

**5% COMMISSION
TO PROCURING BROKER**
(New deals only)

FOR LEASE

**US Bank Centre
5190 Neil Road,
Reno, Nevada 89502**

**Premier Class A Office Building
Located off McCarran Blvd. in
Meadowood Submarket**

Reno Office Services

MELISSA MOLYNEAUX, SIOR, CCIM
SENIOR VICE PRESIDENT
EXECUTIVE MANAGING DIRECTOR
DIRECT: +1 775 823 4674
CELL: +1 775 762 7990
Meliisa.Molyneaux@colliers.com



Colliers International
100 W. Liberty St., Suite 740
Reno, Nevada 89501
P: +1 775 823 9666 | F: +1 775 823 4699
www.colliers.com/reno

charles SCHWAB
BANK

Property Owned
and Managed by
a Partnership of





Building Opportunity

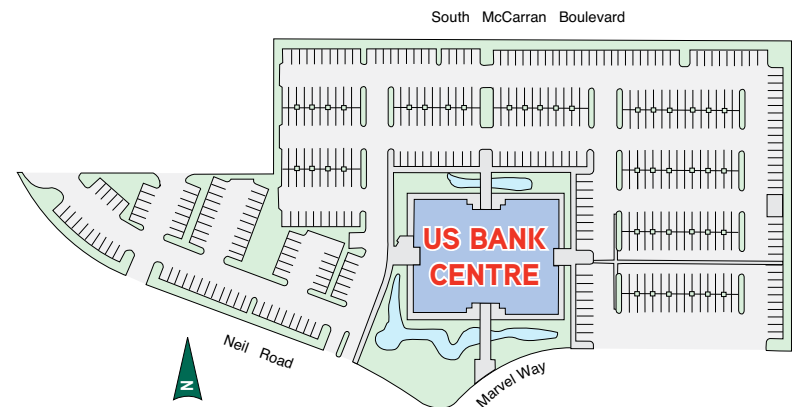
Building can accommodate office units 1,746 SF up to 14,979 SF

Lease Rate

\$1.95/sf/mo Full Service






Building Features

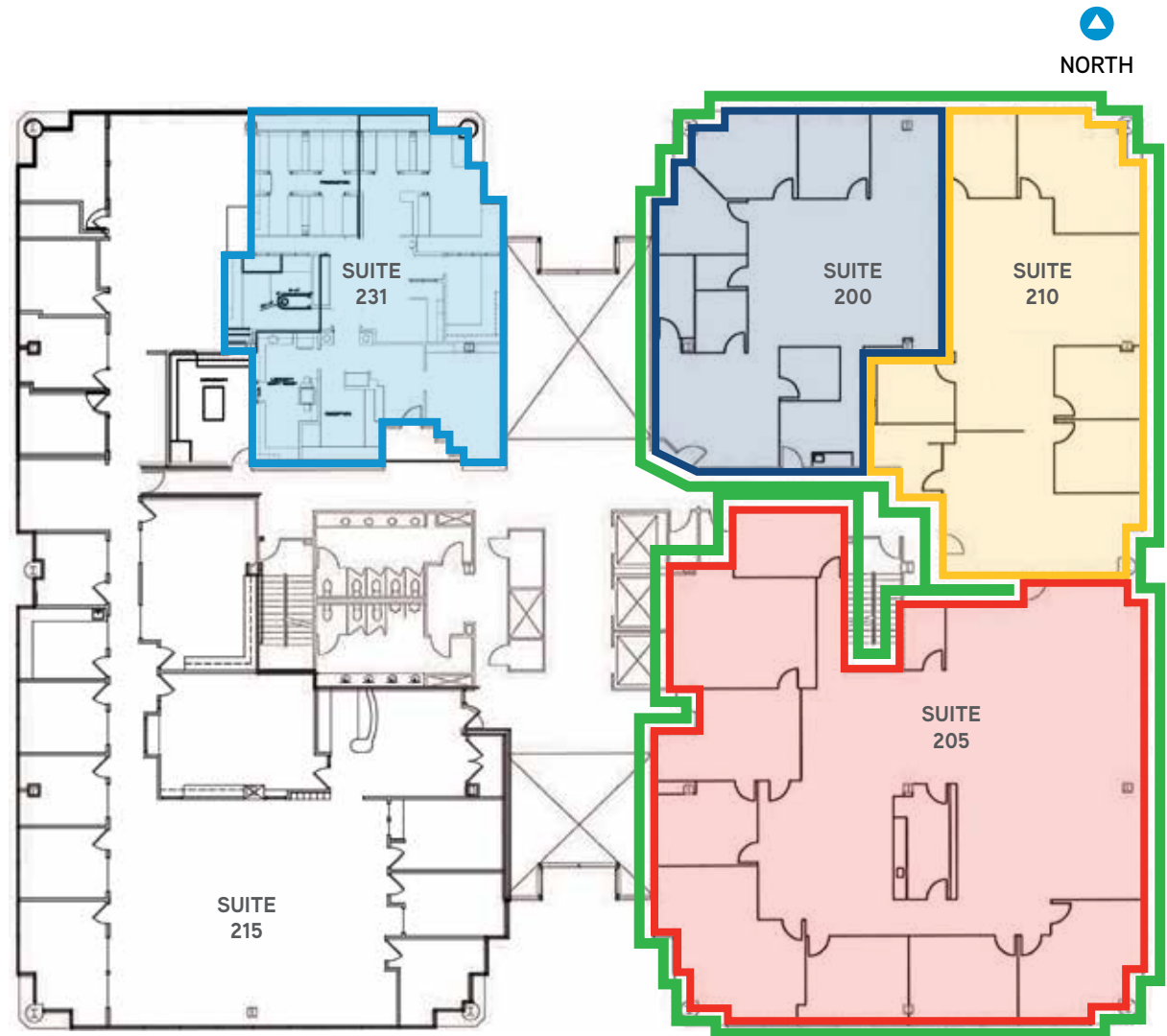
- › Five story building for a total of $\pm 106,463$ SF
- › Located within a major shopping district, directly next to Meadowood Mall and numerous restaurants and other retail locations
- › Interior remodel completed, including the following upgrades:
 - › Lobby and hallways re-done and new lobby furniture purchased
 - › New Life Fitness equipment in the gym
- › Suites have large windows with beautiful views
- › Close proximity to S Virginia St. and McCarran Boulevard with access to US 395
- › Great location with freeway access.
- › Tallest office building outside of Downtown



Second Floor





Can accommodate 2,413 SF up to 10,856 SF

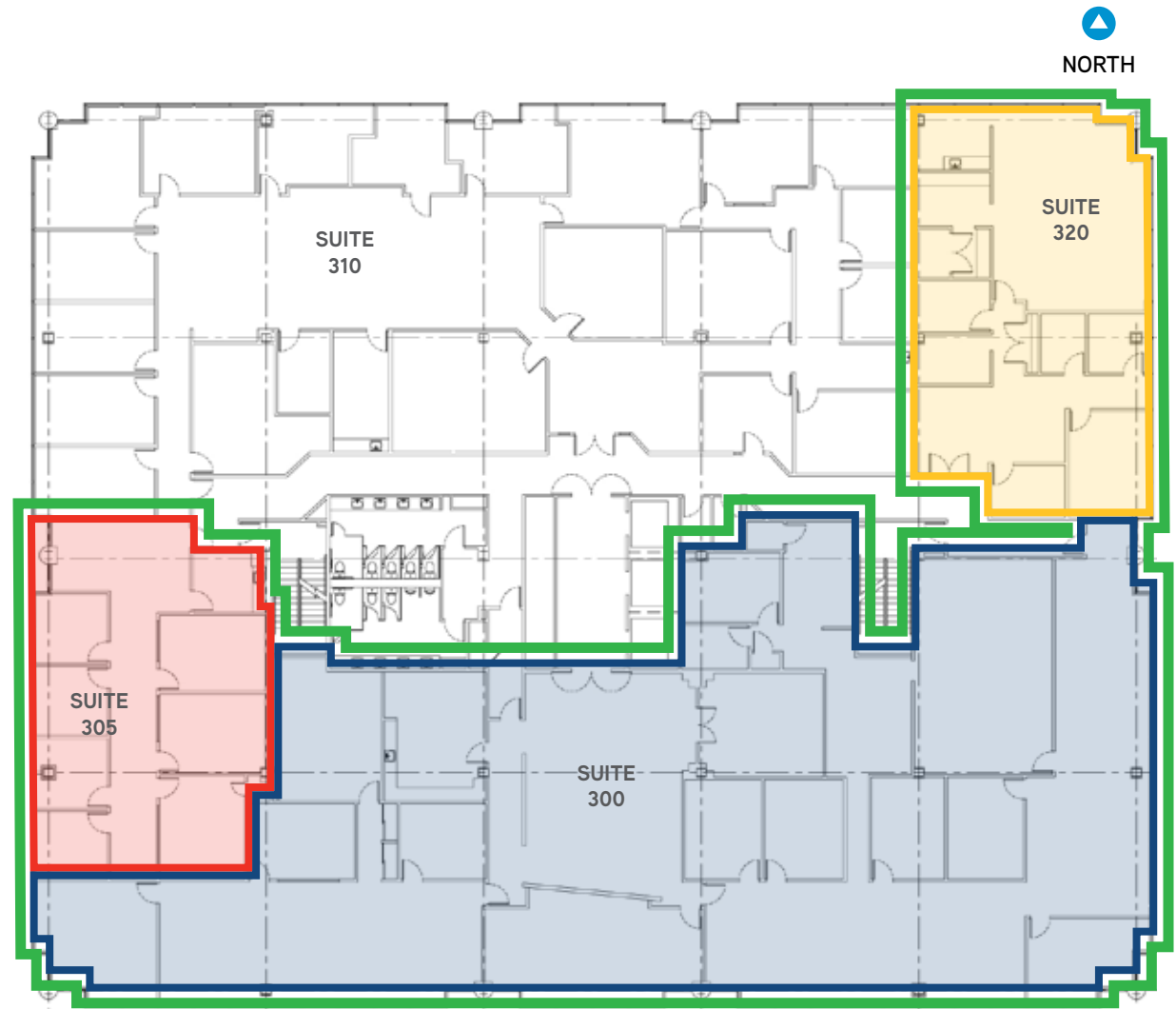
-  Suite 200 ±2,413 SF
-  Suite 205 ±5,751 SF – **Market Ready!**
Suite is in market ready condition with new carpet and paint – Ready for move-in!
-  Suite 210 ±2,692 SF
-  Suites 200, 205 & 210 – Can be combined for up to 10,856 square feet.
-  Suite 231 ±2,637 SF



Third Floor




Can accommodate 2,192 SF up to 14,979 SF

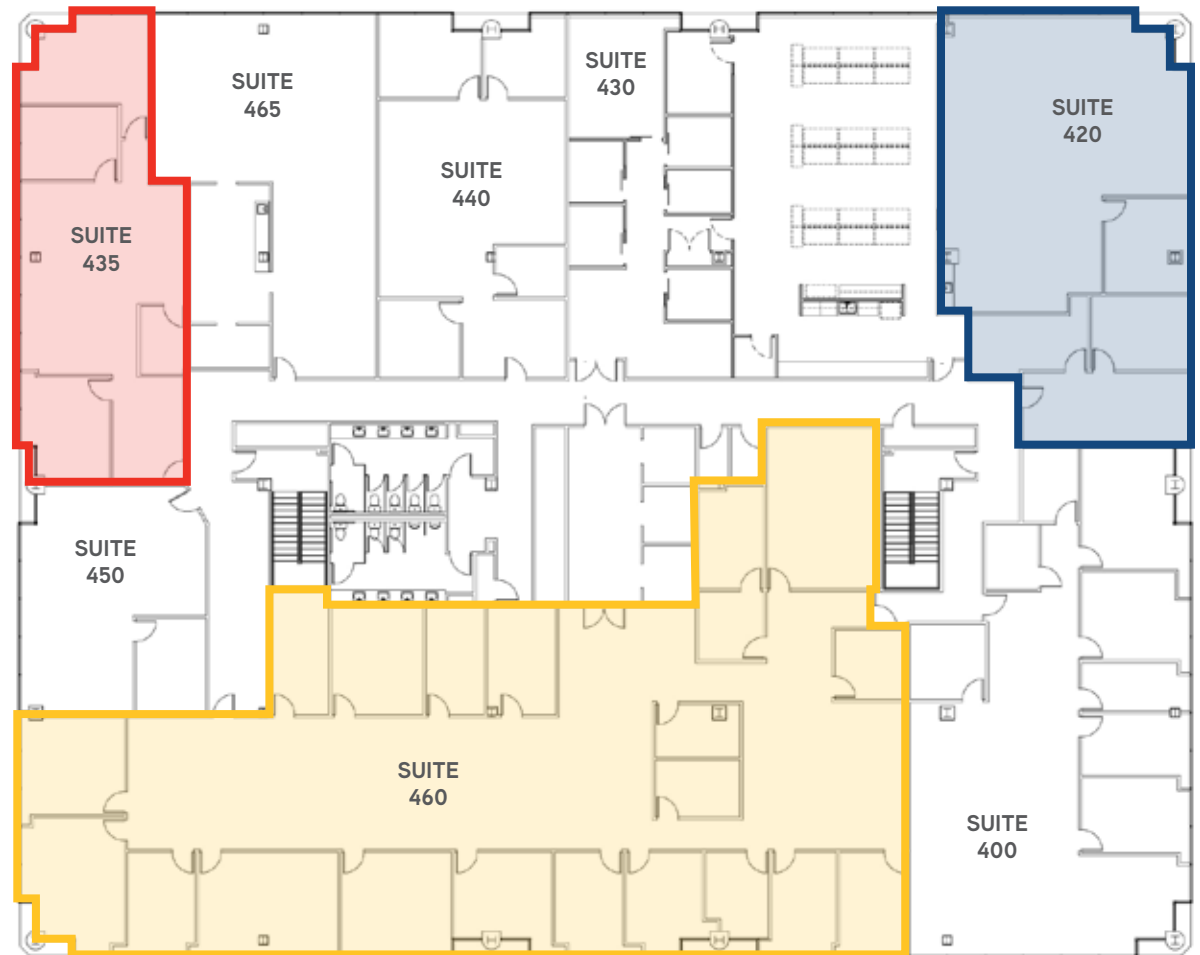
-  Suite 300 ±10,255 SF
Suite offers a beautiful lobby and reception area.
-  Suite 305 ±2,192 SF
-  Suite 320 ±2,532 SF
-  Suites 300, 305 & 320 can be combined for a total of 14,979 square feet.



Fourth Floor



-  Suite 420 ±2,584 SF
-  Suite 435 ±1,746 SF
-  Suite 460 – ±8,076 SF – **Market Ready!**
Ready to occupy suite that includes numerous private offices.

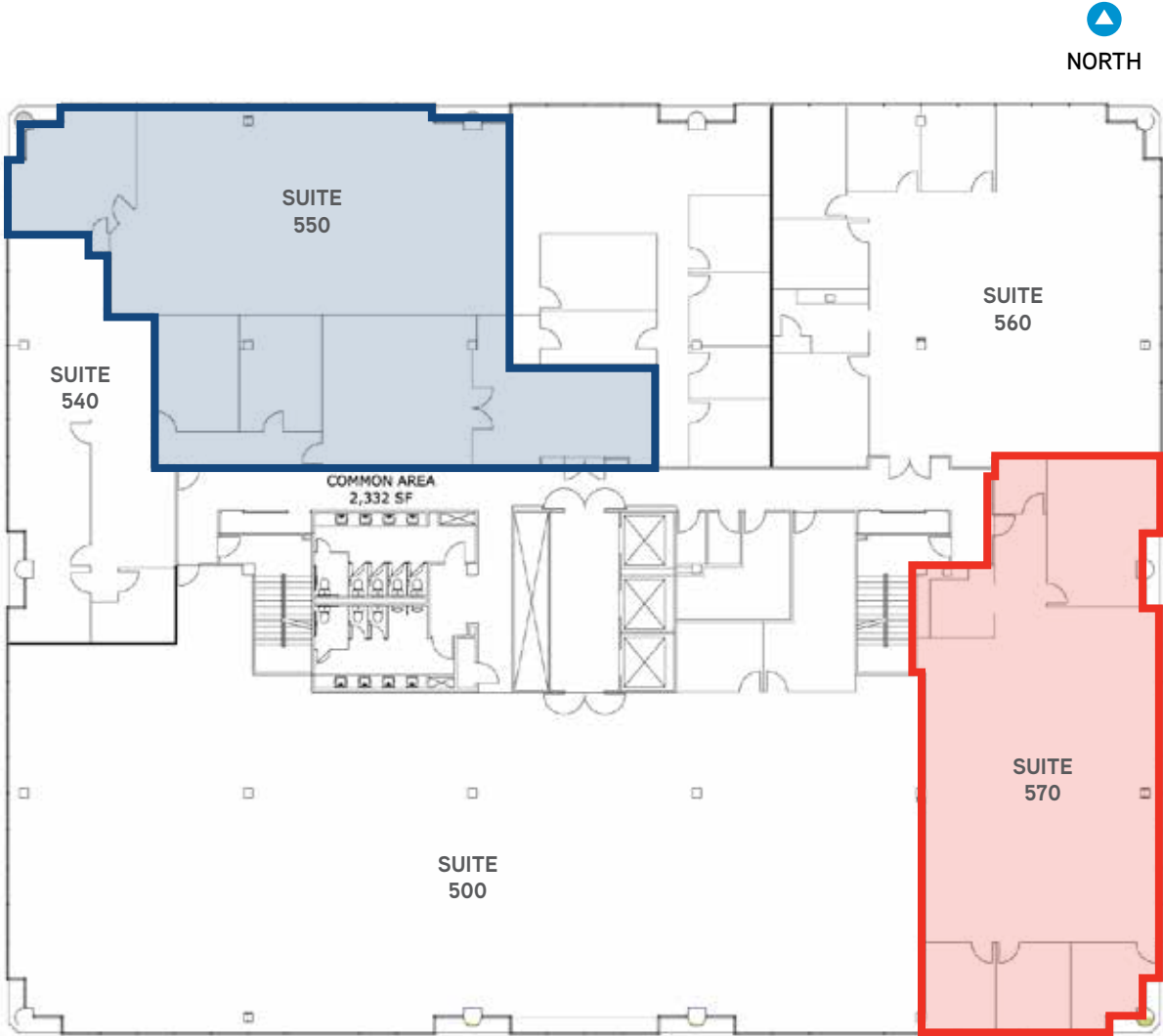


Fifth Floor

- Suite 550 ±4,163 SF
- Suite 570 ±3,247 SF



SUITE 550



NORTH



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Melissa.Molyneaux@colliers.com

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