

FOR SALE or LEASE

20,295 SF Class A Office Building



6225 Neil Road
Reno, NV 89511

Offering Highlights

- \$4,750,000 Asking Price (+/- \$234 per square foot)
- Lease rate: \$1.30 per square foot (NNN)
- 20,295 Square Feet
- 3-Story Office Building
- 79 total parking spaces
- 6 restrooms



Contact:
Chad Coons, CCIM
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The information contained herein has been provided by the owner or other sources deemed reliable. The Broker does not guarantee the accuracy of this information. All information should be verified by the recipient prior to the purchase, lease or exchange.

6225 Neil Road (Reno, NV)

Property Details

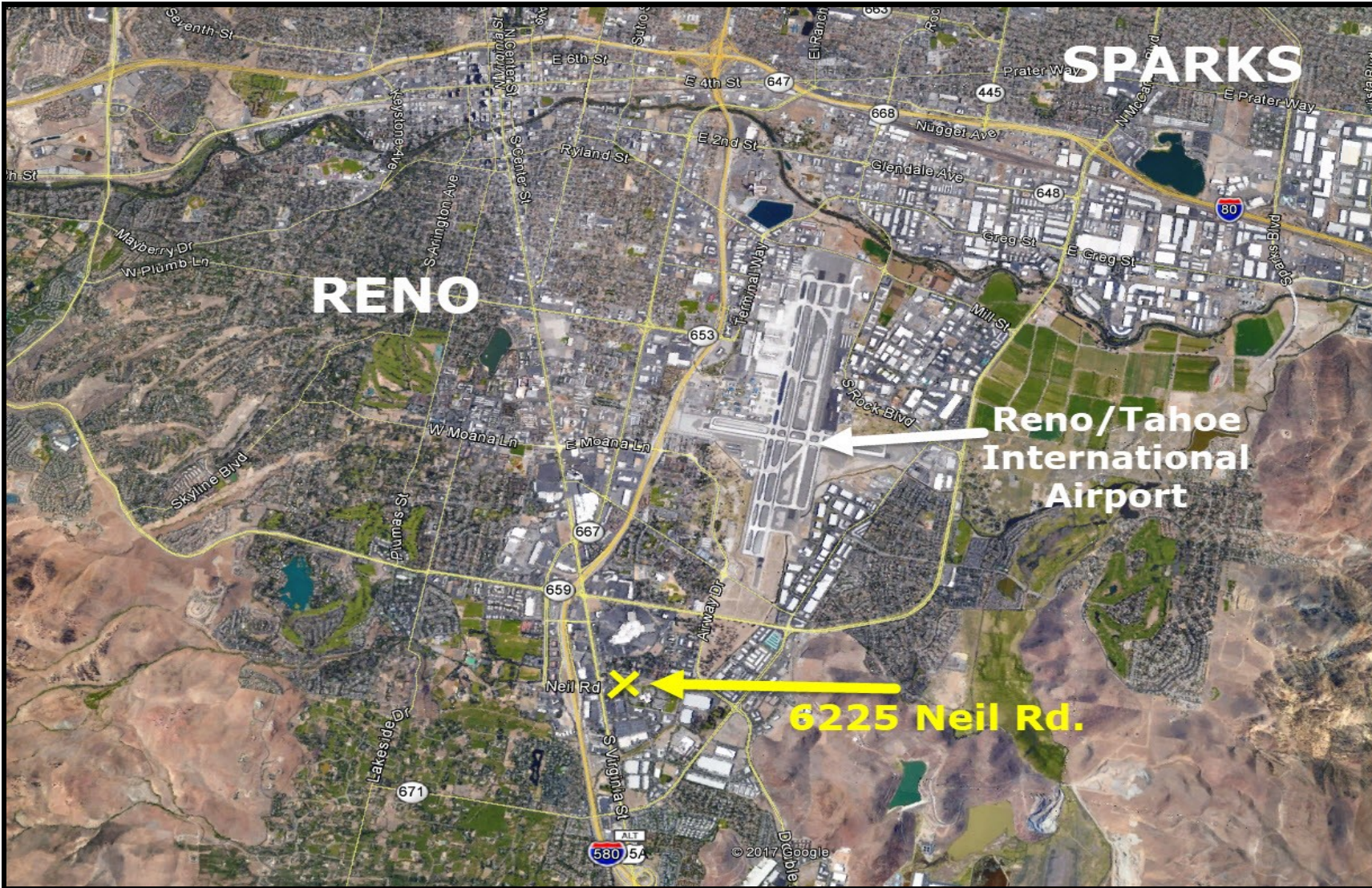
Building Specifications

- ◆ 20,295 Square Feet
- ◆ 3 –Story, elevator access and 2 stairwells
- ◆ Parking: +/- 79 parking spaces including ADA parking.
- ◆ Full fire suppression system
- ◆ 6 restrooms
- ◆ Entry Lobby
- ◆ Multiple private offices
- ◆ Multiple cubicle areas
- ◆ Conference rooms
- ◆ Breakroom / Kitchen area
- ◆ Year Built: 1999
- ◆ Internet: Fiber



6225 Neil Road (Reno, NV)

Location

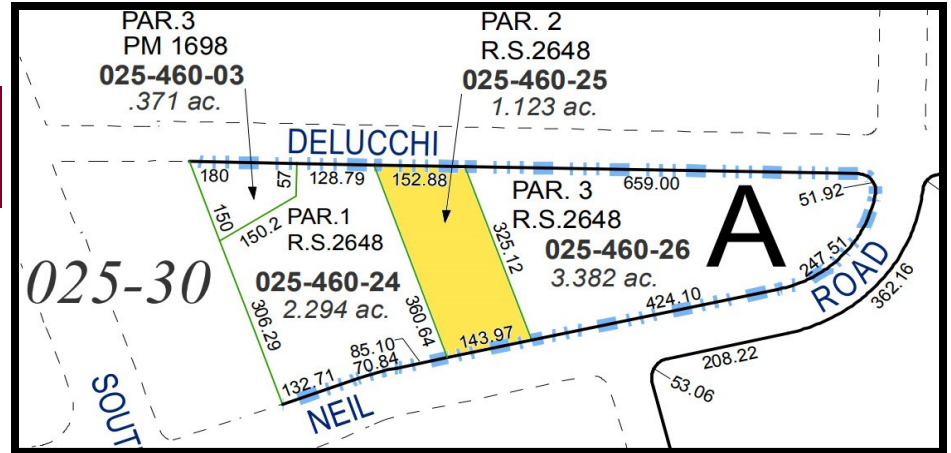


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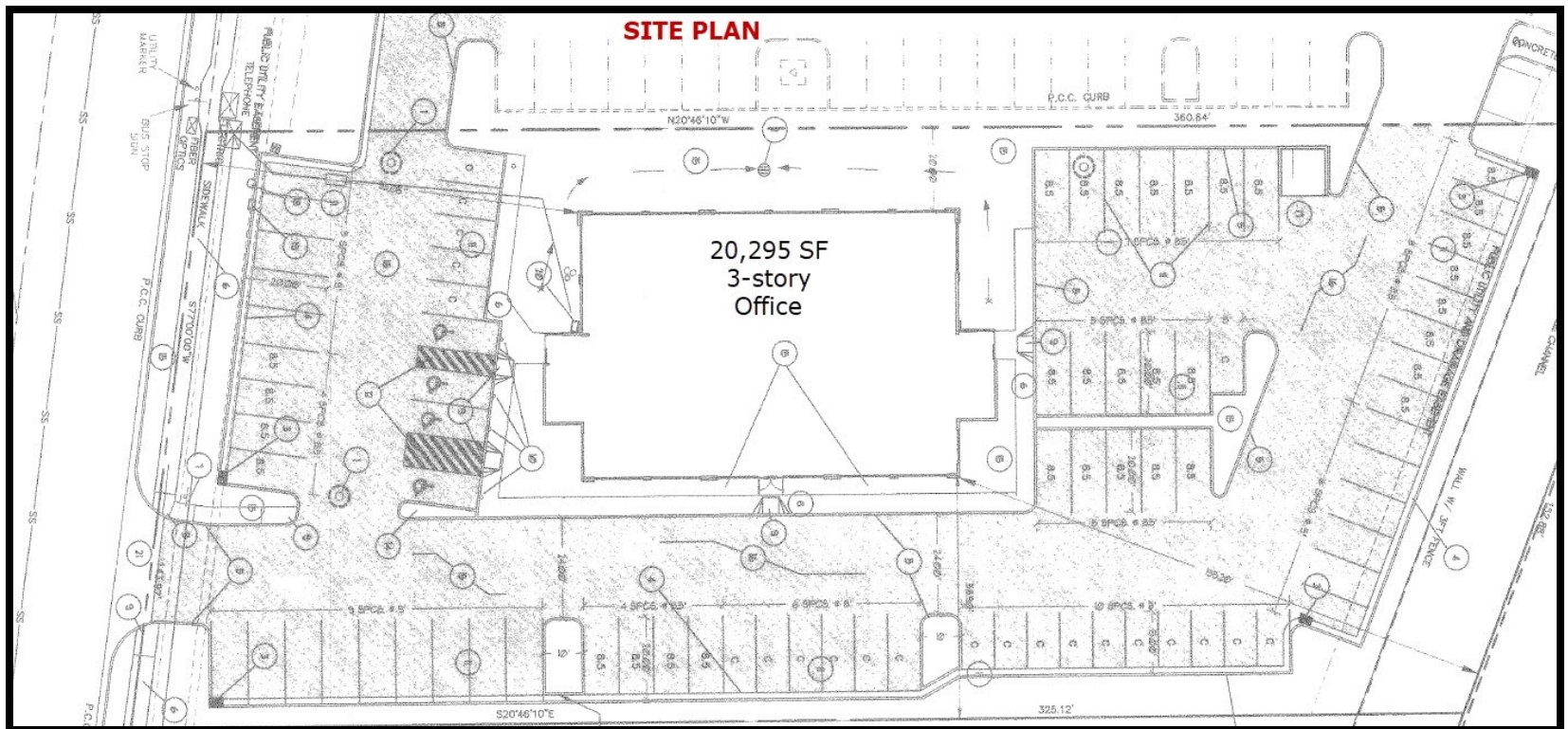
Parcel Summary

Parcel Map

Address	Parcel #	Acres	Land SF	Zoning
6225 Neil Road	025-460-25	1.123	+/- 48,918	MUCC



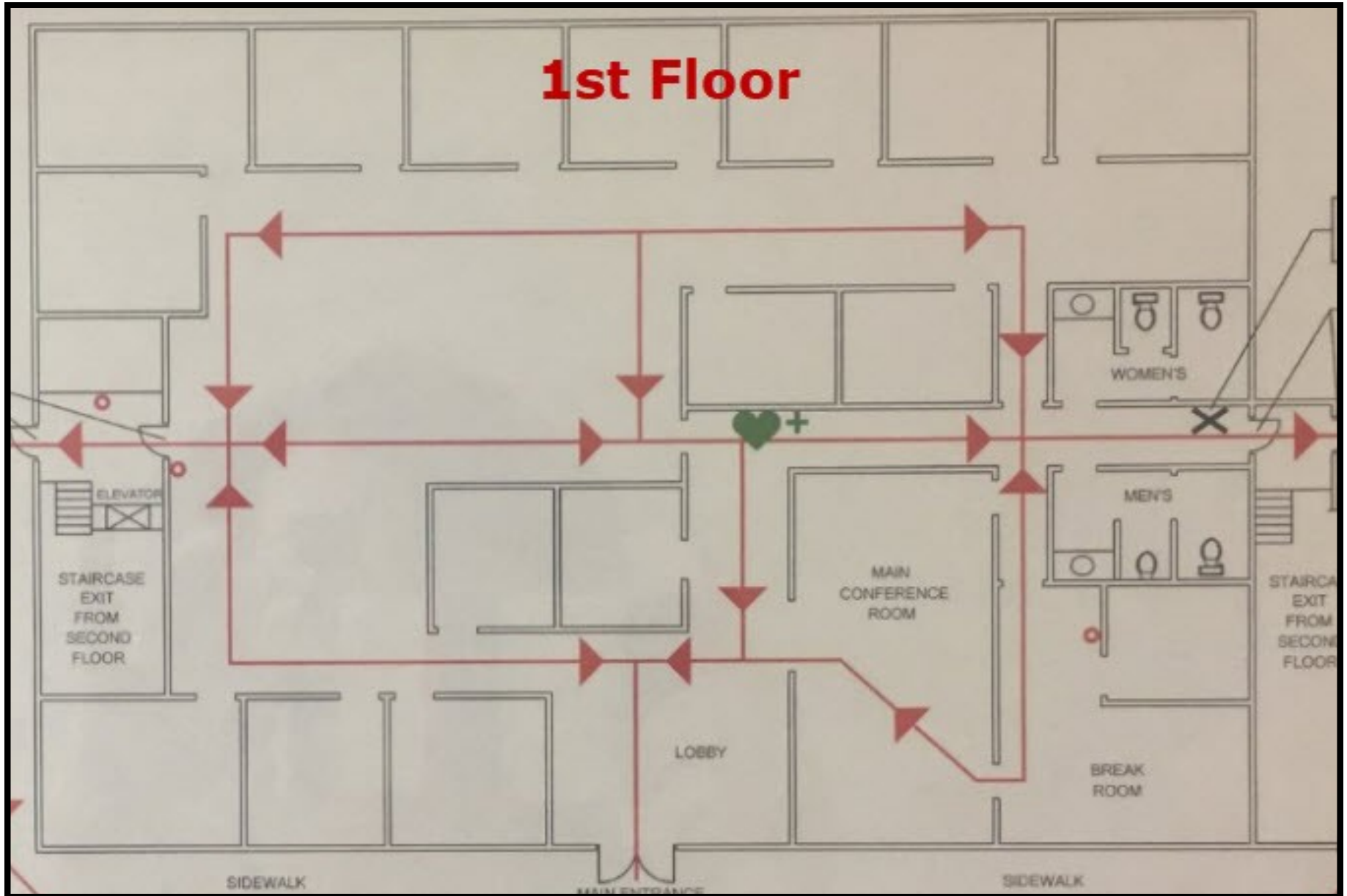
Site Map



6225 Neil Road (Reno, NV)

Floor Plans

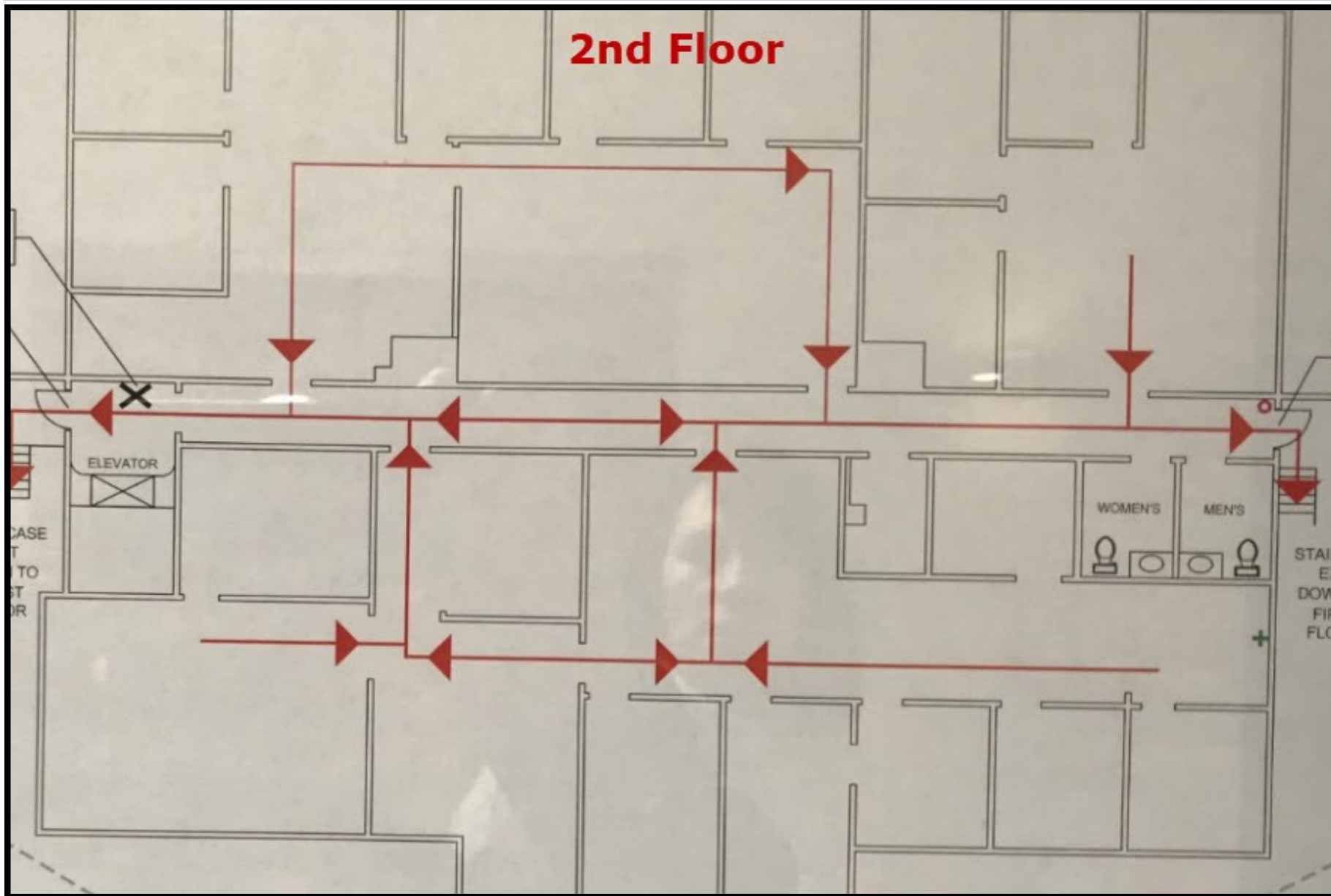
1st Floor



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Floor Plans

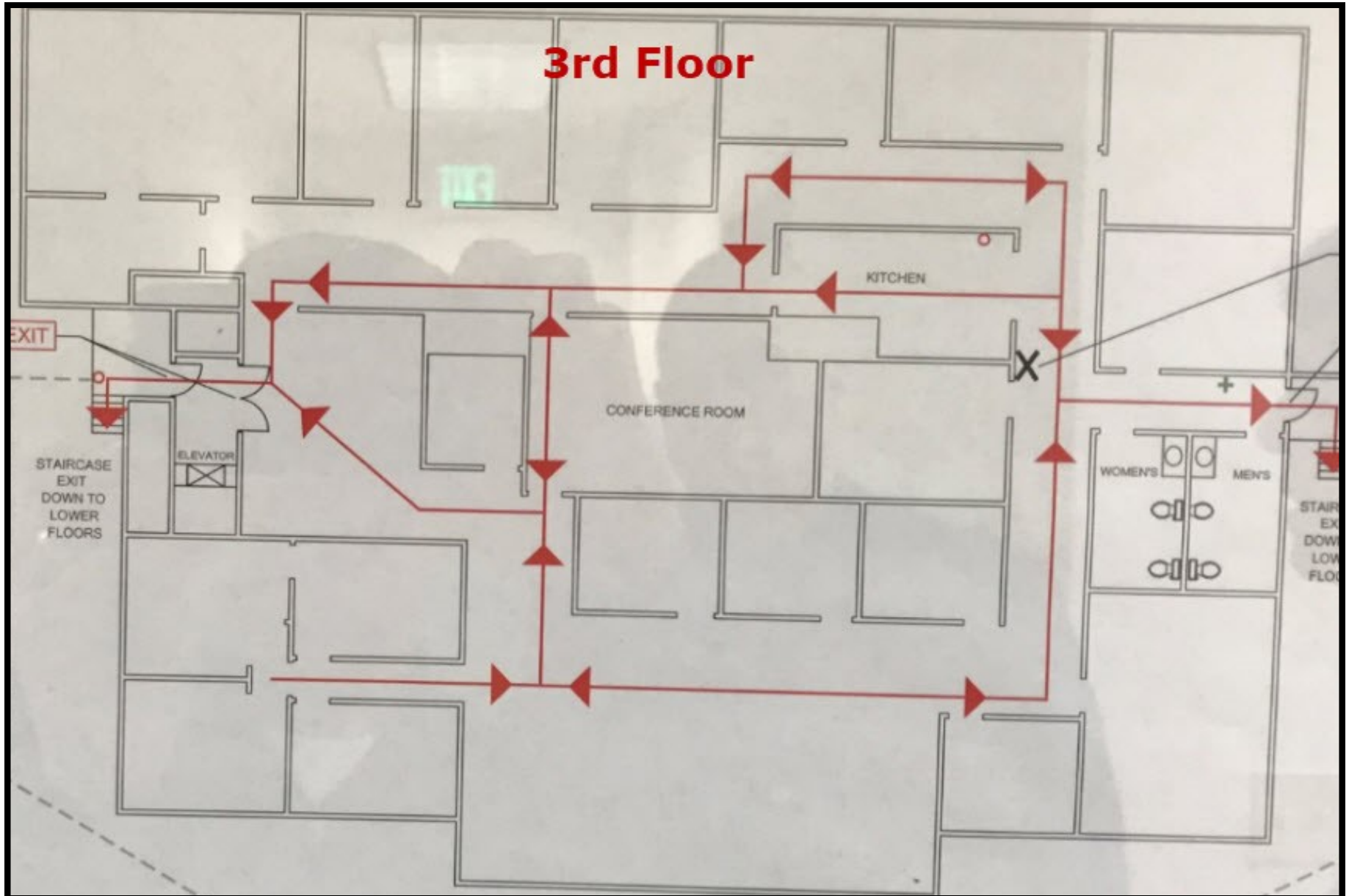
2nd Floor



6225 Neil Road (Reno, NV)

Floor Plans

3rd Floor



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Aerials



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Pictures



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