



**FOR SALE > SALE LEASE BACK  
OFFICE INVESTMENT >  
\$1,547,280.00 | 4,298 SF**

**Single Tenant Office Building  
9130 Double Diamond Parkway,  
Reno, NV 89521**

**Located in The Villaggio at South  
Meadows Professional Office Park**



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# INVESTMENT OVERVIEW

**Building Comments:** Single-story, free-standing, office building located in the Villaggio Office Park near the corner of Double Diamond Parkway and South Meadows Parkway. Located near the new Southeast Connector, a main thoroughfare connecting Sparks, NV and South Reno. Department of Motor Vehicles under construction directly to the West. Villaggio Office Park is very well maintained and professionally managed.

**Sale Notes:** Colliers International is pleased to present 9130 Double Diamond Parkway for sale. The current occupant, GBC NV LLC, will do a 5 year sale lease back. The first year NOI is \$91,289.52 and there are 2.5% increases in base rent. The sale price reflects a 5.9% cap rate. GBC Global Investments, Inc. is a private holding company that has had businesses in California for over 60 years and Nevada for over 15 years. GBC Global Investments manages the Real estate, business development and operations of the different companies.



Purchase Price: \$1,547,280.00 | \$360.00 PSF



Cap Rate: 5.9%



First Year Net Operating Income: \$91,289.52



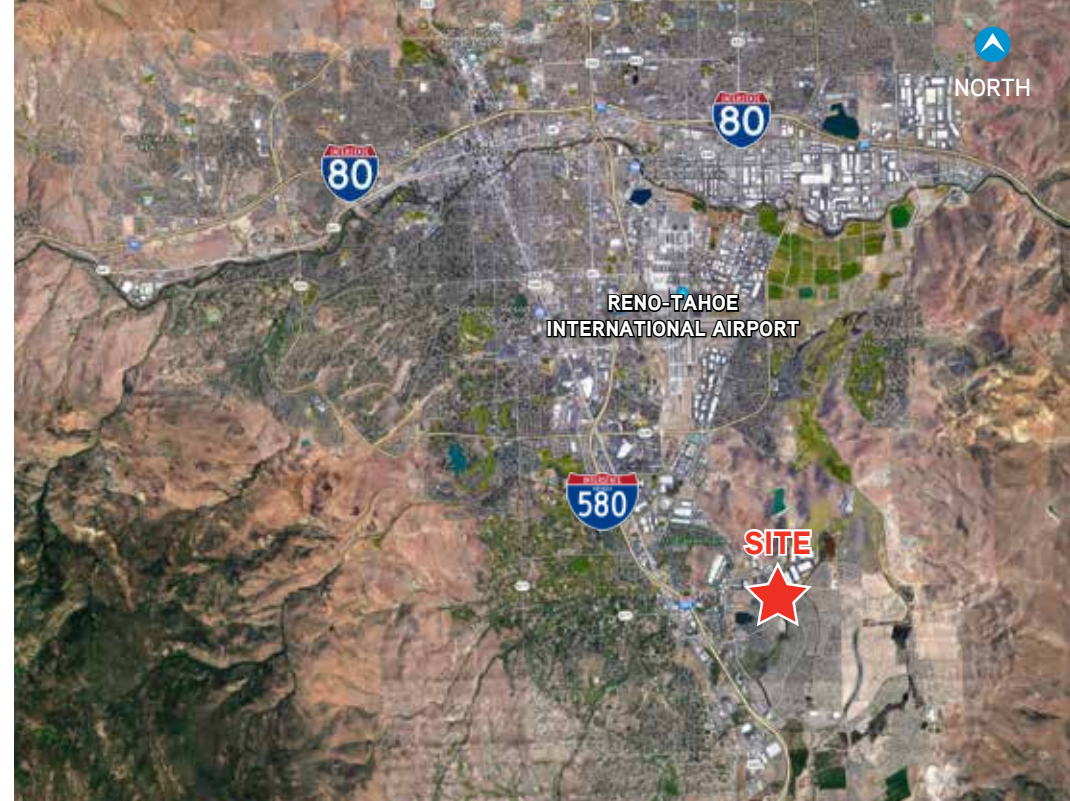
Located in the Villaggio Office Park near the corner of Double Diamond Parkway and South Meadows Parkway



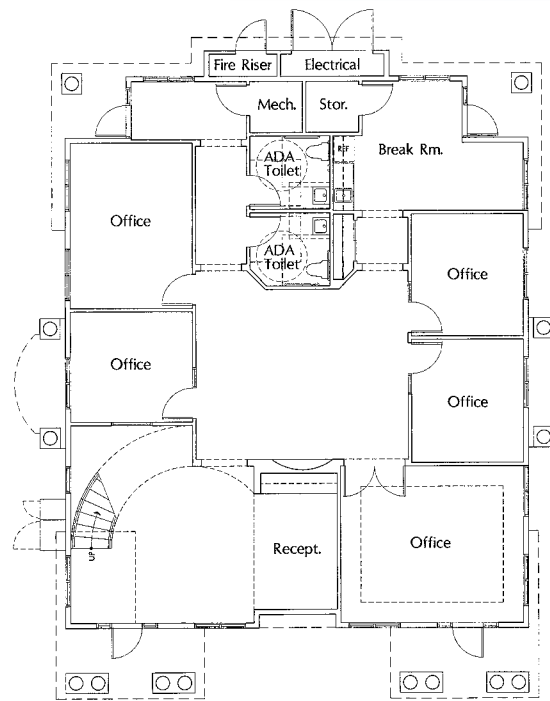
Annual increases in the base rent by 2.5%



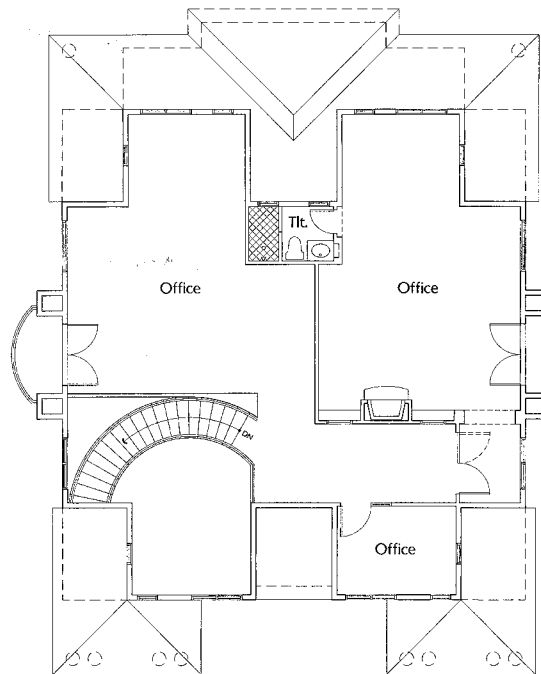
Current lease with GBC NV LLC for 5 years (sale lease back)



# FLOOR PLAN



FIRST FLOOR



SECOND FLOOR

## TENANT LEASE DETAILS

### SQUARE FOOTAGE

4,298 Square Foot Free-Standing Building,  
Two Stories

### TENANT

GBC NV LLC

### LEASE TERMS

Tenant will do a 5 year sale lease back

### RENT INCREASES

2.5% Per Year

### LEASE TYPE

NNN



# AREA OVERVIEW



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.