



OFFICE INVESTMENT FOR SALE >
\$1,050,000.00 | 4,836 SF

Single Tenant Office Building
9120 Double Diamond Parkway,
Reno, NV 89521

Located in The Villaggio at South
Meadows Professional Office Park



Colliers International
5520 Kietzke Lane, Suite 300
Reno, Nevada 89511
P: +1 775 823 9666 | F: +1 775 823 4699
www.colliers.com/reno

MELISSA MOLYNEAUX, SIOR, CCIM
Senior Vice President
Executive Managing Director
+1 775 823 4674 DIRECT
+1 775 762 7990 CELL
Melissa.Molyneaux@colliers.com

RICHELLE DAVES
Associate
+1 775 823 4672 DIRECT
+1 415 290 0995 CELL
Richelle.Daves@colliers.com



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 offer 9120 Double Diamond Parkway for sale. The property is ideal for an investor. The building is currently generating \$71,448 of NOI per year. The single story building is leased to a single tenant, Laughlin, a firm specializing in business incorporation and LLC formation. The lease expires 3-31-2021. There are annual increases in the base rent with the next 3% increase occurring April of 2020. Tenant pays all utilities and janitorial. The Tenant has no option to renew allowing the owner to negotiate the renewal terms. Tenant has occupied the building since 2012.



Purchase Price: \$1,050,000.00 | \$217.12 PSF



Cap Rate: 6.8%



Estimated Net Operating Income: \$71,448.00



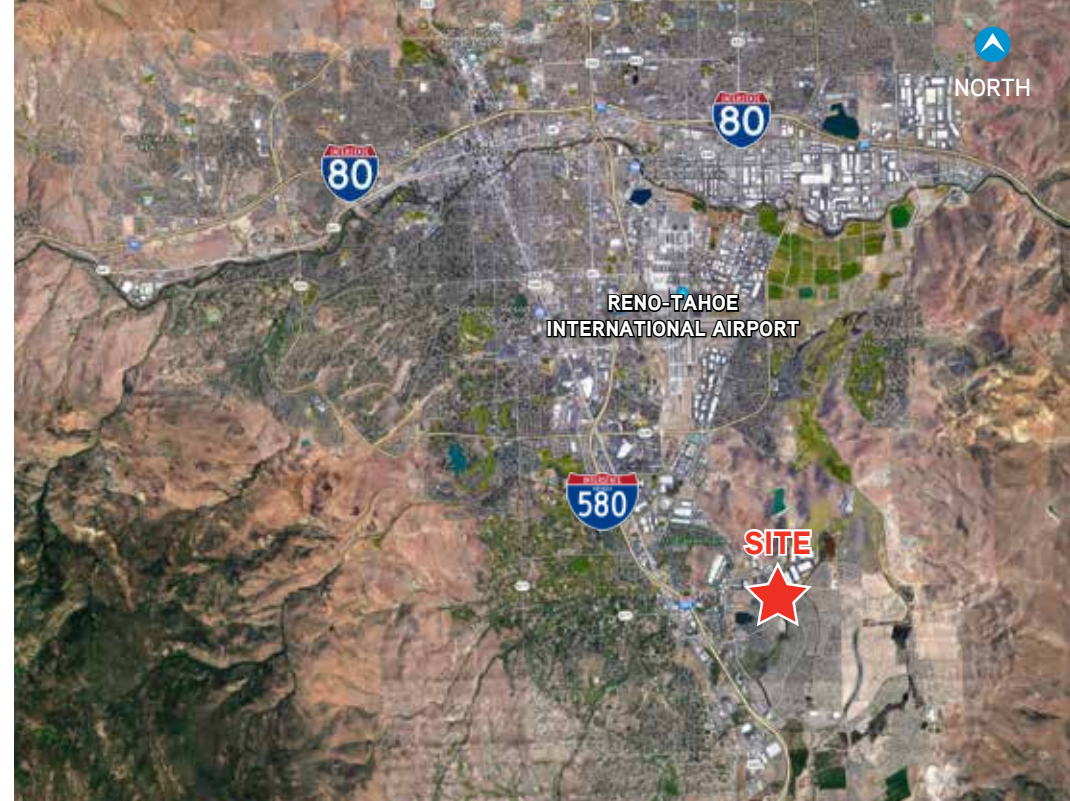
Located in the Villaggio Office Park near the corner of Double Diamond Parkway and South Meadows Parkway



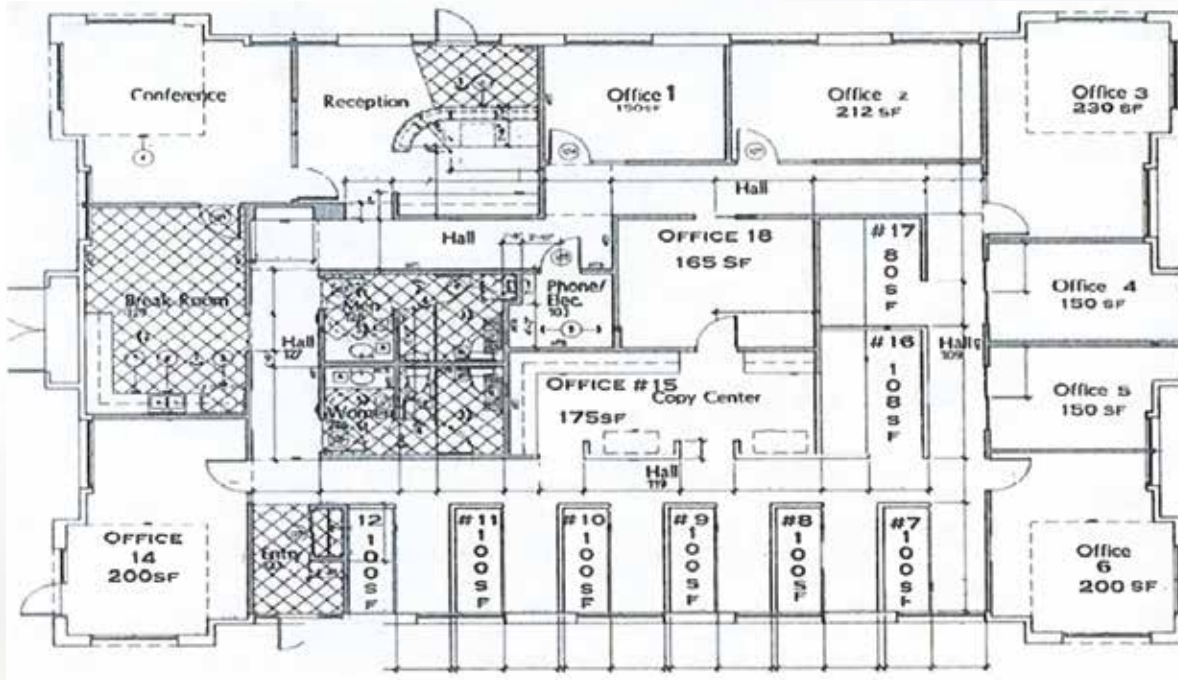
Annual increases in the base rent with the next 3% occurring April of 2020



Tenant has occupied the building since 2012



FLOOR PLAN



Laughlin has been an advocate for entrepreneurs for over 40 years; a pioneer in the incorporation industry. Laughlin prides itself on the long term relationships we have with our clients. They work closely with their clients to help them start, grow and profit from their businesses while assisting them in fulfilling their dreams.

Laughlin was originally started in 1971 by Harley Laughlin, an independent truck driver who had a vision to provide entrepreneurs with the same resources and benefits as big business.

TENANT LEASE DETAILS

SQUARE FOOTAGE	4,836 Square Foot Free-Standing Building, Single Level
TENANT	Laughlin (Business Incorporation and LLC Formation)
LEASE EXPIRATION DATE	3-31-2021
RENT INCREASES	3% Per Year
LEASE TYPE	Modified Gross - Tenant has no option to renew Tenant pays all utilities and janitorial

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.