

Colliers

For Lease

colliers.com/Reno



4745 Caughlin Parkway
Reno, NV 89519

Available Space: Suite 300

2,482 SF

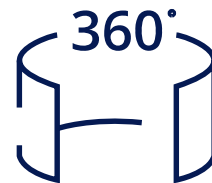
Lease Rate

\$2.30/SF/MO

Modified Gross

Tenant pays janitorial, trash, & Internet/phone

Two-story, free-standing, office building with high-end finishes in Caughlin Professional Park



View Virtual
Tour Here

Accelerating success.

For Lease



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Property Overview

Address:	4745 Caughlin Parkway
Location:	Reno, NV 89519
Available Space:	Suite 300: 2,482 SF
Parking:	Lot spaces
Zoning:	PD (Planned Development)
Lease Rate:	\$2.30/SF/MO Modified Gross Tenant pays janitorial, trash, & Internet/phone
Available:	Immediately

Building Highlights

- High-end finishes with recent upgrades
- Space is fully improved with private offices, conference rooms, reception areas, kitchenettes, restrooms and file storage and server area
- Located in the Caughlin Professional Park across from the Caughlin Ranch Shopping Center in a highly sought after area of Reno
- Quality building built in 1999 that has been very well Maintained
- Located within walking distance to Village Green Park



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Floor Plan



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Suite 300: 2,482 SF

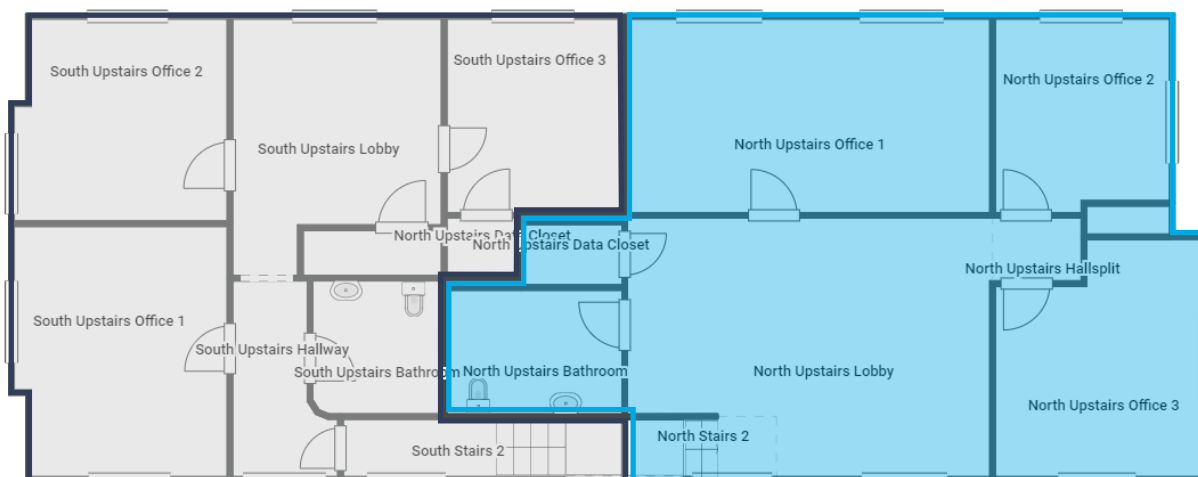


Leased

First Floor



Second Floor

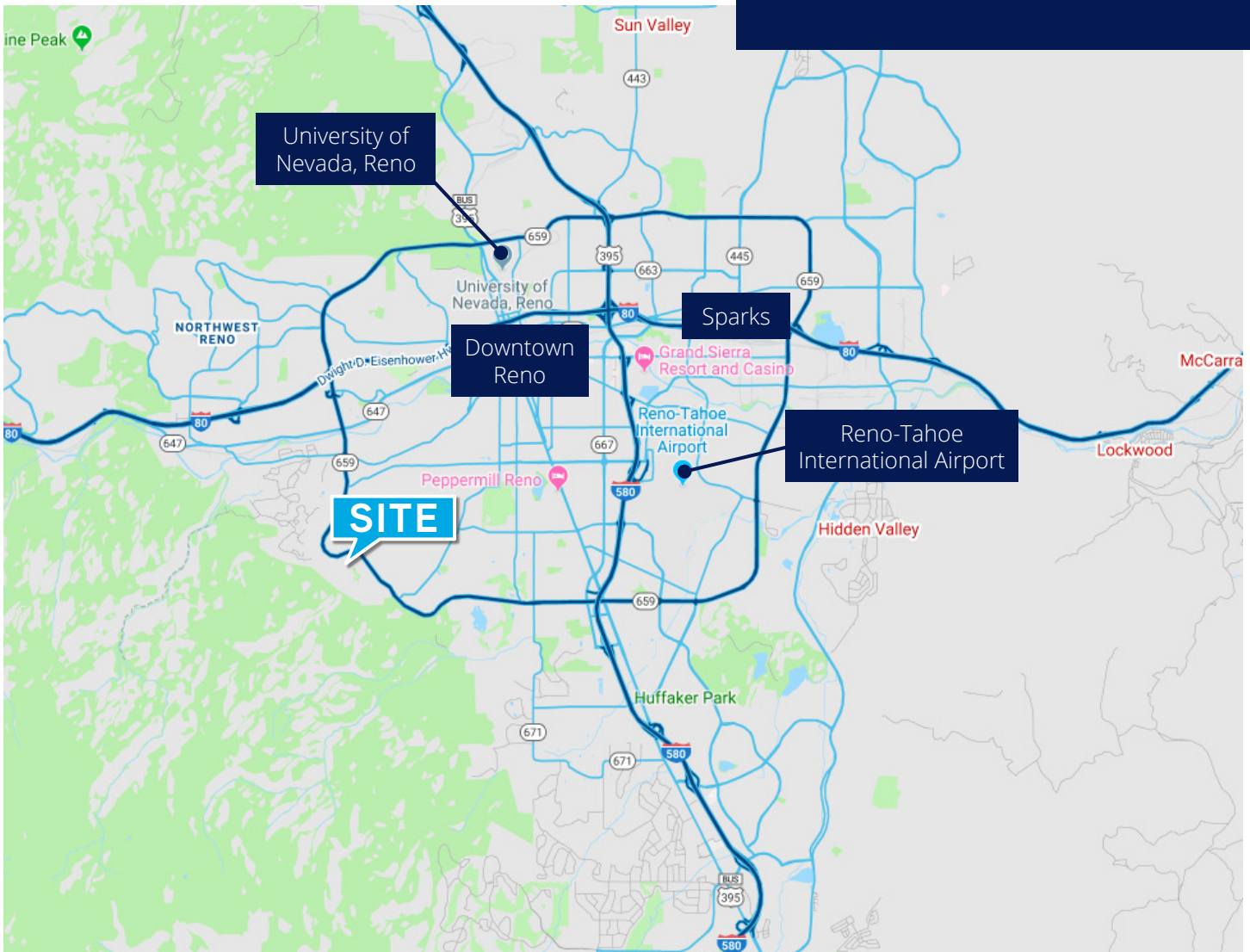


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Property Photographs



Location



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