

# For Lease

## 8545 Double R Blvd, Suite 101

### Reno, Nevada 89511

±2,722 Square Feet Flex Suite Available  
(±2,040 SF Office / ±682 SF Warehouse)



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Located in the heart of South Meadows within the professionally managed association Double R Commerce Center.

## Property Features

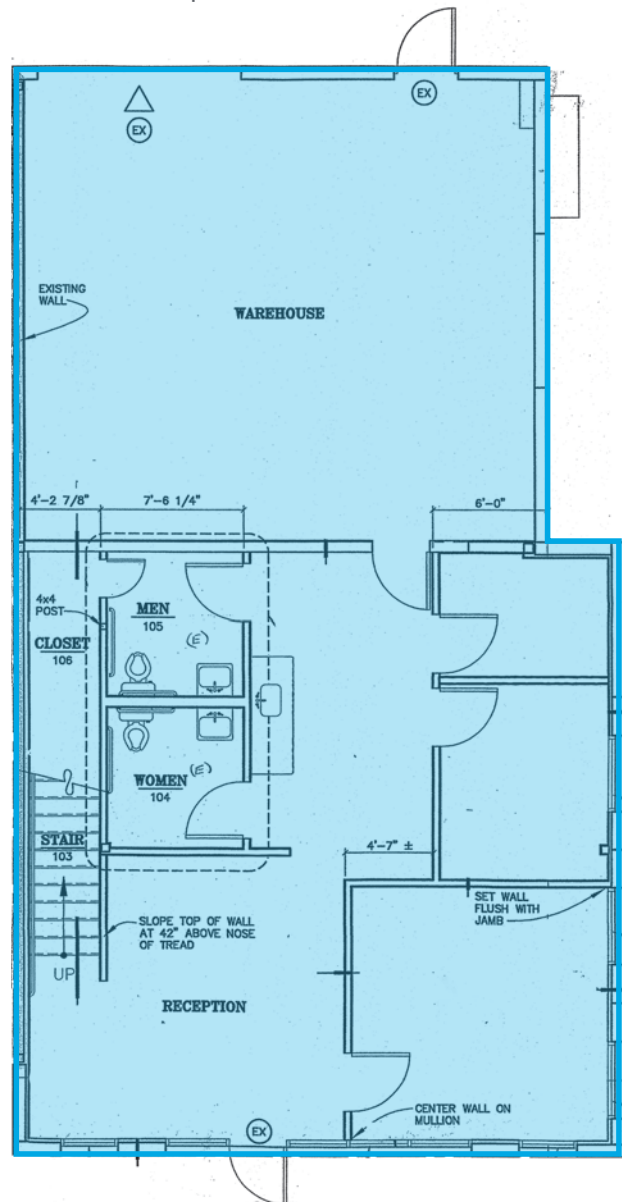
- **±2,722 SF Flex Unit Space Available**
- Office: ±2,040 SF total
- Warehouse: ±682 SF total
- 8 parking spaces
- One grade level, drive in door
- Class A flex building
- Surrounded by labor and service
- Good visibility/exposure off Double R Boulevard
- Quality improvements
- Some furnishings may be available
- Lease Rate: Call for pricing



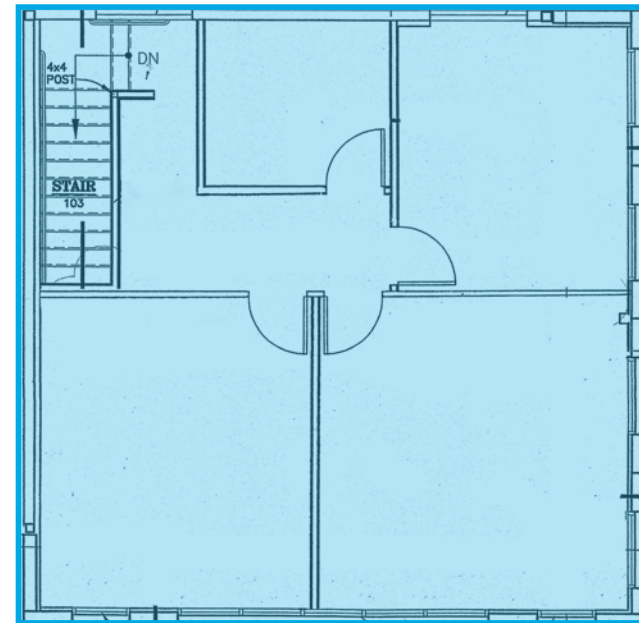
# Floor Plans

## Suite 101 - ±2,722 Square Feet

- Includes two levels
- First Floor: ±1,020 SF of office space and ±682 SF of warehouse space
- Second Floor: ±1,020 SF of office space

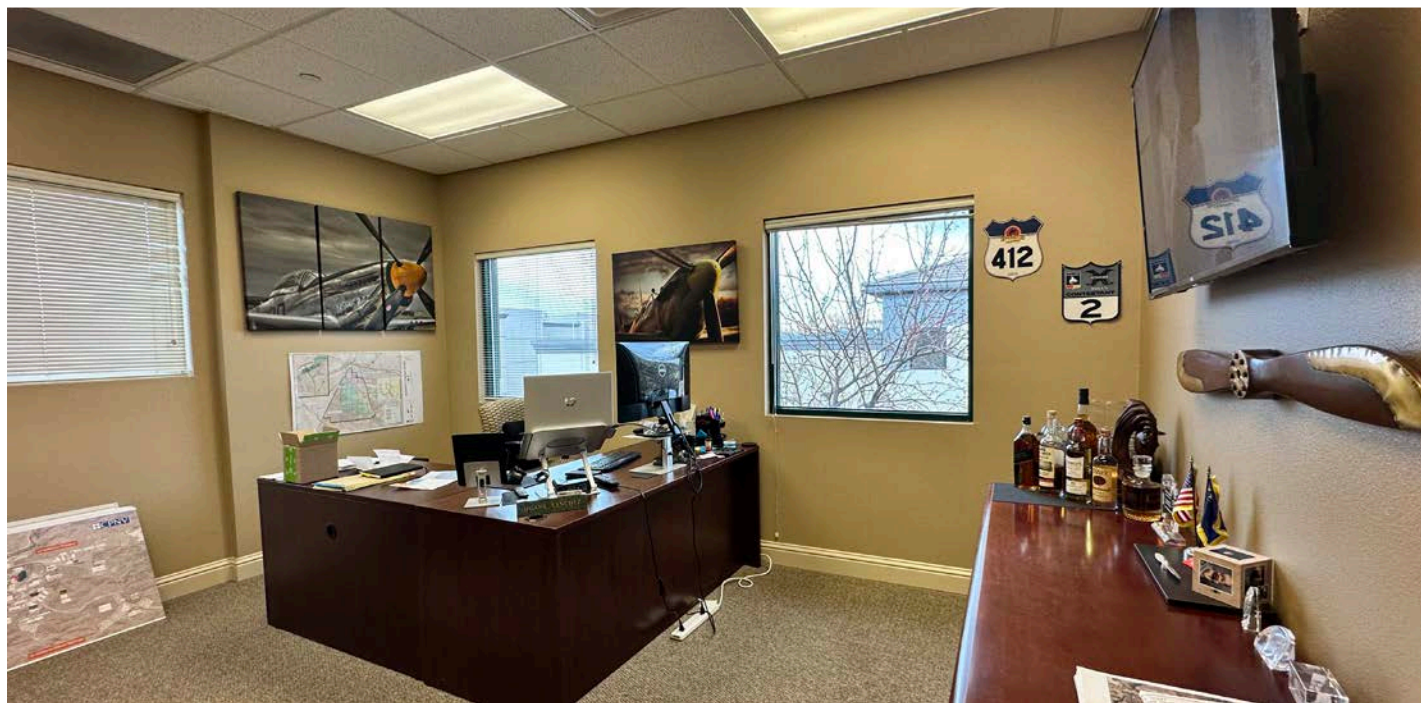


## Suite 101 – Second Level



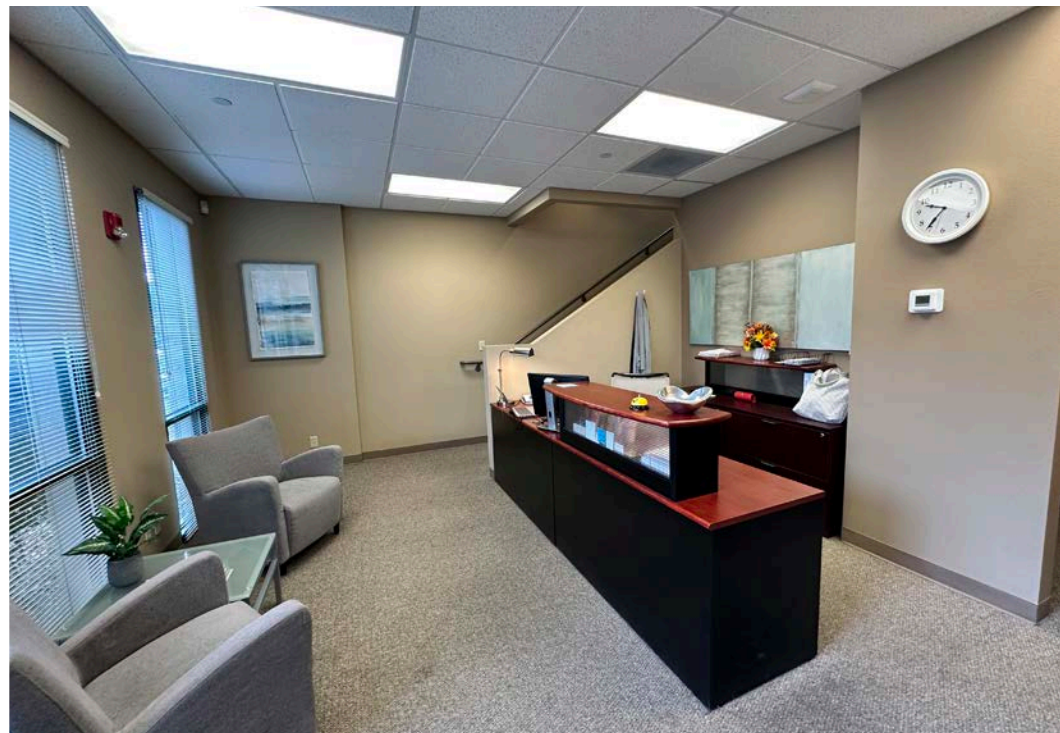
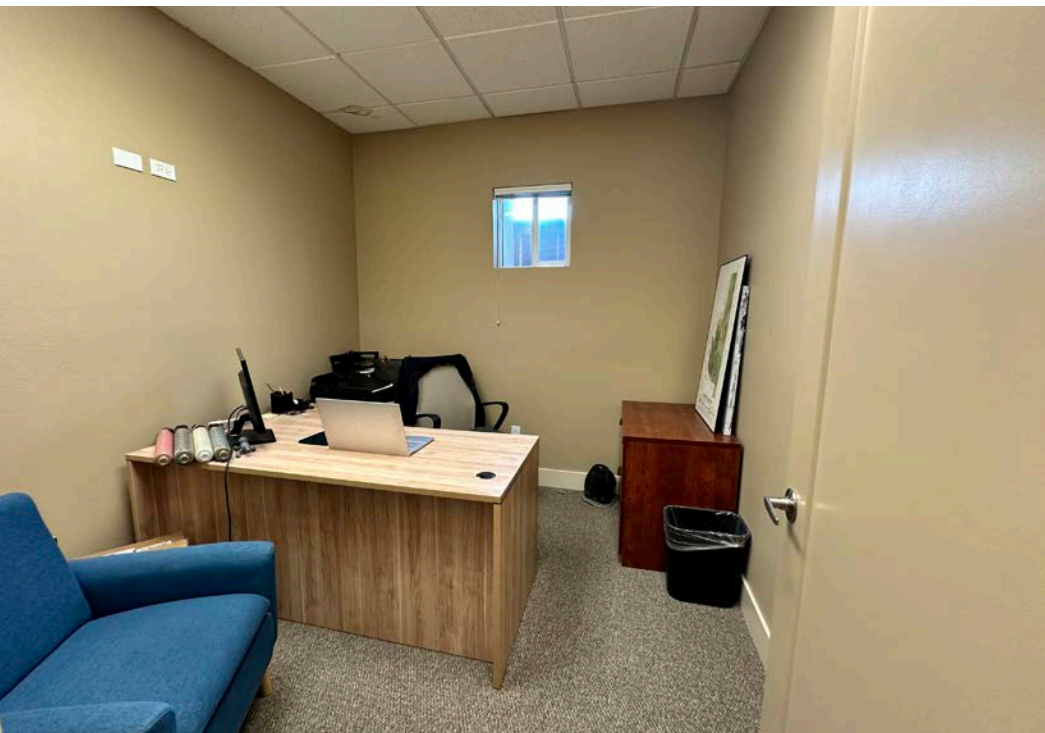


## Additional Property Photos





## Additional Interior Photos





# Why Reno/Sparks

## Economic Market Overview

The Reno/Sparks MSA has evolved over the years and while tourism, gaming, and hospitality are still staples of the local economy, Reno is emerging as a tech hub and pioneer in new technology and clean energy. Apple's \$1.0B data center is continuing to expand and is poised to be powered 100% by renewable energy sources. Tesla's Gigafactory \$10.0B announcement opened the floodgates after Apple's investment in the region, forging the way for Google and Switch to follow. These large announcements were also influenced by the existing presence of Intuit, Microsoft, Amazon, Ebay and others. Recently Redwood Materials, Dragonfly Energy, American Battery Technology, Lithium American, and Webstaurant have entered the market bringing significant employment growth.

**Projected Growth:** The Reno airport's catchment area has a population of 1.5M as of 2022 per the Reno-Tahoe Airport Authority. According to the Economic Development Agency of Western Nevada (EDAWN), since Tesla's announcement, actual population and job growth have outpaced initial projections. An additional 9,000 homes per year are needed in the region to keep up with growth.

## How Reno/Sparks Ranks Nationally

**#4** Ranked in Growth Entrepreneurship

**#1** Startup Activity

**#6** Job Growth

**#7** Best Business Tax Climate

**Best** Named America's Best Small City

**Largest** Per-Capita Industrial Space in the Country

**#16** Best Performing Cities

**#4** State for Economic Growth

**Ranked** One of the 12 Best Places to Live

**Top 25** Largest Gen Z Workforce

**#26** Best Cities for Outdoor Activities

**#41** in Entertainment and Recreation

**#4** Amongst America's "Top 10 Leading Metros"

**#9** of 100 Best Places to Live

**#33** Best Places to Live in America

**#39** 2019's Best Large Cities to Start a Business

**#8** State for Energy and Internet Access

**#3** State for Short-Term Fiscal Stability

**#8** State for Overall Economy

**#6** State for Business Environment

## Area Growth Generators





# Location

Colliers

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