

MEDICAL OFFICE FOR LEASE > SPANISH SPRINGS MEDICAL PLAZA

5070 ION DRIVE

SPARKS | NEVADA 89436



JOIN ST MARY'S & RENO
ORTHOPAEDIC CENTER (ROC)



AVAILABLE: Suite 200 ±5,323 SF (Available 8/7/2018)
Suite 202 ±1,792 SF

LEASE RATE: \$2.15/SF NNN
(\$0.59/sf CAM fee - includes all operating expenses,
common area janitorial and utilities but not suite janitorial)

BUILDING FEATURES

- > Two suites available on the 2nd floor of this 22,000 square foot medical office building constructed in 2008.
- > **Suite 200** is fully built out for medical office including: large waiting room with reception area, multiple exam rooms with sinks, additional private offices, nurses stations, draw room, internal restrooms, procedure room and ample storage. **Suite 200 is ready for occupancy!**
- > **Suite 202** is in shell condition.
- > Well located in Spanish Springs off Los Altos Parkway. Two-story office building with elevator.
- > Beautiful entry, lobby and corridors and common area restrooms.
- > Current tenants include Saint Mary's Reno Orthopaedic Clinic (ROC)
- > Building is ideal for medical, dental and other healthcare services providers or related businesses. Building is also equipped with medical access doors.
- > Ample parking with medical access doors on entry.
- > Professionally managed.
- > Two additional parcels available for future development.

For more information,
please contact:

Reno Office Services

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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.

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SECOND FLOOR



 Suite 200 ±5,323 SF

 Suite 202* ±1,792 SF

 Common Area

*Suite 202 is in shell condition and is ready for a custom build out.
Landlord is willing to contribute to tenant improvements on qualified leases.

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SURROUNDING SPARKS AREA



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