

For Lease

Lexington Quail Park

Sparks, NV 89431

1321 N McCarran Boulevard
1,568 SF – 4,704 SF Available



Melissa Molyneaux SIOR, CCIM

Executive Vice President

+1 775 823 4674 Direct

+1 775 762 7990 Cell

Melissa.Molyneaux@colliers.com

NV Lic BS.0144599.LLC

Jason Hallahan

Associate

+1 775 333 6969 Direct

+1 775 287 5610 Cell

Jason.Hallahan@colliers.com

NV Lic S.0200644

5520 Kietzke Lane, Suite 300

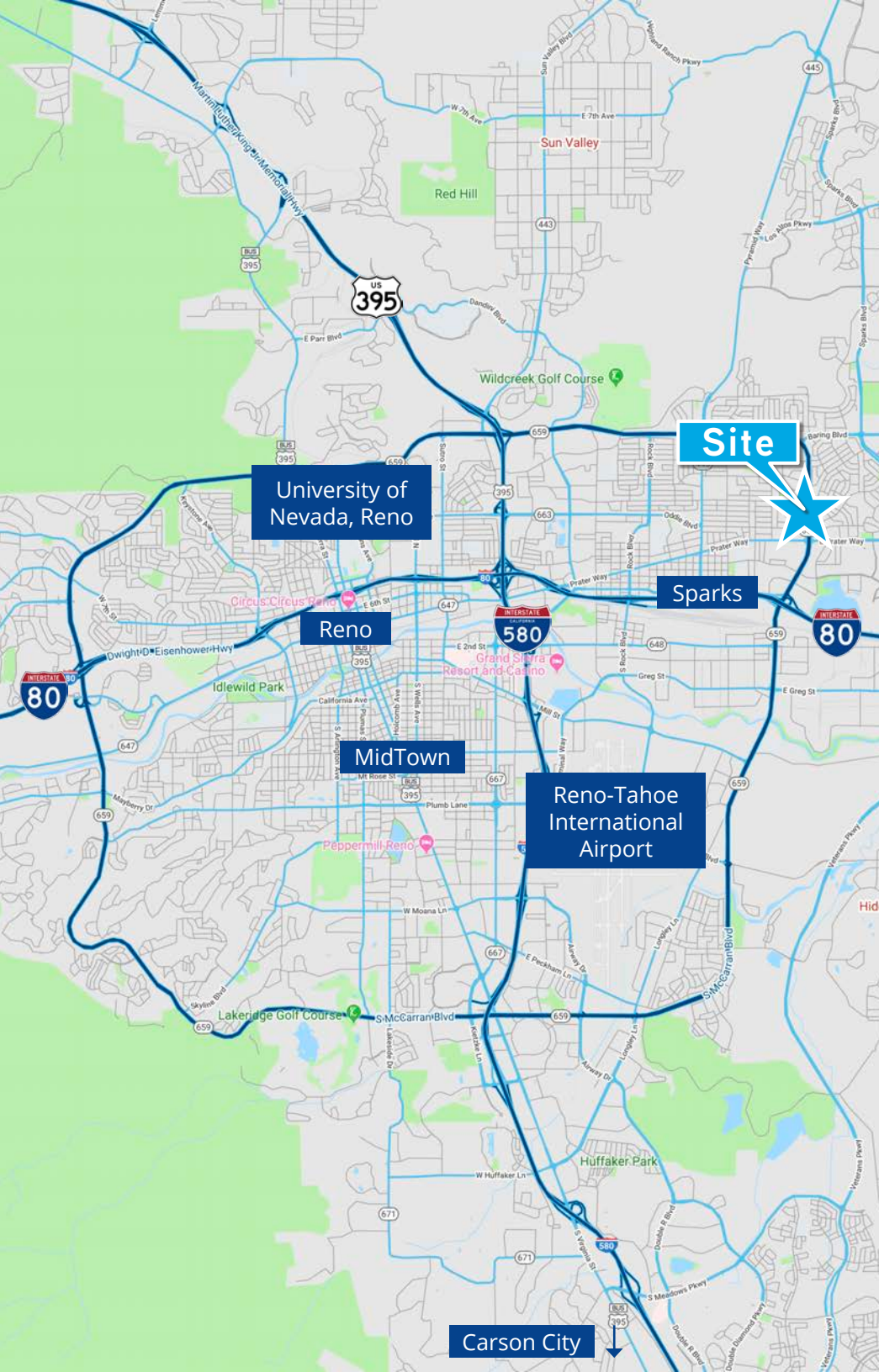
Reno, NV 89511

+1 775 823 9666

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Accelerating success.



Building Comments

Well maintained building servicing the Sparks Submarket located just off N. McCarran Blvd. Lush landscaping and easy and convenient open parking. Property is adjacent to restaurants and retailers. Tenant improvement allowance may be available for qualified leases.

1321 N McCarran Blvd Availabilities

Suite	Square Feet	Suite Notes
Suite 101	1,568	Available 11/1/2026
Suite 102	1,568	Available Immediately
Suite 103	1,568	Available 11/1/2026

*Suites can be combined for a total of 3,136 SF or 4,704 SF

Lease Rate

\$2.05/SF/MO Modified Gross

(Tenant to pay gas, electric, janitorial and an estimated \$0.18/SF/MO, utility charge to cover non-separately metered utilities) *Utility charge subject to change*

Area Demographics

	1 mile	3 mile	5 mile
2024 Population	23,048	89,017	208,234
Daytime Population	19,322	103,922	256,490
Average Household Income	\$88,249	\$91,805	\$88,660
Total Households	9,807	36,911	87,845

Available Suites

Building 1321 – Suite 101

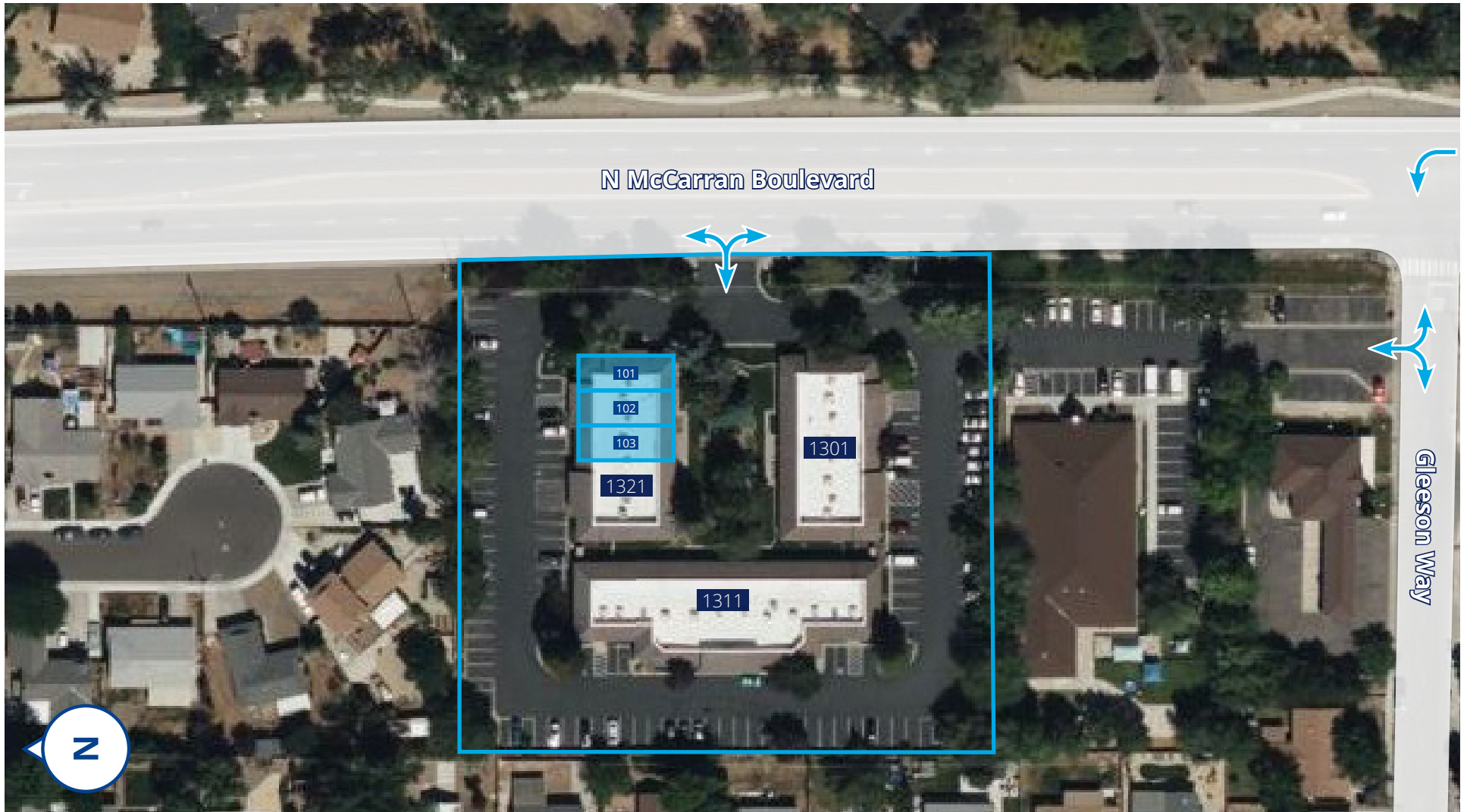
- 1,568 SF
- Currently built out and a dental office and is available 11/1/2026.

Building 1321 – Suite 102

- 1,568 SF
- Suite features three private offices, breakroom, two bathrooms, storage closet and large open area in the back of the suite.

Building 1321 – Suite 103

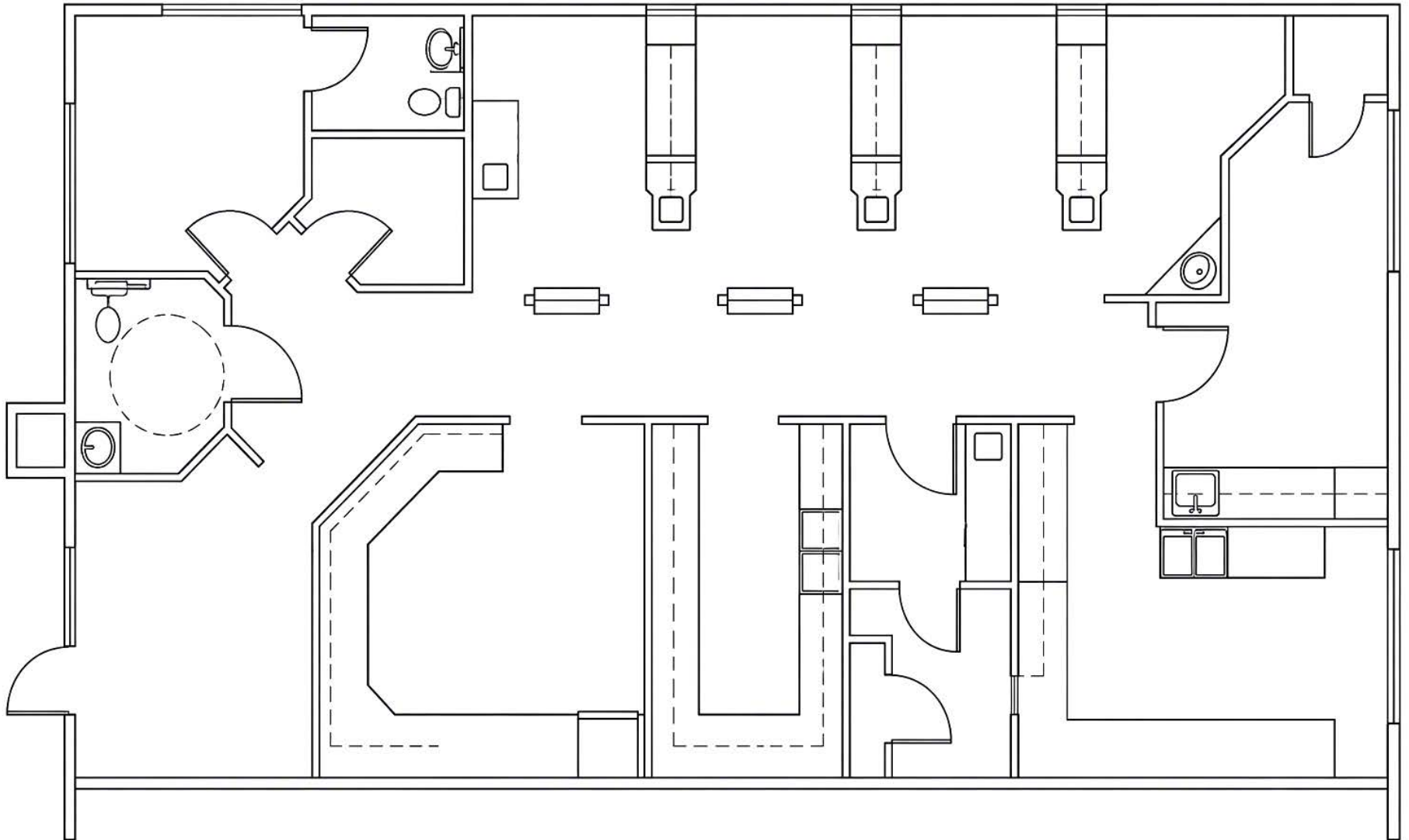
- 1,568 SF
- Suite features five private offices, reception area, breakroom, two bathrooms, and storage closet. Available 11/1/2026.



Building 1321 | Suite 101 – 1,568 SF

Suite 101 can be combined with other available suites for a total of 3,136 or 4,704 SF

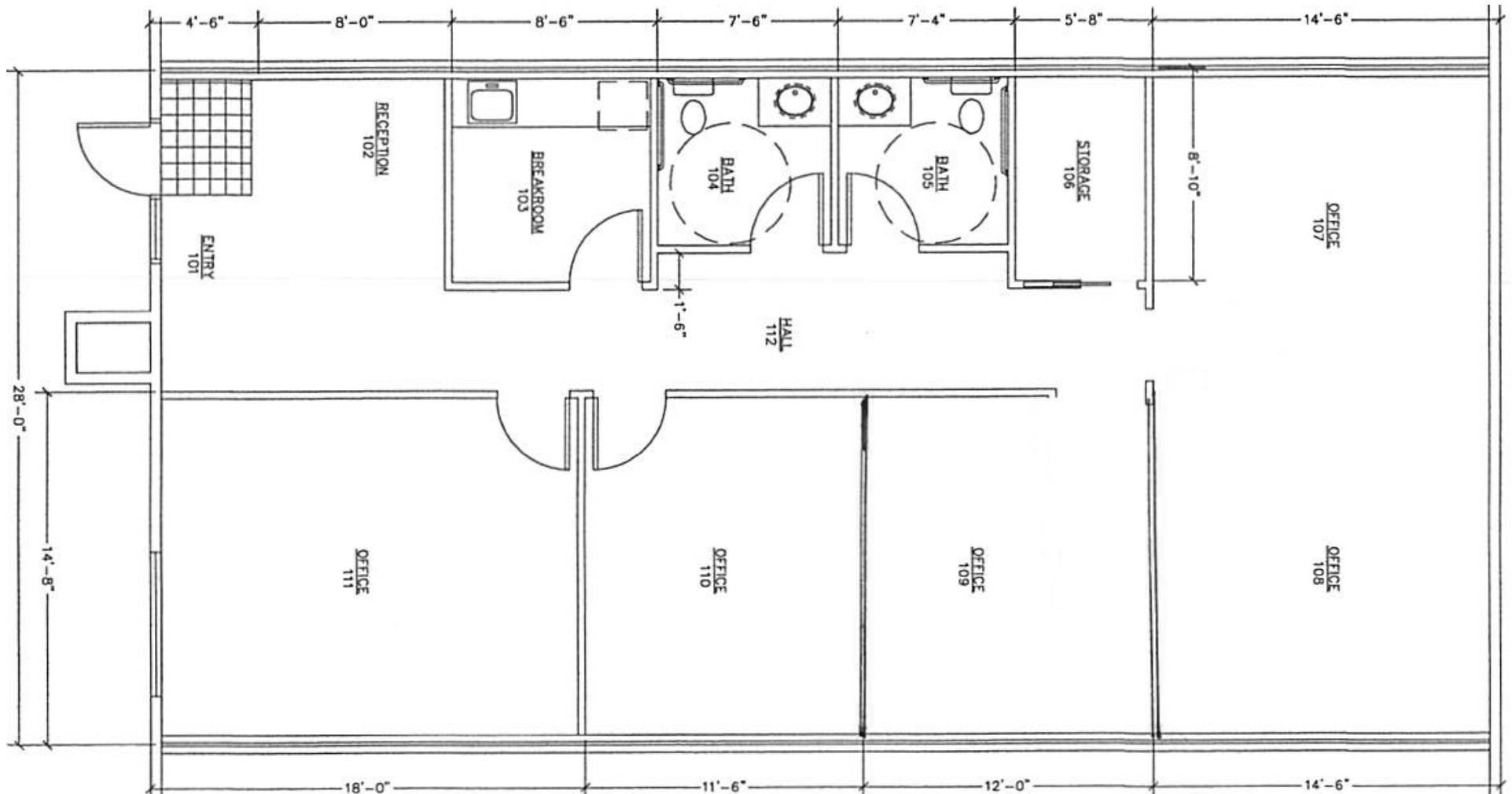
Available 11/1/2026



Building 1321 | Suite 102 – 1,568 SF

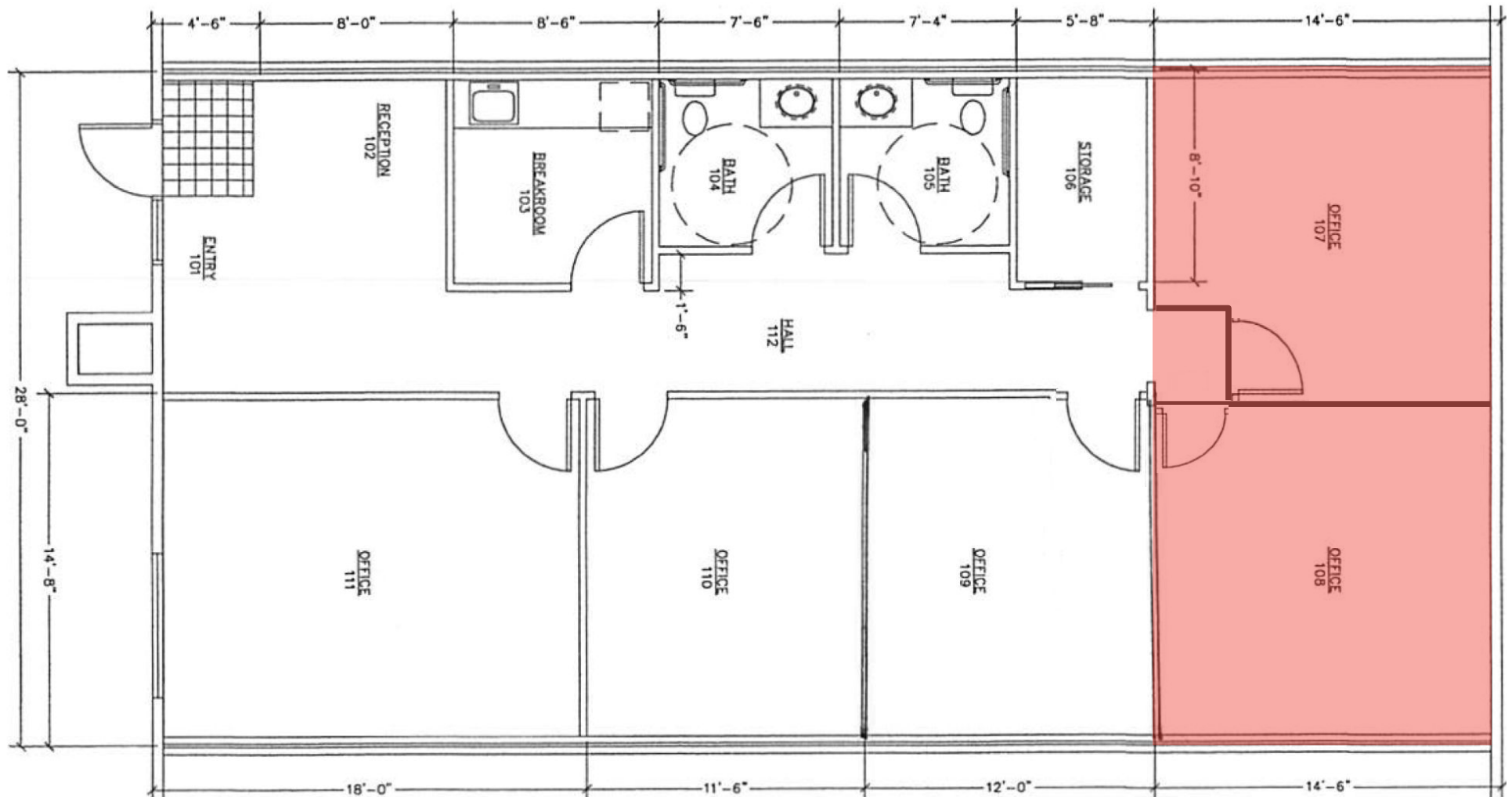
Suite 102 can be combined with other available suites for a total of 3,136 or 4,704 SF

Available Immediately



Building 1321 | Suite 102 – Concept Plan

Suite 102 can be combined with other available suites for a total of 3,136 or 4,704 SF



Conceptual Office Additions

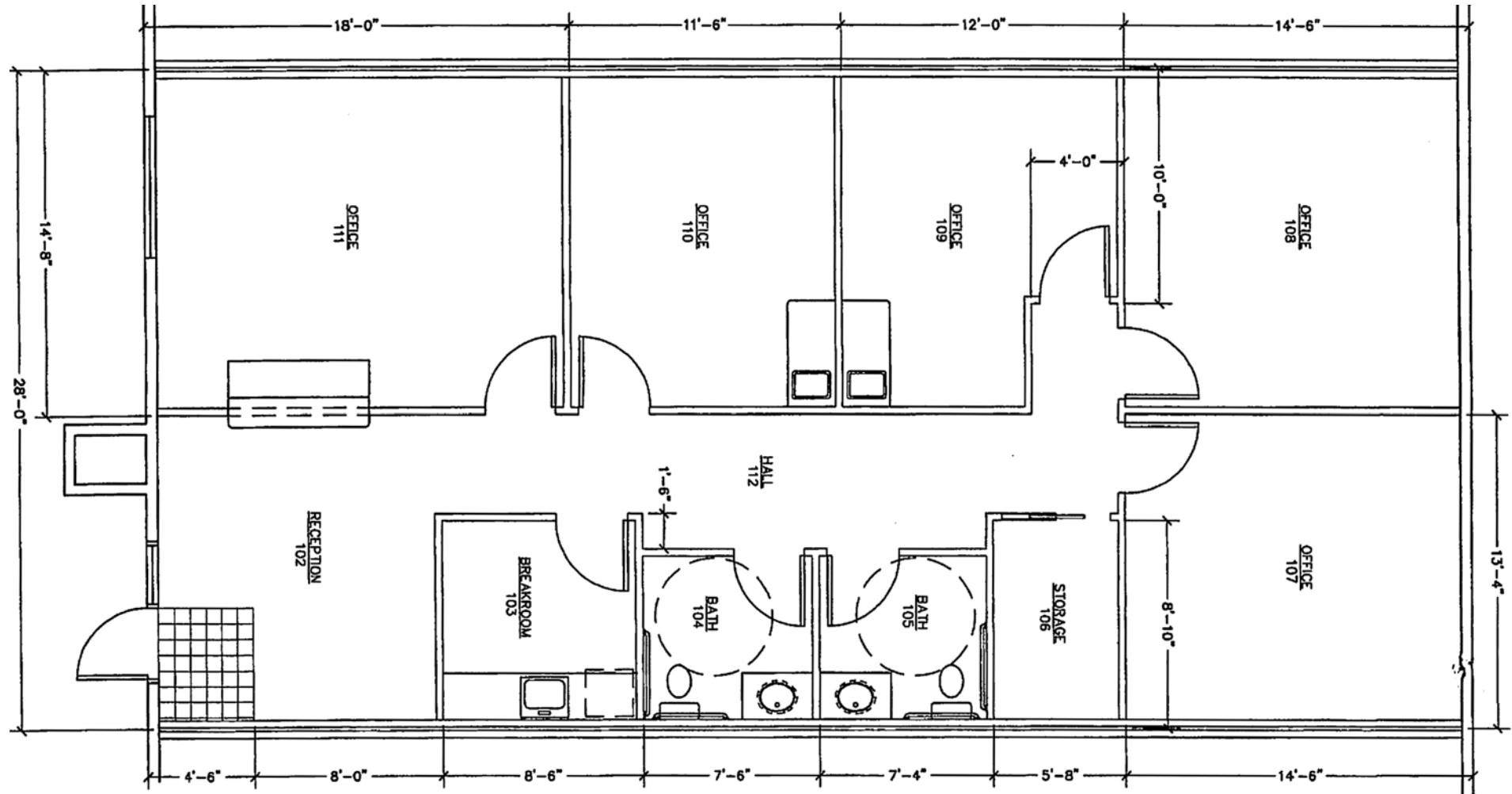
Building 1321 | Suite 102 Photos



Building 1321 | Suite 103 – 1,568 SF

Suite 103 can be combined with other available suites for a total of 3,136 or 4,704 SF

Available 11/1/2026



Surrounding Retail and Amenities



Reno-Tahoe
International
Airport

Midtown

Downtown
Reno

IronHorse Shopping Center



McCarran Plaza



Silver State Plaza



Site



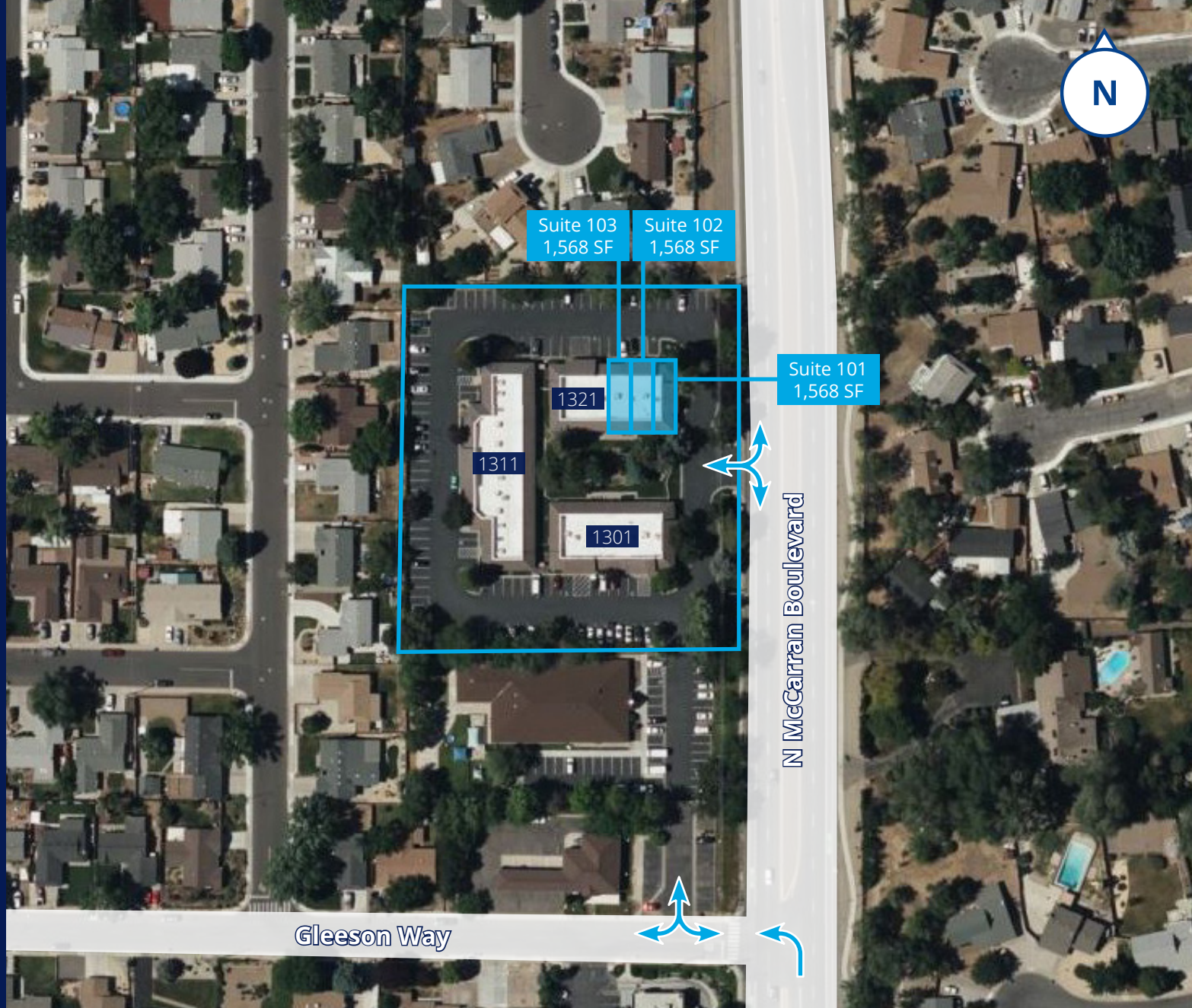
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