



**OFFICE INVESTMENT FOR SALE >
\$2,000,000.00 | 7,372 SF**

**Executive Suite Center
100% Occupied with Upside
9190 Double Diamond Parkway,
Reno, NV 89521**

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



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INVESTMENT OVERVIEW


Colliers International is pleased to present the opportunity to acquire South Meadows Executive Suites. A fully occupied 7,372 square foot office building with executive suite and virtual tenants. The property is generating \$118,584 per year. The majority of the tenants are long term, however, have short term leases that allow for flexibility.

Fully occupied 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.

 Purchase Price: \$2,000,000.00 | \$271.30 PSF

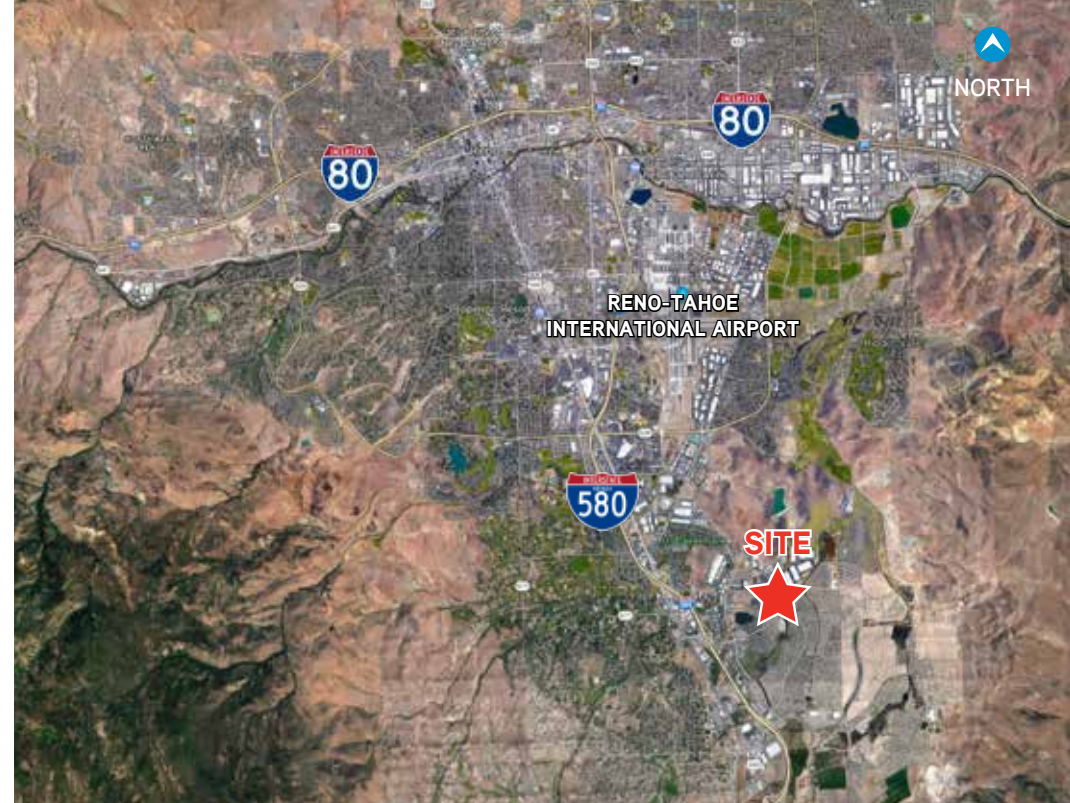
 Sale includes furniture, fixtures, equipment

 The property is generating \$118,584.00 per year

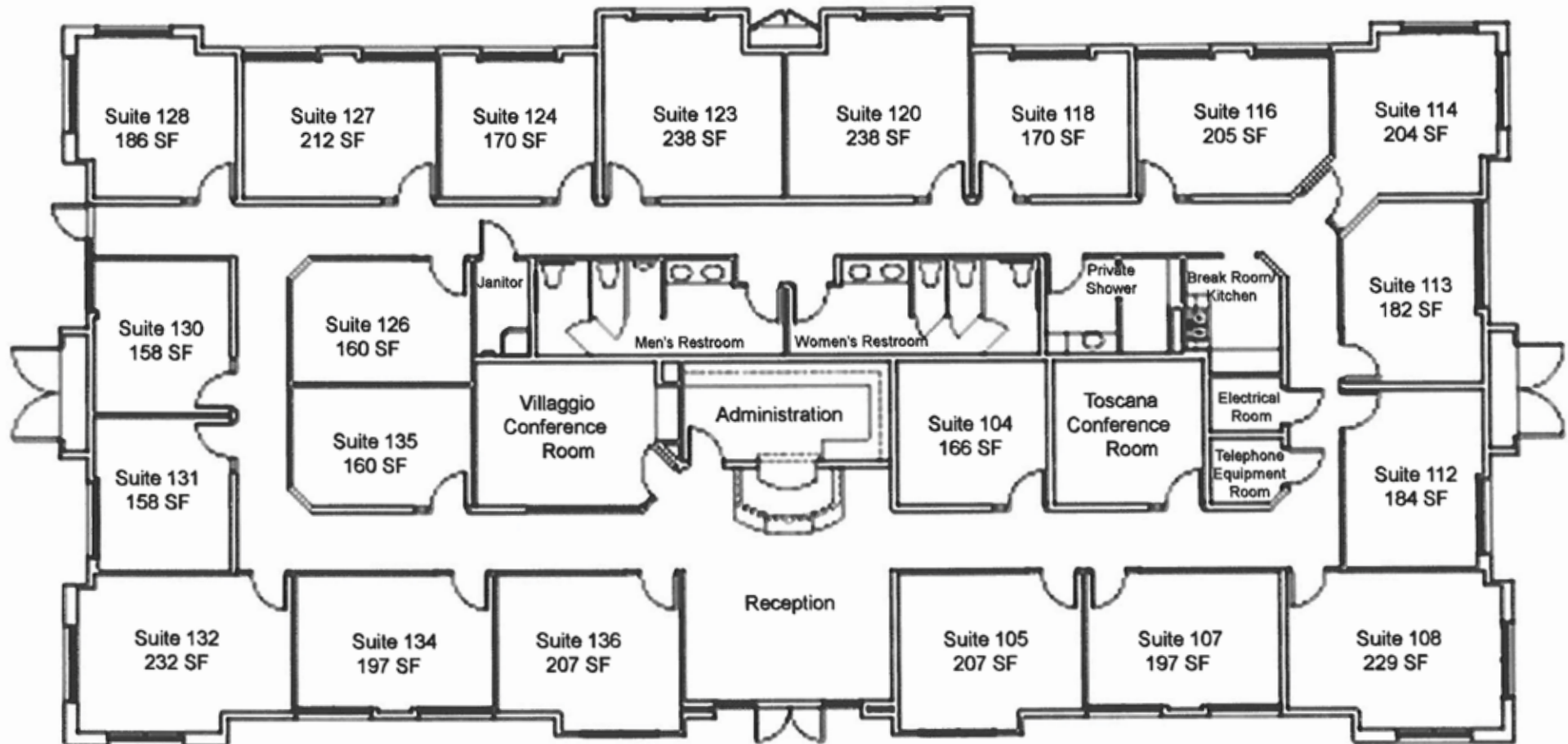
 Income from physical tenants as well as virtual tenants

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

 Leases are all short term giving the next owner flexibility



FLOOR PLAN



RENT ROLL

PHYSICAL TENANTS

Suite #	Tenant	Square Feet
104	Jaffra	-
105	Flagstar Bank	207
107	Flagstar Bank	197
108	DiCenso & Associates	229
112	Yvonne Murphy Group	184
113	Ultimate Knowledge Corporation	182
114	Body Be Well For Life	204
116	Colodny Fields	205
118	Cortex/TBOL	170
120	UV Logistics	238
123	Pinnacle Resource Management	238
124	Container Storage	170
126	Office/Storage	160
127	Tews Technologies	212
128	Summit Partners	186
130	Hawthorne Group	158
131	Ron Hows-Medicare Advisors	158
132	Bogen Law Group	232
134	GYGB Storage LLC	-
135	Cunningham Investment Management	160
136	Loan Simple	207

VIRTUAL TENANTS

Tenant	Start Date
Boston National Title	6/12/2019
Clarus Funds Nevada	6/15/19
Colliers Asset Services	7/20/18
Cyberdrone Industries	2/1/19
DK Wallin, Ltd.	1/1/19
Great Basin Environmental	11/1/19
Halverson Valuation	5/1/13
Hensen IP, PC	5/10/19
Hoffman Real Estate	12/14/15
Kerr IP Group	3/5/15
L-Sense, Inc.	1/1/17
Maffei Insurance	4/1/10
Morningstar Recruitment	11/1/18
Native American Transformers	8/19/11
Omni Community Management	8/23/07
Quanverge, Inc.	10/15/18
Rand Accounting	8/20/18
River Ranch Saes, Ltd.	6/1/18
Solauro	12/1/17
Strongfirst	8/1/14
TEMC, Inc.	5/1/2019
Davinci Virtual	2/1/2007

The virtual office program offers an address where clients can receive mail. Also offered is telephone answering and/or forwarding service. Clients pay for cost of mail forwarding and use of conference rooms.

INTERIOR PHOTOS



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.

AREA OVERVIEW



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