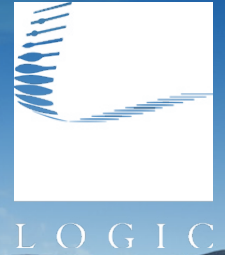


For Sale

Strategic Commercial Opportunity in Reno, NV



[Click for a Virtual Tour](#) 

515 Double Eagle Ct.
Reno, NV 89521

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Listing Snapshot



\$3,750,000
Sale Price



\$265 PSF
Price Per Square Foot



± 14,169 SF
Total Square Footage

Property Highlights

- Two-story office building in South Meadows
- Currently a two-tenant building
- Future owner-user opportunity with ability to occupy 48% by 9/1/26
- Visibility from Hwy. 395
- Parking: Four (4) spaces / ± 1,000 SF
- Features modern facade
- Surrounded by like-kind, upscale assets

Demographics

	1-mile	3-mile	5-mile
2025 Population	8,702	62,061	127,624
2025 Average Household Income	\$118,727	\$153,392	\$139,563
2025 Total Households	4,233	25,718	53,221



L O G I C



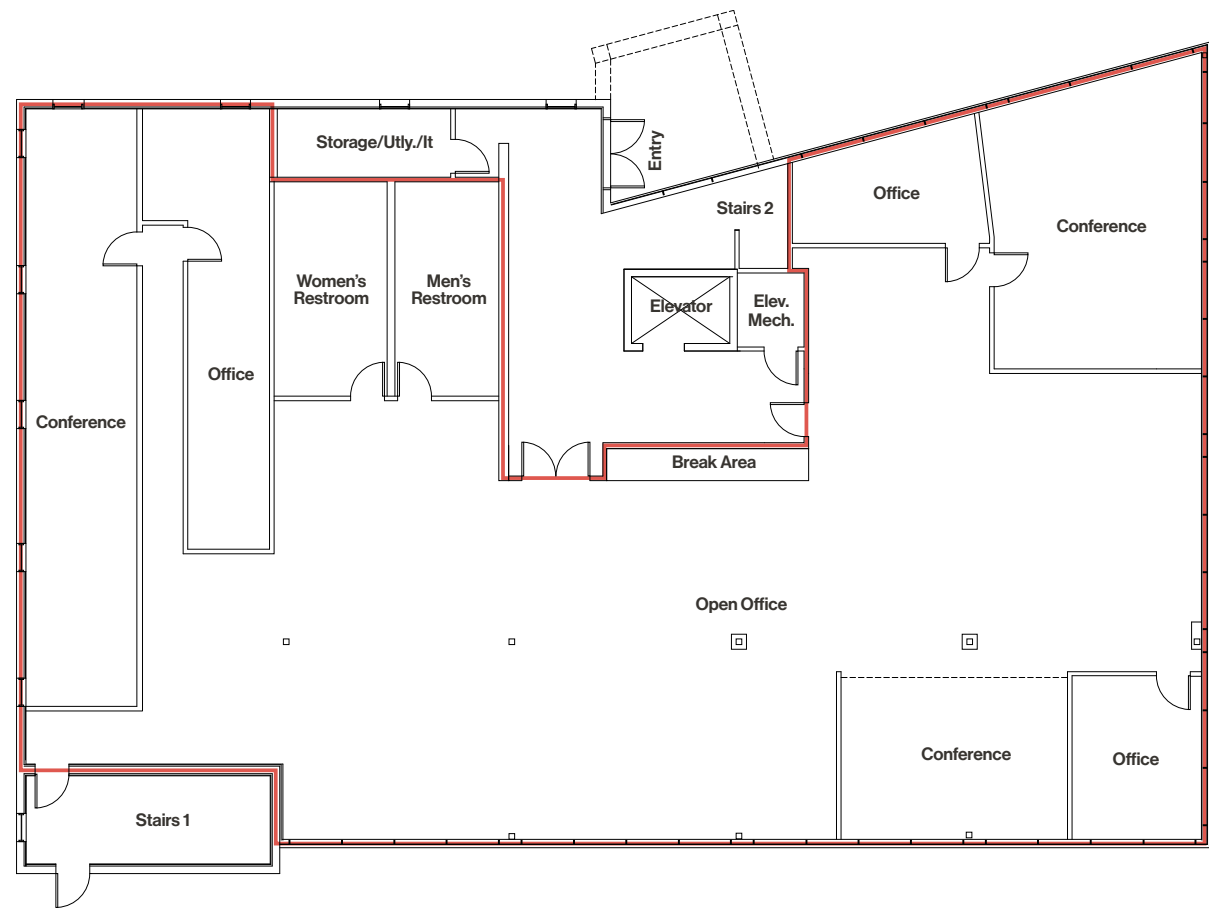




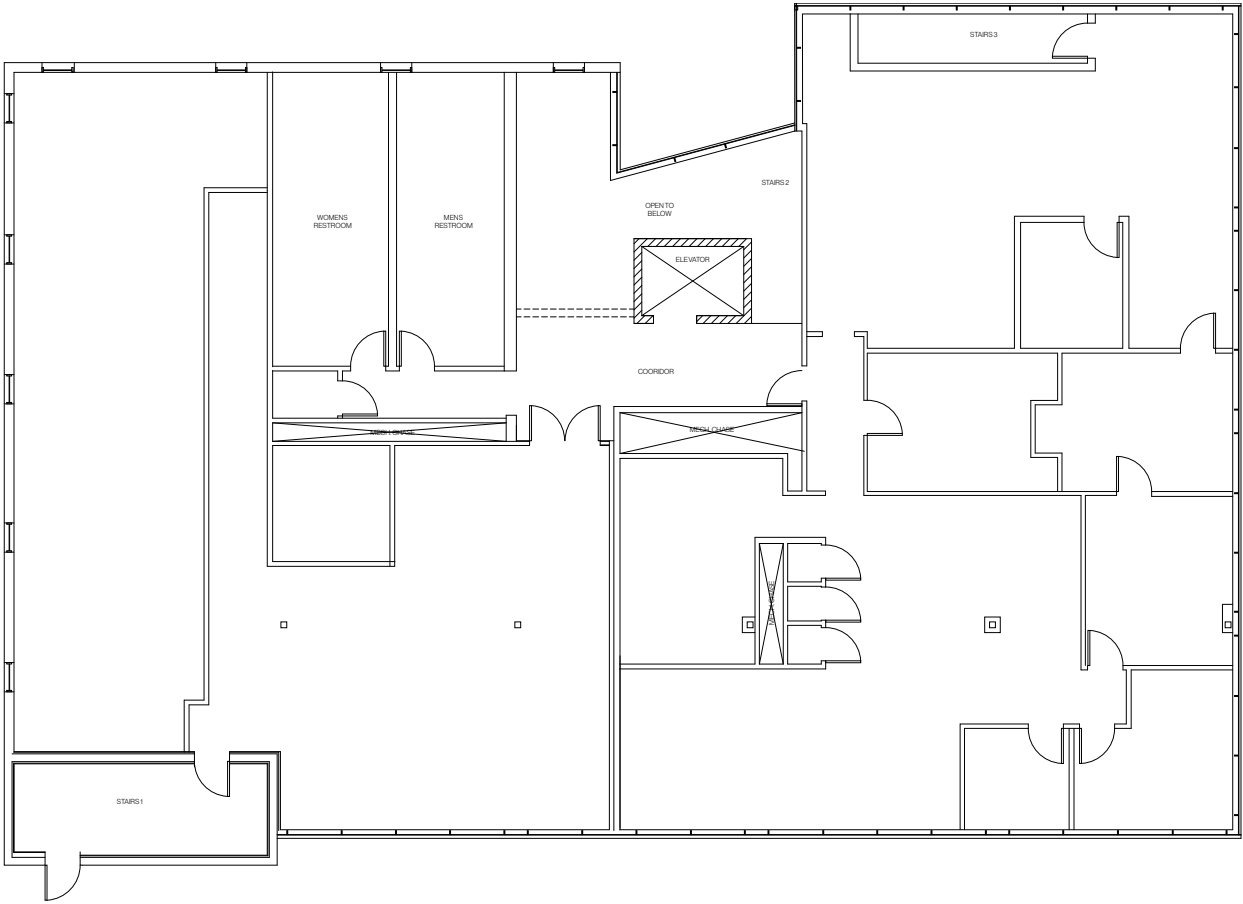
Double Eagle Ct.



Floor Plan | First Floor



Floor Plan | Second Floor



Direct CAP Rate Summary

Tenant	Suite	Square Footage (±)	% of GLA	% of income	Lease Commencement	Lease Expiration	Term Remaining	Monthly Rent PSF	Monthly Rent	Annual Rent PSF	Annual Rent	Annual Increases	Option to Renew	Lease Type
Barrett Business Services (BBSI)	105	6,419	47.66%	51.87%	11/1/20	8/31/26	10	\$2.10	\$13,480	\$25.20	\$161,759	3%	none	FS
Yardi Systems, Inc	205	7,050	52.34%	50.21%	11/1/20	2/28/29	40	\$1.93	\$13,595	\$23.14	\$163,135	3%	Two (2) 3-Year Ext @ 95% of FMV	FS

Rent Roll Overview	Square Footage (±)	% of GLA	Wtd. Avg. Lease Term	Monthly Price PSF	Monthly Rent	PPSF Annual	Annual Rent
Total	13,469	100%	26	\$2.01	\$27,075	\$24.12	\$324,894
Occupied	13,469	100%					
Vacant	-	0%					

Expenses	Monthly Cost	Annual Cost	Annual PSF	Monthly PSF	% of Expenses
Property Taxes	\$1,291	\$15,488	\$1.15	\$0.10	17.24%
Property Insurance	\$330	\$3,961	\$0.29	\$0.02	4.41%
Property Management	\$778	\$9,341	\$0.69	\$0.06	10.40%
Power Utility	\$1,158	\$13,892	\$1.03	\$0.09	15.47%
Water/Sewer Utility	\$162	\$1,945	\$0.14	\$0.01	2.17%
Gas Utility	\$555	\$6,659	\$0.49	\$0.04	7.41%
Trash Service	\$445	\$5,340	\$0.40	\$0.03	5.94%
Fire Alarm Monitoring & Testing	\$124	\$1,485	\$0.11	\$0.01	1.65%
Landscaping	\$395	\$4,745	\$0.35	\$0.03	5.28%
Snow Removal	\$542	\$6,500	\$0.48	\$0.04	7.24%
Repairs & Maintenance	\$1,655	\$19,864	\$1.47	\$0.12	22.12%
Association	\$50	\$598	\$0.04	\$0.00	0.67%
Total Expenses	\$7,485	\$89,817	\$6.67	\$0.56	100%

Direct Capitalization Analysis	Square Footage (±)	Monthly Price PSF	Monthly Rent	Annual Rent
Total Gross Rental Income	13,469	\$1.93	\$25,989	\$311,873
Total Potential Gross Annual Income	% of PGI			Monthly
	100%	Per SF Annual	\$24.12	
			\$27,075	
Less Vacancy & Credit Loss	0.00%	\$0.00	\$0	\$0
Effective Gross Annual Income	100.00%	\$24.12	\$27,075	\$324,894
Operating Expenses	Per SF			Total
		% of EGI		
Operating Expenses	(\$6.67)		(\$89,817)	
Total Operating Expenses	(\$6.67)	\$0.28	(\$89,817)	\$(89,817)
Net Operating Income				\$235,077

Property Photos



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For inquiries please reach out to our team.

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