



Office Building With Beautiful Views of the Sierras



FOR LEASE > ISBELL OFFICE SUITES

**639 Isbell Road
Reno, Nevada**

For more information,
please contact:

Reno Office Services

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Lease Rate: \$1.45/SF Full Service

Available Space: Suite 330: 3,122± SF*
Suite 360: 1,654± SF*
***Suites can be combined for a total of 4,776± SF**

Building Features

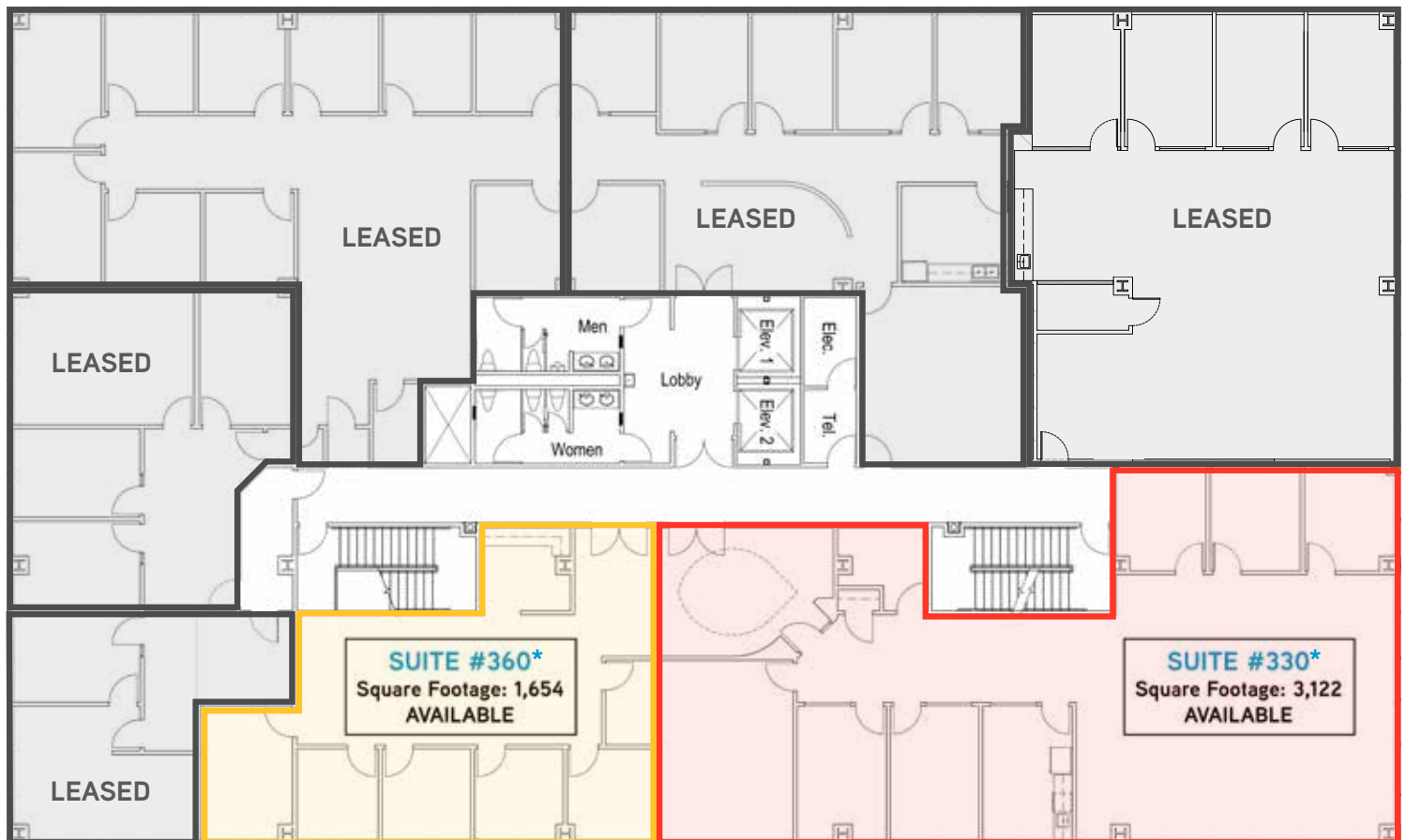
- > 38,456 SF Office building - Built in 1996 and remodeled 2007
- > Three-story, Class A, Office Building in the Central Submarket
- > Four parking spaces per 1,000 SF with ample street parking available
- > Well maintained property with a fresh contemporary look
- > Ideal for professional service firms and back office users
- > 5 minutes from Downtown Reno and The Reno/Tahoe Airport
- > Walking distance from over 10 restaurants
- > Well located in central Reno with easy access to all areas of town and close to many amenities
- > Landlord is willing to provide tenant improvements. All suites are currently built-out and ready
- > Beautiful landscaping in front and back

Suite 330: 3,122± SF

Suite is in move-in ready condition with a mix of private office, kitchen, server room, reception and storage. *Suites 330 and 360 can be combined for a total of 4,776± square feet.

Suite 360: 1,654± SF

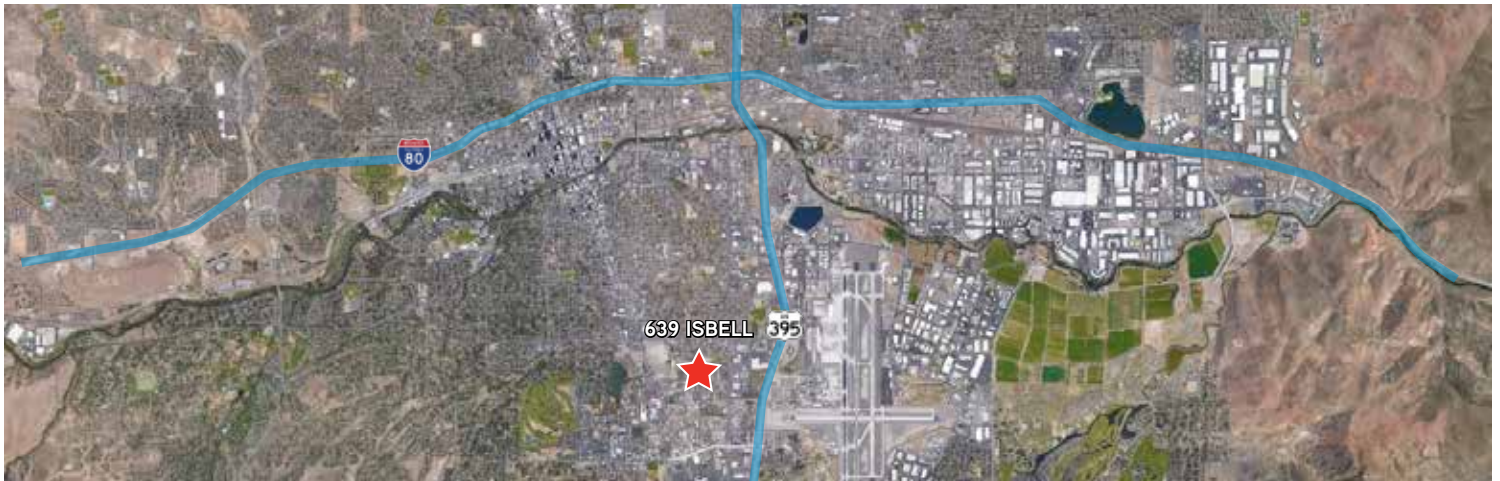
Suite is in move-in ready condition with four offices, conference, IT/storage and work area. *Suites 330 and 360 can be combined for a total of 4,776± square feet.



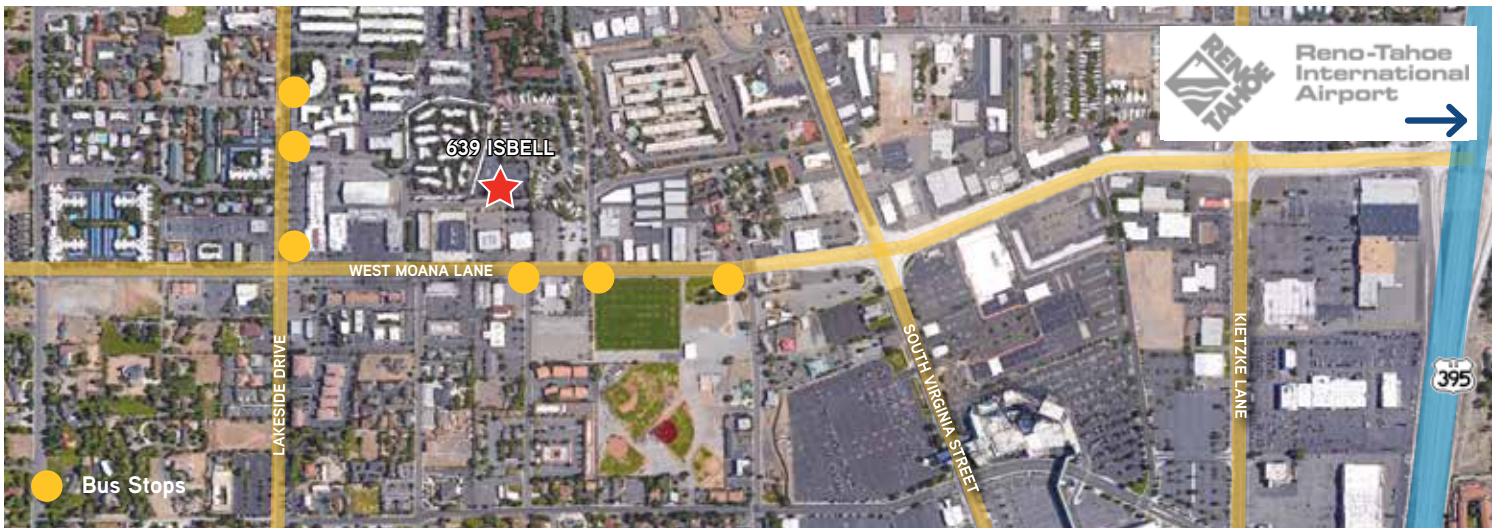
Property Description

Isbell Office Suites offer: outdoor eating area with no traffic noise. Building is conveniently located in close proximity to the following amenities: *Restaurants* - Kinder's Meats, Outback Steakhouse, Palais de Jade, Josef's Vienna Bakery, Deli Towne, Swill Coffee and Wine, Zozo's; *Daycare Centers* - Sunflower preschool, Creative World Children's Academy, Carousel Kids Learning Center; *Hotels & Casinos* - The Peppermill, Atlantis Casino Resort, and other business - Moana Nursery, Ben's Fine Wine and Spirits, Shell Gas Station, Farmers Insurance; *recreational*, Virginia Lake Park

Regional Aerial



Local Aerial With Bus Stops Shown



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