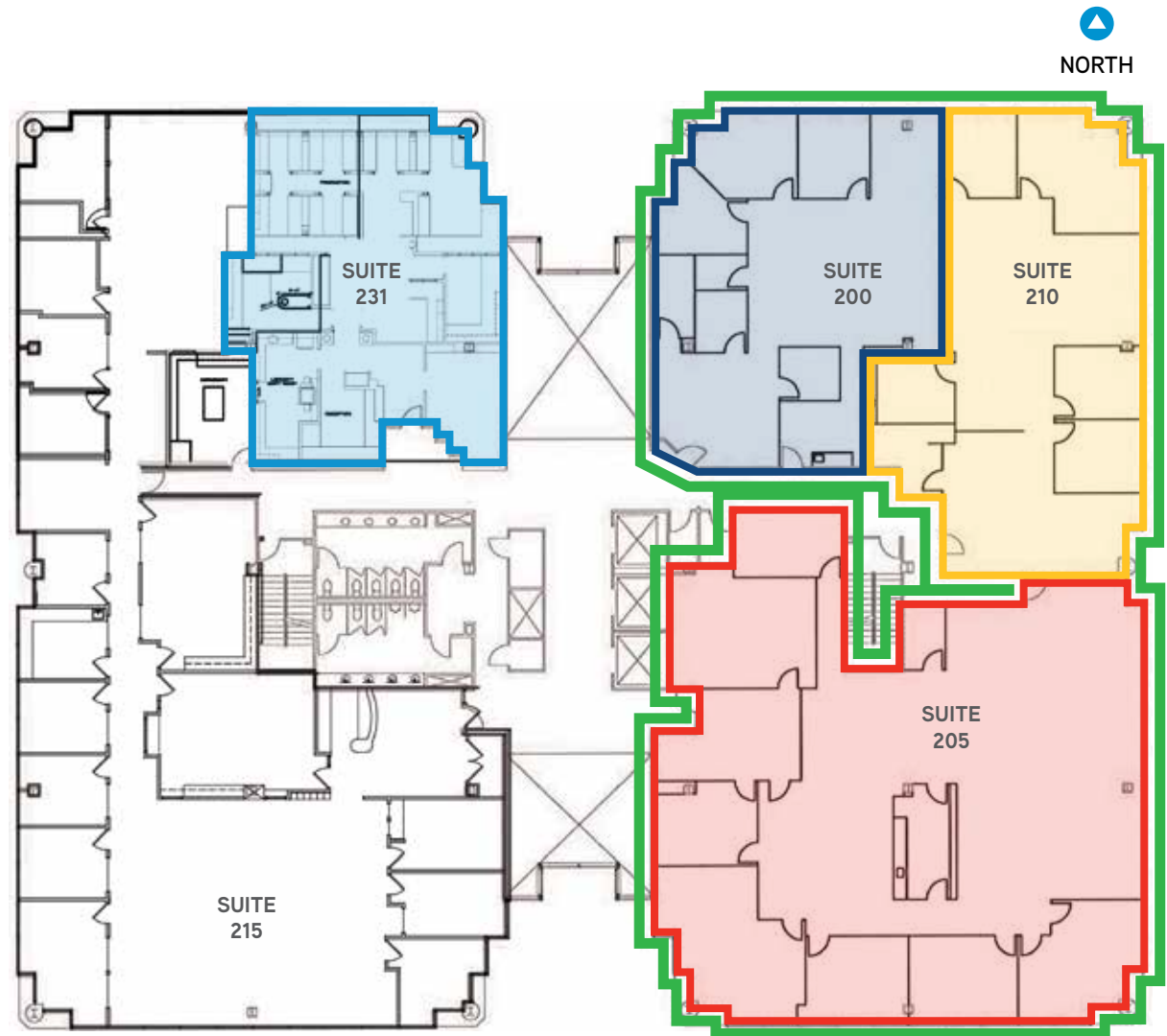
Turn-key bank branch available for lease. Ready for immediate occupancy. Layout includes teller line, cubicle spaces, offices with glass, staff break room, former vault area and possible ATM location.



Second Floor





Can accommodate 2,413 SF up to 10,856 SF

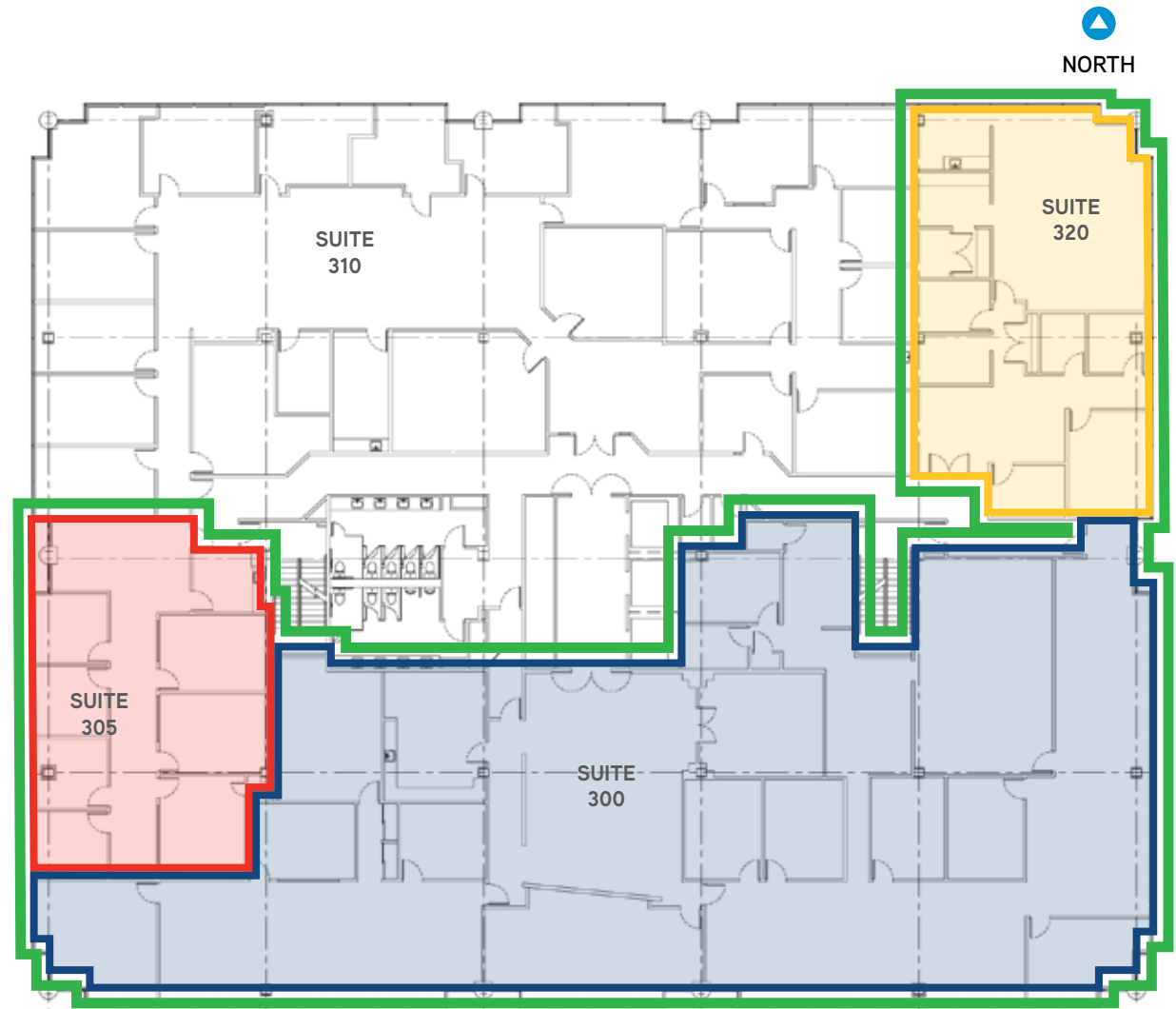
-  Suite 200 ±2,413 SF
-  Suite 205 ±5,751 SF – **Market Ready!**
Suite is in market ready condition with new carpet and paint – Ready for move-in!
-  Suite 210 ±2,692 SF
-  Suites 200, 205 & 210 – Can be combined for up to 10,856 square feet.
-  Suite 231 ±2,637 SF



Third Floor




Can accommodate 2,192 SF up to 14,979 SF

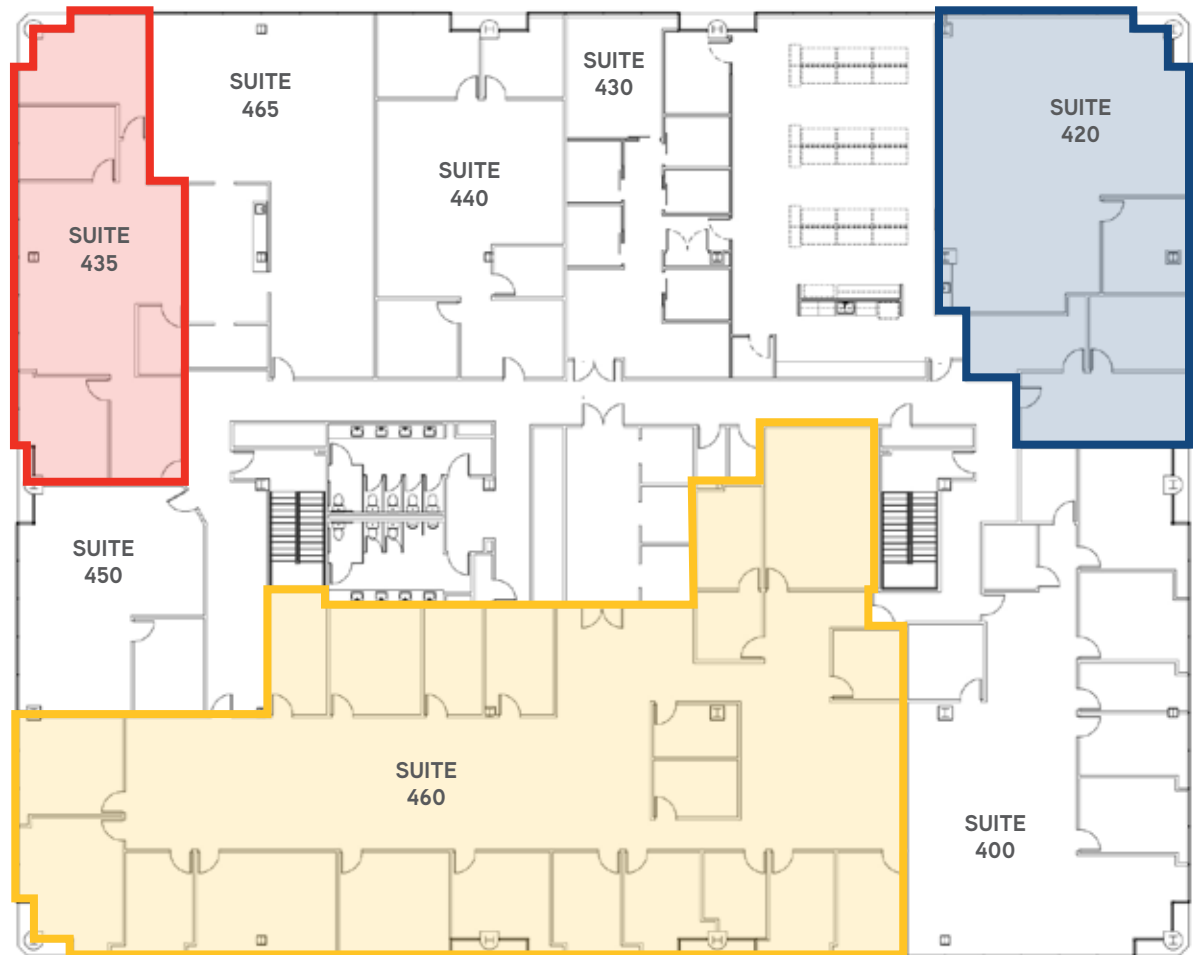
-  Suite 300 ±10,255 SF
Suite offers a beautiful lobby and reception area.
-  Suite 305 ±2,192 SF
-  Suite 320 ±2,532 SF
-  Suites 300, 305 & 320 can be combined for a total of 14,979 square feet.



Fourth Floor



-  Suite 420 ±2,584 SF
-  Suite 435 ±1,746 SF
-  Suite 460 – ±8,076 SF – **Market Ready!**
Ready to occupy suite that includes numerous private offices.

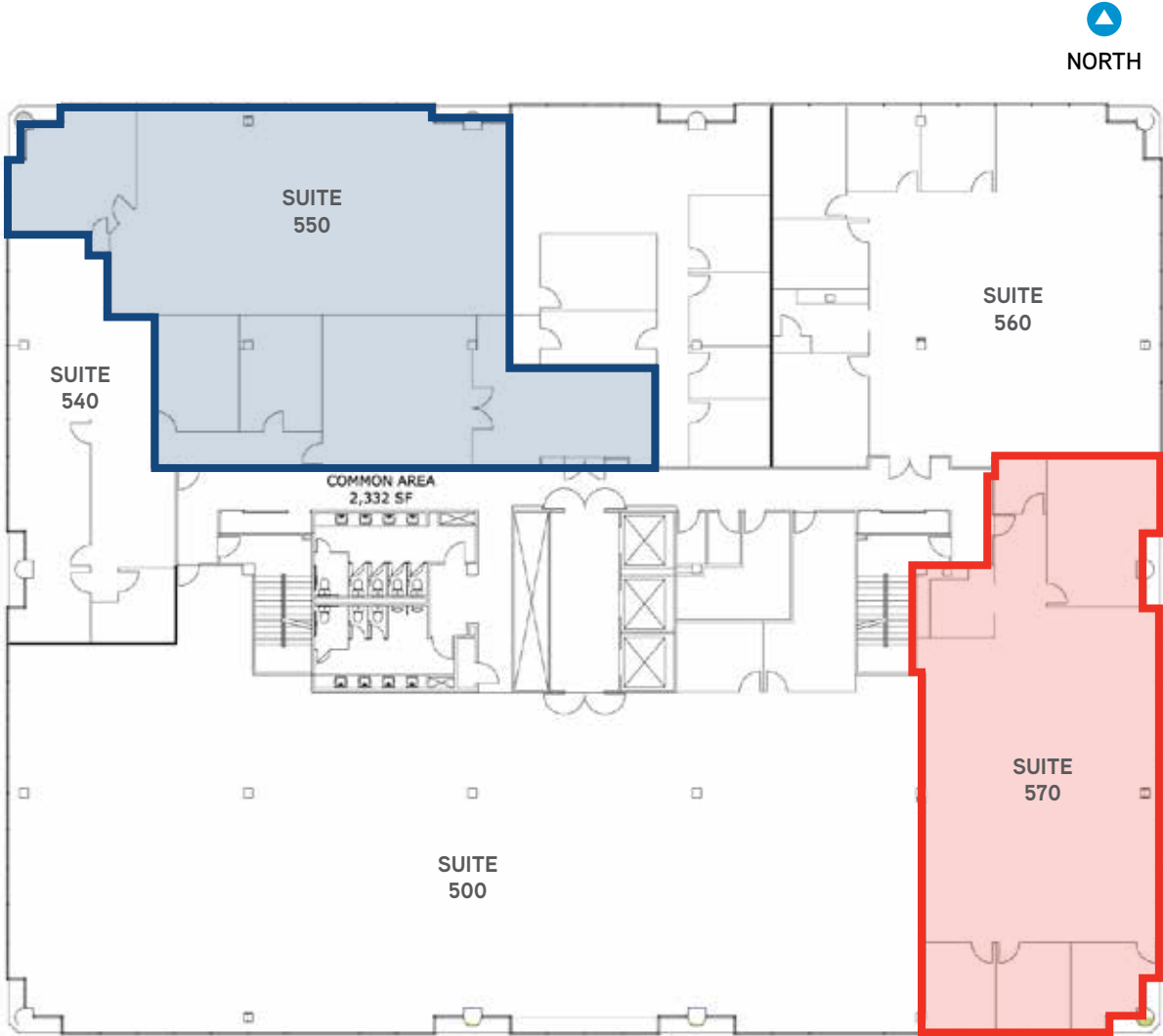


Fifth Floor

- Suite 550 ±4,163 SF
- Suite 570 ±3,247 SF



SUITE 550





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