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Property Highlights

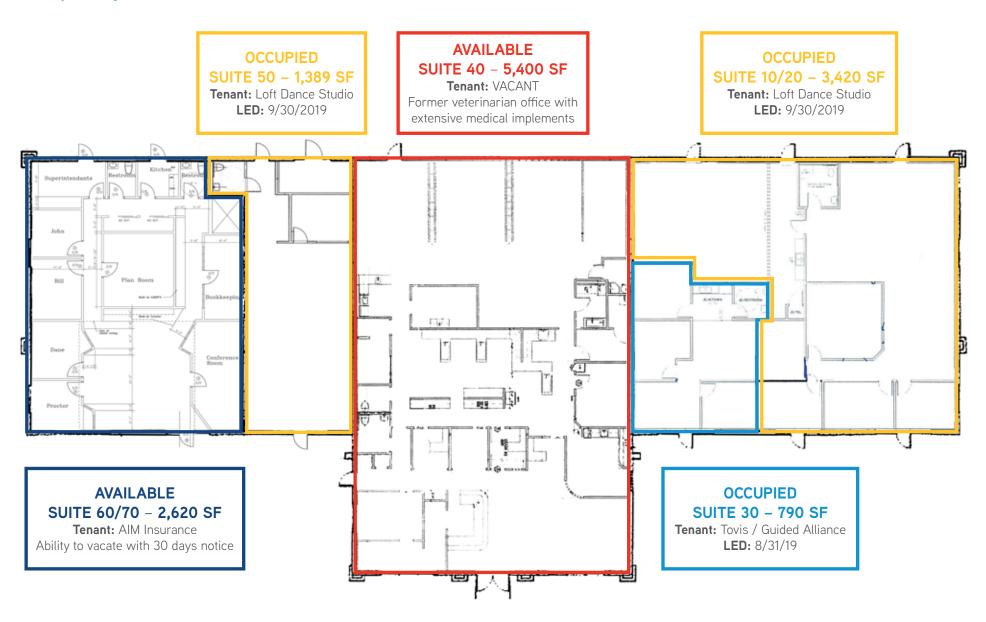
Longley Professional Center 7025 Longley Lane, Reno, NV 89511





- > Located at 7025 Longley Lane, Reno, Nevada 89511 in the Meadowood Submarket.
- > Property is a single story, multi-tenant building consisting of 13,800± square feet on a 1.476± acre parcel.
- > Ideally located on the Longley Lane and Maestro Drive intersection with excellent visibility and access.
- > The property has easy access to and from I-580.
- > Outstanding property signage, including a full color LED sign on the pylon visible from Longley Lane.
- > Close proximity to office, retail, restaurant, tech and industrial businesses.
- > Above average architecture and curb appeal.
- > Partially leased with opportunity for investors or owner-users to take advantage of the significant tenant improvements in place.
- > The Greater Reno-Tahoe's business and economic climate is experiencing a major boom and the ramifications are far reaching!

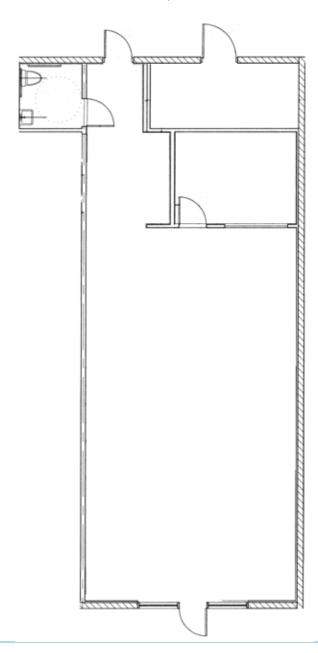
Property Floor Plan



Suite 60/70 - 2,620 SF

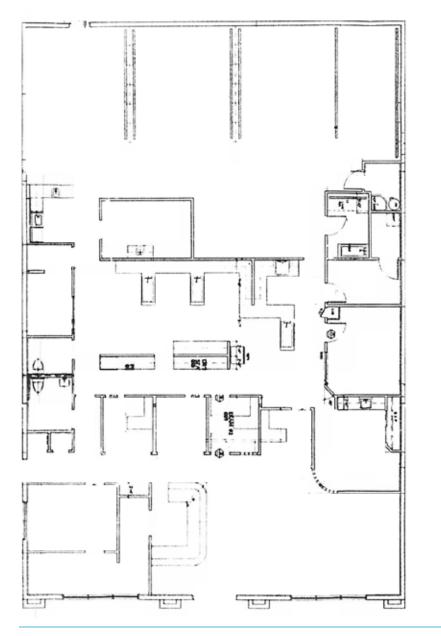
Kitchen Restroom Restroom Superintendants 60 B.P. John 3/0(3) 3-101 3/0 Plan Room Bill Bookkeeping Built-in CARNETS. Built-in Counter Dane Conference Proctor

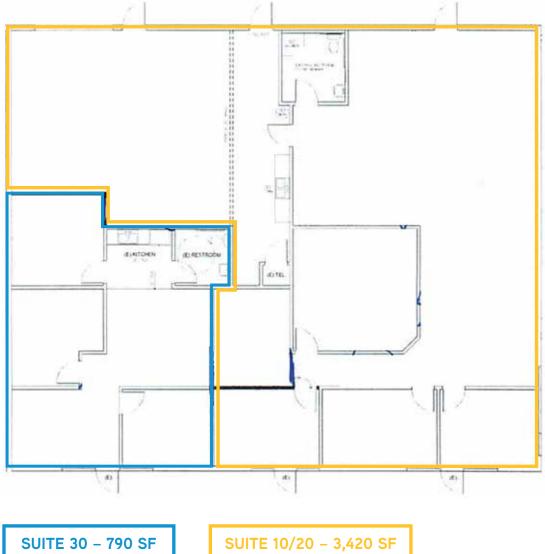
Suite 50 - 1,389 SF



Suite 40 - 5,400 SF

Suite 10/20 & 30 - 4,210





Property Photography











Property Photography



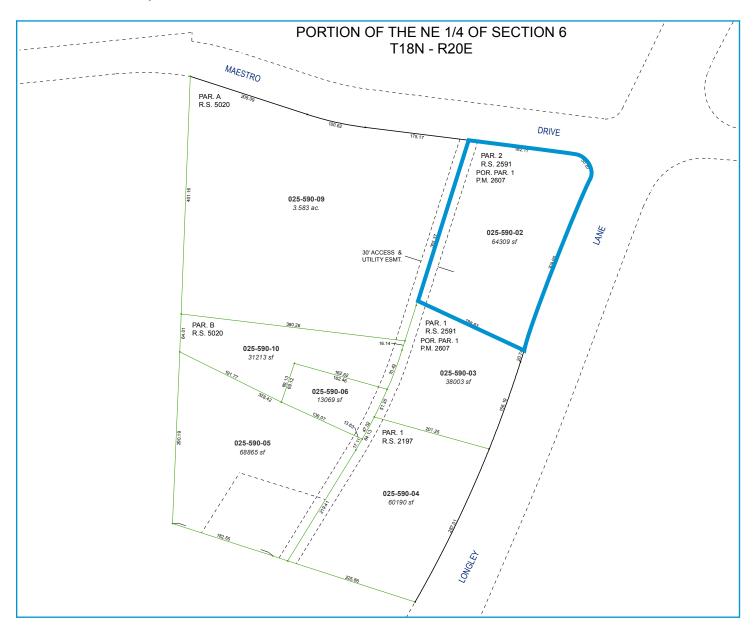








Parcel Map



Property Aerial



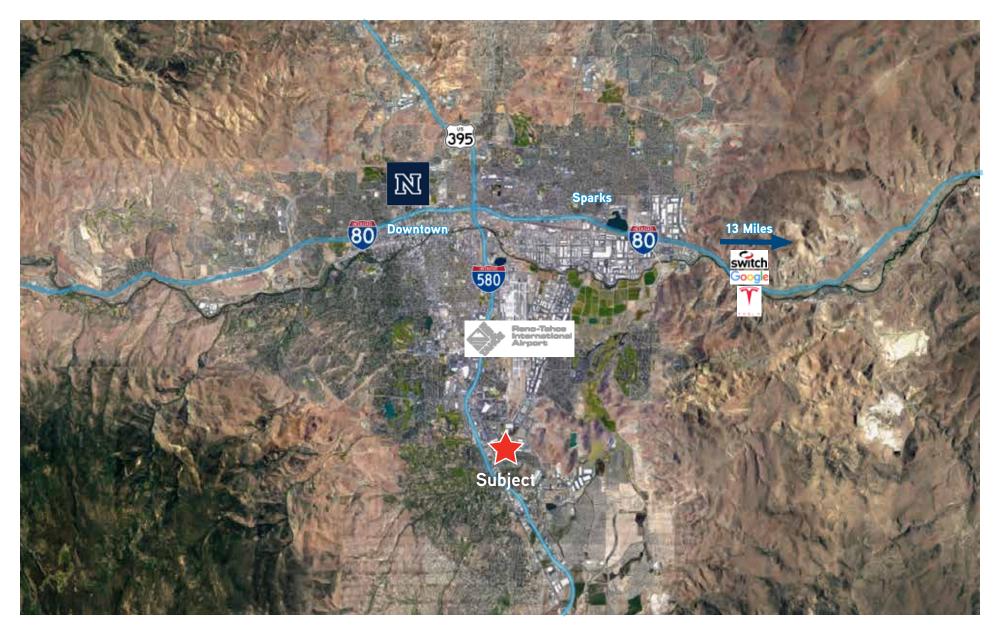
Expanded Site Aerial (Major Retailers)



Expanded Site Aerial (Large Company & Tech Firms)



Large Aerial Location



Asking Price & Financial Information

PURCHASE PRICE: \$2,500,000.00

Occupied Square Feet	8,219
Current Occupancy	60%
Annual Net Income	\$110,928.60*
Operating Expenses	\$46,500.00**
Net Operating Income	\$64,428.60

^{*}Includes income from Suite 60/70 on month-to-month

Vacant Units

Suite	Square Footage	
40	5,400	
60/70	2,620 (Month to Month)	



7025 Longley Lane, Reno, NV 89511

^{**}Additional information upon request

Physical Description

> PROPERTY ADDRESS

7025 Longley Lane, Reno, NV, 89511

> BUILDING NAME

Longley Professional Building

> TOTAL BUILDING AREA

13,800 sf

> LAND ACRES

1.476 Acres

> LAND SF

64,309 sf

> PARCEL

025-590-02

> ZONING

Industrial Commercial (IC)

> SUBMARKET

Meadowood

> YEAR BUILT

1996

> NO. OF FLOORS

1

> PARKING

55

> PARKING RATIO

4/1000

> FOUNDATION

Concrete slab

> STRUCTURAL

Structural

> ROOF

Flat, built up roof system

> HVAC

Roof mounted HVAC package units

> CEILINGS

Mixture of open trusses, exposed duct work, taped and textured sheetrock and suspended acoustical tile

> INTERIOR WALLS

Primarily taped and textured sheetrock

> FLOOR FINISHES

Combination of tile, commercial grade carpeting, vinyl and specially applied sealant in former veterinary clinic

> LIGHTING

Fluorescent fixtures, skylights, and incandescent task lighting

> WINDOWS

Aluminum frames with dual pane windows

> UTILITIES

Water – TMWA Sanitary/Sewer – City of Reno Natural Gas – NV Energy Electricity – NV Energy Telephone – Multiple providers Mass Transit – RTC Bus



About Reno

The Greater Reno-Tahoe's business and economic climate is experiencing a major boom and the ramifications are far reaching! As the announcements of large and recognizable companies that are moving to the area are publicized, businesses, investors and developers from all over the country are rushing to jump on the bandwagon. Companies are finding that the ease of doing business, coupled with favorable taxes and incentives, is creating an unparalleled motivation for business leaders to focus on Northern Nevada. With the area including major cities such as Reno, Sparks, Carson City, and Incline Village, there is plenty of room for expansion. With the benefits of Nevada's low tax on businesses - and a satisfying quality of life, it's a wonder why a business or developer would choose anywhere else. The region's optimal location to San Francisco, Portland, Salt Lake City, Las Vegas, and Los Angeles all within a day's drive is just another added benefit.

With Nevada having the third most business-friendly tax structures in the country, it opened up many possibilities for out-of-state companies to locate facilities here, including Google, Tesla, Switch and Apple. Google recently purchased 1,210 acres of land in the Tahoe Reno Industrial Center, making them neighbors with Tesla and Switch. Tesla Motors also invested in Nevada and is currently building the world's largest lithium ion battery factory that is scheduled to have a 5.8 million square foot footprint. This \$5 billion lithium battery plant is projected to employ 6,500 people and 16,000 indirect jobs within the next few years. In addition, the Las Vegas based tech company, Switch, is investing \$1 billion in a 7.2 million square foot data center. The first building in the Switch Campus recently opened it's doors and became the world's largest single data center, measuring 1.3 million square feet. Finally, Apple also chose Reno to invest over \$2 billion for their massive iCloud data facility. They will also be building a 27,000 square foot shipping warehouse in downtown Reno. Apple is expected to generate 100 employees and 300 construction jobs from the data center and warehouse, on top of the current 717 established employees in Nevada.



Demographics

Washoe County	2017
Population	460,932
Daytime Population	242,362
Female	208,663
Male	212,744
Population Median Age	38.0
Total Businesses	16,341
Average Household Income	\$74,006
Median Household Income	\$52,619
Per Capita Income	\$28,880
Total Housing Units	197,378
Average Household Size	2.58
Owner Occupied	49.4%
Renter Occupied	40.0%
Vacant Housing Units	10.6%

2017 Demographics	1 Mile	3 Mile	5 Mile
Population	16,318	90,780	197,665
Daytime Population	12,277	58,845	145,908
Female	3,573	32,551	66,048
Male	3,393	31,951	66,927
Population Median Age	35.9	36.6	39.6
Total Businesses	904	4,253	9,473
Average Household Income	\$62,400	\$68,815	\$77,740
Median Household Income	\$46,061	\$47,043	\$50,838
Per Capita Income	\$28,662	\$28,311	\$32,551
Total Housing Units	3,510	28,433	59,906
Average Household Size	2.19	2.47	2.42
Owner Occupied	30.5%	39.0%	44.6%
Renter Occupied	59.0%	52.3%	46.5%
Vacant Housing Units	10.6%	8.7%	8.9%