



FOR LEASE > OFFICE BUILDING

Space Available in Class A, Two-Story, Office Building

9670 Gateway Drive,
Reno, NV 89521

For more information, please contact:

Reno Office Services

MELISSA MOLYNEAUX, SIOR, CCIM

Senior Vice President

Executive Managing Director

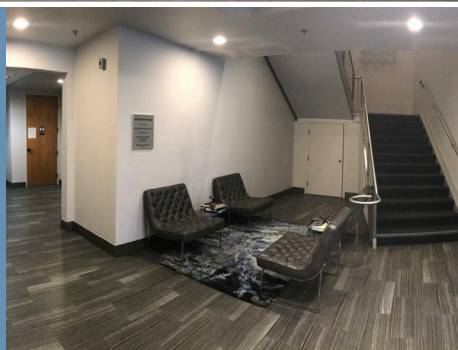
+1 775 823 4674 DIRECT

+1 775 762 7990 CELL

melissa.molyneaux@colliers.com



COLLIERS INTERNATIONAL
100 W. Liberty St., Suite 740
Reno, Nevada 89501
P: 775.823.9666 | F: 775.823.4699
www.colliers.com/reno



AVAILABLE SPACES

SUITE 100: 8,885 SF – 11,608 SF

SUITE 101: 3,073 SF – 5,913 SF

Available suites can be combined for 14,681 total SF

LEASE RATE

\$1.80/SF/MO Full Service (Less Janitorial)

PROPERTY HIGHLIGHTS

- > First floor space available in this class A, two-story, office building located in the heart of South Meadows that can accommodate 3,073 square feet up to 14,681 square feet.
- > Building common area recently remodeled and looks very contemporary.
- > Owner willing to contribute to tenant improvement allowance for qualifying transactions.
- > Parking located in surface lot surrounding the building. Parking is free and convenient.
- > Building is well located in South Meadows with easy access to restaurants, professional offices, executive housing, banks and a Marriot Residence Inn.

FOR LEASE > Office Building > South Meadows

Address:	9670 Gateway Drive
City/State/Zip:	Reno, NV 89521
Size:	3,073 Square Feet up to 14,681 Square Feet
Lease Rate:	\$1.80/SF/MO Full Service (Less Janitorial)

SUITE DETAILS

Suite 100: 11,608 SF completely built-out space with recently remodeled finishes. The layout includes lobby and reception area, multiple private offices, cubicle space, kitchen/break facility, ample storage room that can be converted to additional offices, lab space, or any other desired use, a board room completely equipped for government or quasi-government, conference rooms. The suite can be combined with additional space to get up to 14,681 SF or the space can be demised down further if less space is needed.

Suite 101: 3,073 SF built-out space on the first floor with a mix of built out and open layout. The suite can be combined with suite 100 to get up to 14,681 SF. Suite has outstanding views.

Suite 100 & Suite 101 can be combined for 14,681 square feet of contiguous space.

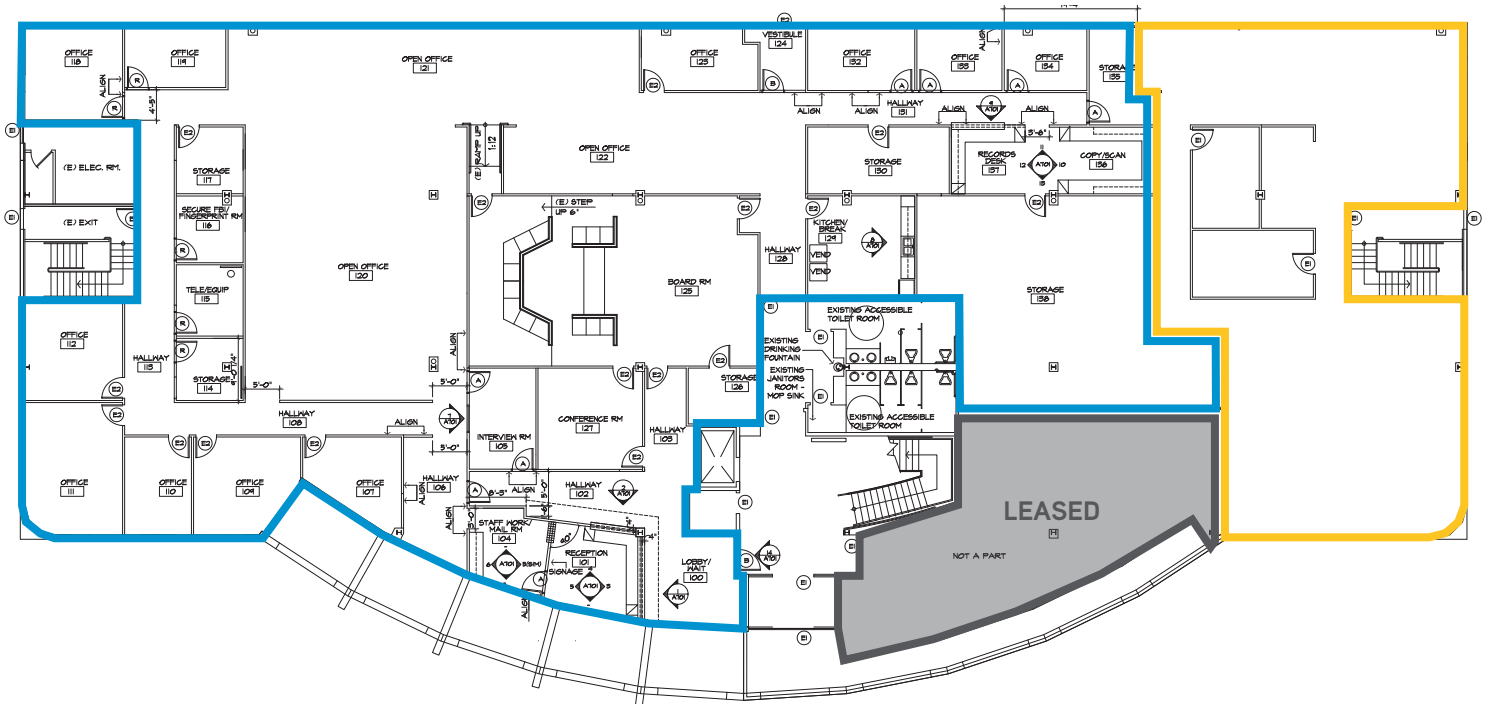


CURRENT LAYOUT

SUITE 100 – 11,608 SF

SUITE 101 – 3,073 SF

Available suites can be combined for 14,681 total square feet.



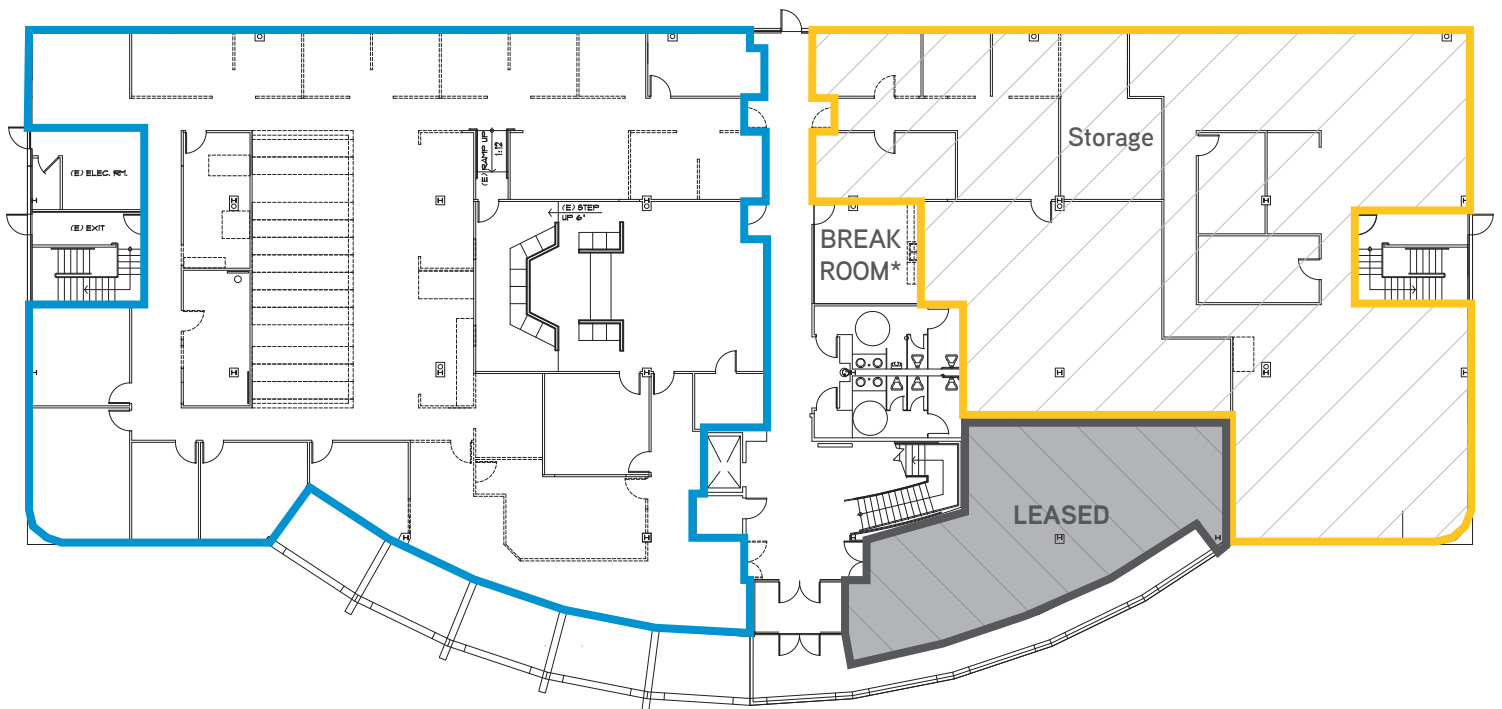
POTENTIAL OPTION

SUITE 100 – 8,885 SF

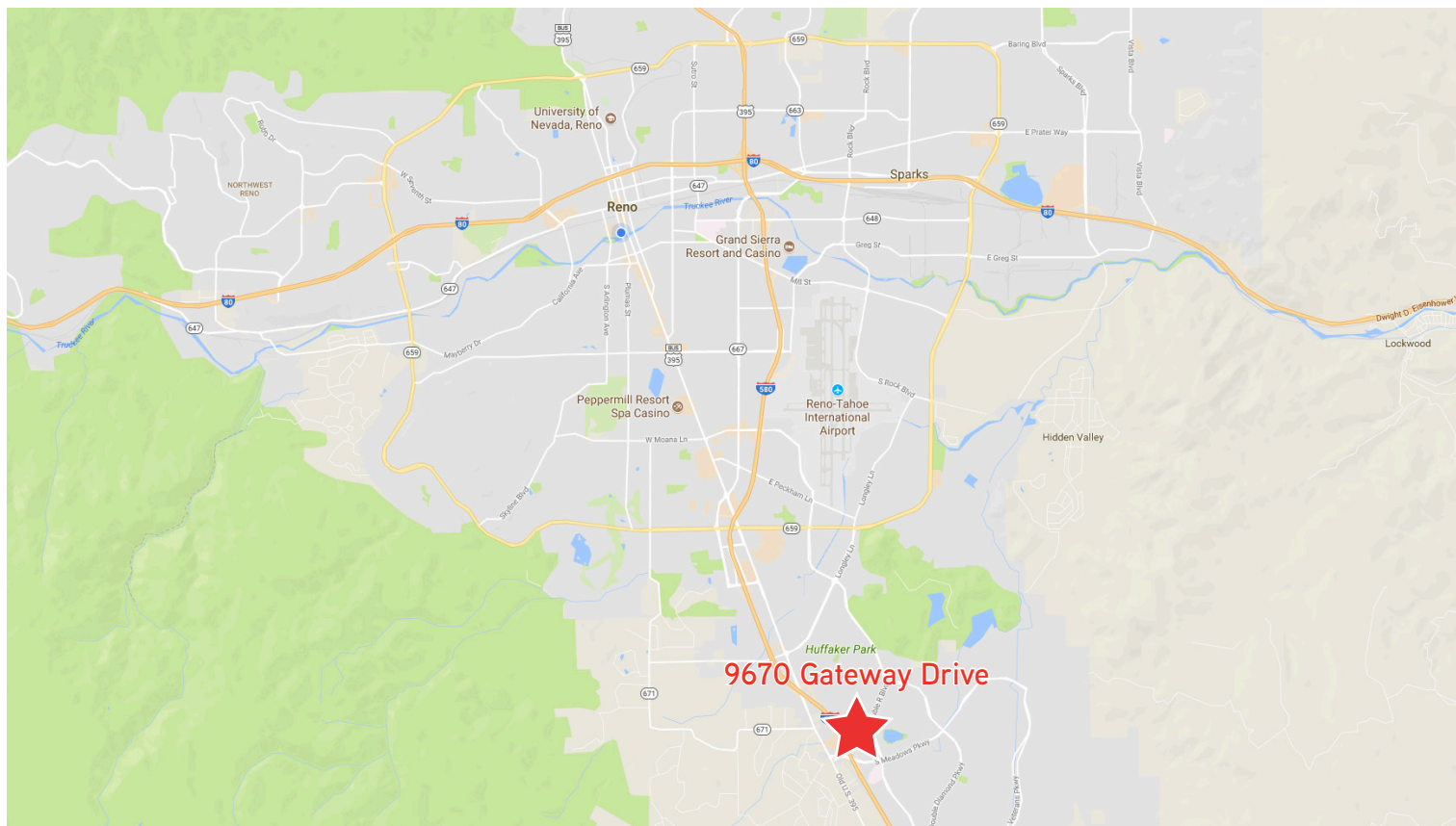
SUITE 101 – 5,913 SF

Available suites can be combined for 15,072 total square feet.

*Break room can remain common or can be dedicated to either suite 100 or suite 101.



LARGE AREA MAP



> Contact Us



MELISSA MOLYNEAUX, SIOR, CCIM

Senior Vice President
Executive Managing Director

+1 775 823 4674 DIRECT

+1 775 762 7990 CELL

melissa.molyneaux@colliers.com

COLLIERS INTERNATIONAL

RENO

100 W. Liberty St., Suite 740
Reno, Nevada 89501
P: 775.823.9666 | F: 775.823.4699

colliers.com/reno

This document has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers International and/or its licensor(s). ©2016. All rights reserved.



Accelerating success.