



# 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**

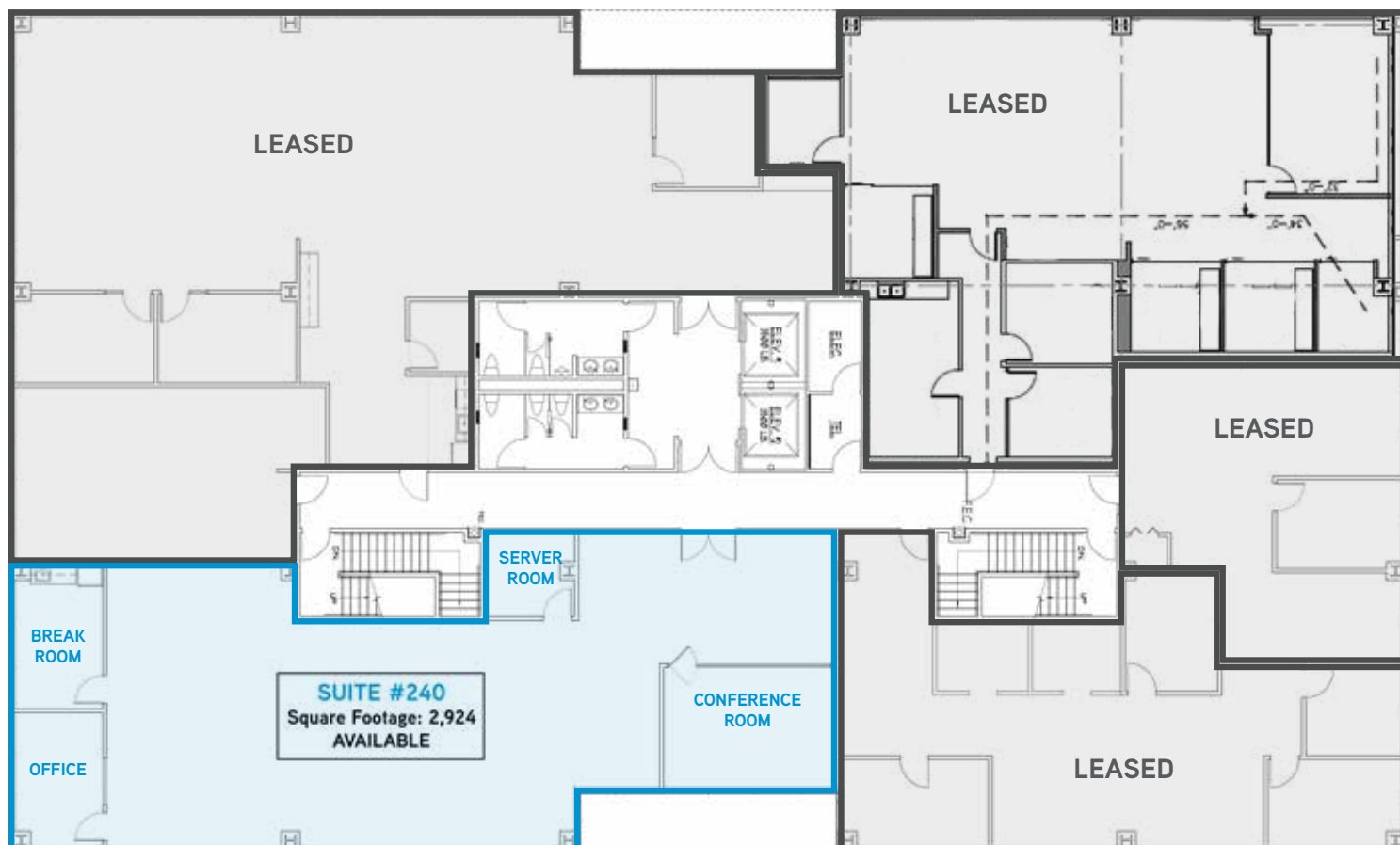
**Available Space:** Suite 240: 2,924± SF  
Suite 320: 2,262± SF\*  
Suite 330: 1,500± SF – 5,384± SF\*  
Suite 360: 1,654± SF\* (Available 8/31/18)  
\*Suites can be combined for a total of 9,300± SF

### 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 240: 2,924± SF

Mostly open with conference room, private office, break room, server room and bull pen. Additional offices can be added as needed. Outstanding views from ample window line.



## Suite 320: 2,262± SF

Layout includes four private offices, break room, storage and open bull pen. Great window line provides outstanding natural light. Can be combined with suite 330 for a total of 5,384± SF.

## Suite 330: 1,500± SF – 5,384± SF

Suite is in move-in ready condition with a mix of private office, kitchen, server room, reception and storage. Suite can be demised to 1,500 square feet or can be combined with suite 320 for a total of 5,384 square feet. Can be combined with suite 320 for a total of 5,384± SF.

## Suite 360: 1,654± SF (Available 8/31/2018)

Suite is in move-in ready condition with four offices, conference, IT/storage and work area. \*Suites 320, 330 and 360 can be combined for a total of 9,300± square feet.

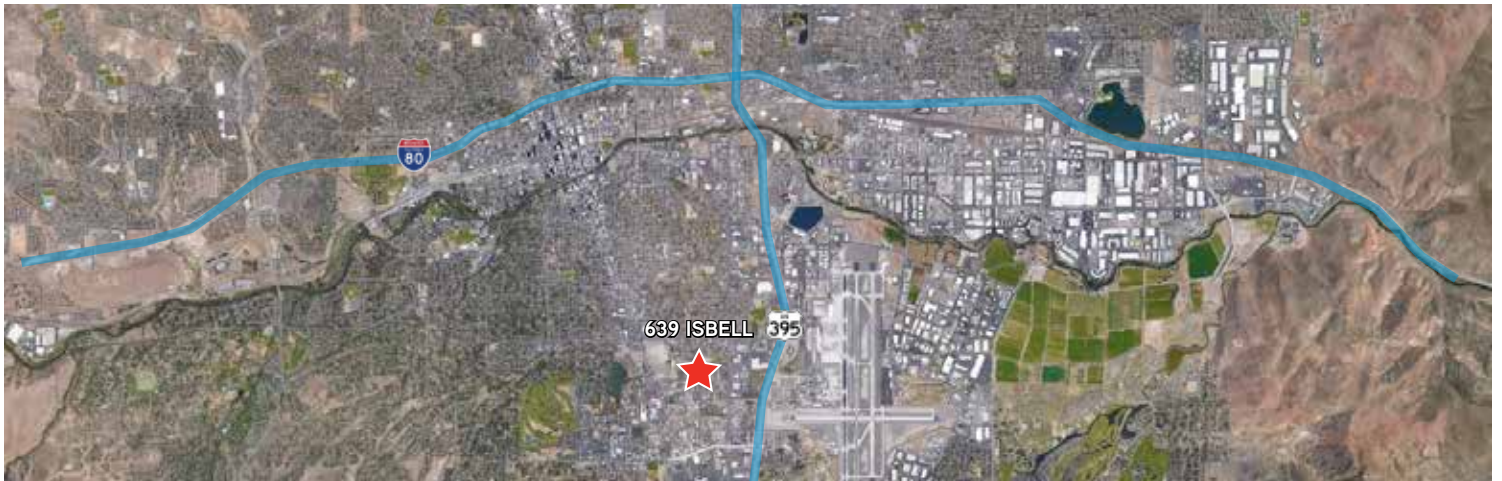




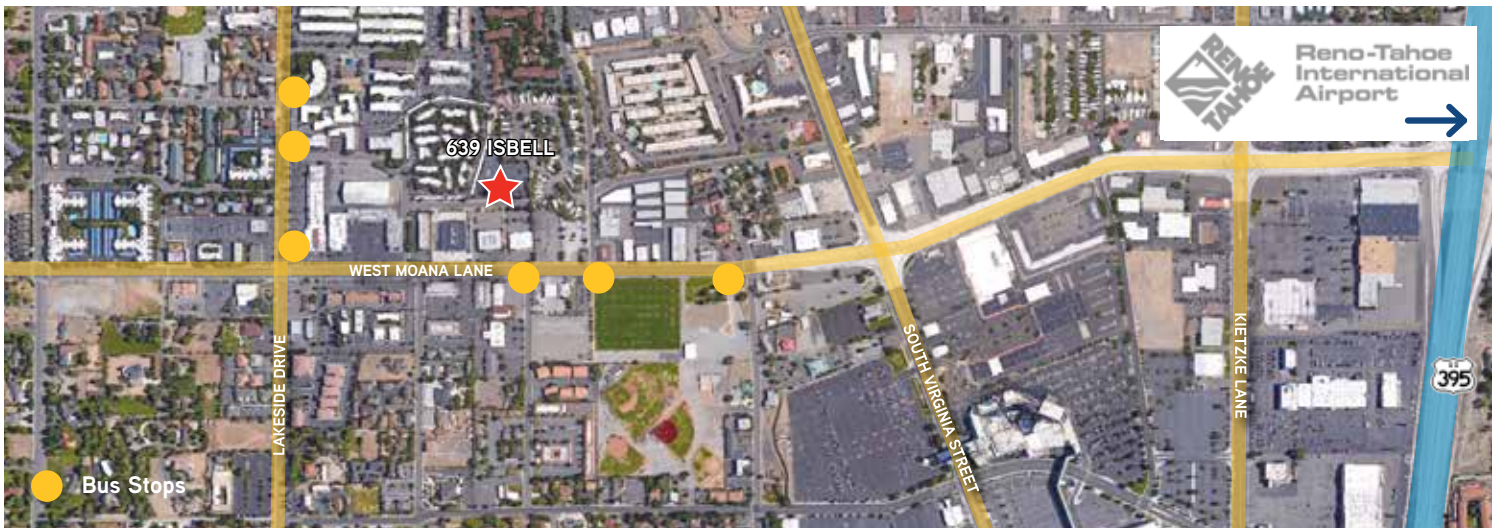
# Property Description

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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