

For Lease

Colliers

Accelerating success.

680 Greenbrae Drive, Sparks, NV 89431

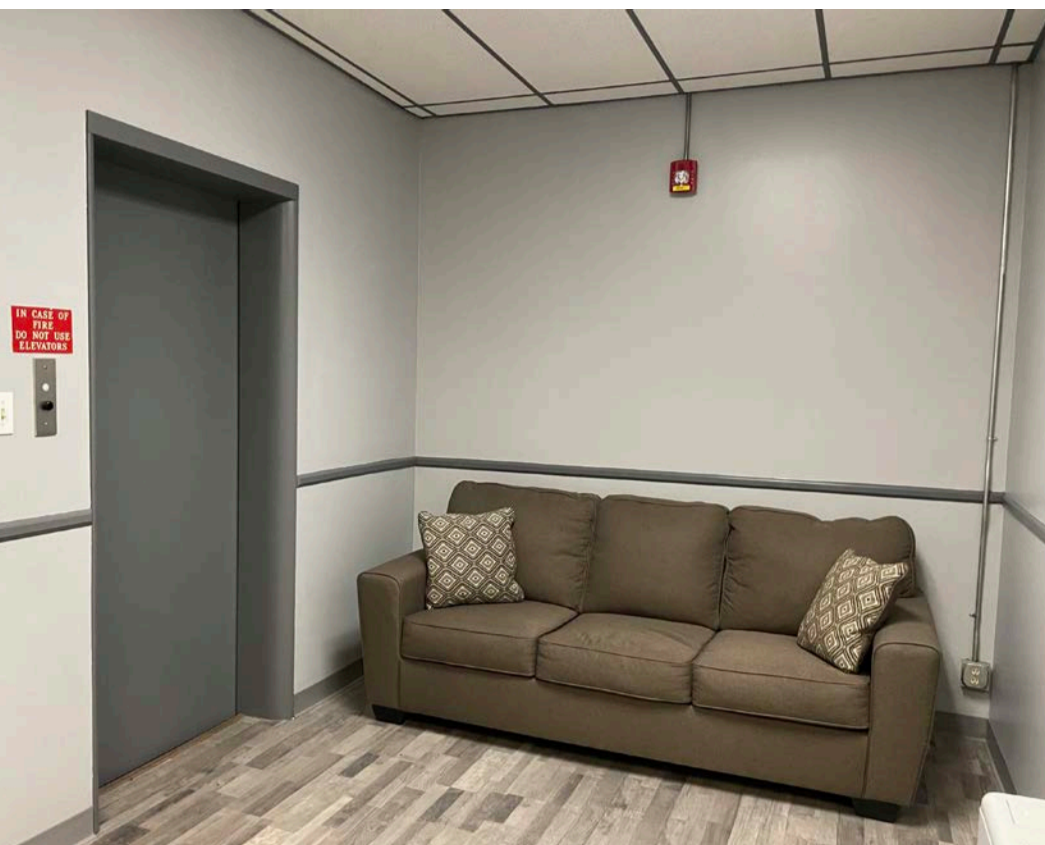
Now Leasing Second Level Elevator-Served Office Space
Multiple Size Options Starting at 328 SF up to 2,178 SF

636 Greenbrae Drive, Sparks, NV 89431

Ground Level Retail Space Available – 1,620 SF & 2,744 SF



New Dutch Bros Now Open



Building Comments

Office and retail space available in the Greenbrae Commons Shopping Center Complex. Located in the heart of Sparks, NV, at the intersection of Pyramid Way and Greenbrae Drive. With easy access to I-80 and McCarran Boulevard and proximity to numerous retail establishments, parks, and housing. Ample surface level parking.

Office Suite Comments

The Office Center has been recently remodeled with upgraded and contemporary finishes. The 2nd level is elevator served and has common area restrooms and lobby areas. Signage may be available for qualified leases.

Available Office Suites: 328 SF – 2,178 SF

Available Retail Suite

Suite	Square Feet	Lease Rate	Suite Notes
616	±2,744	\$1.50/SF/MO NNN	1
636	±1,620	\$1.50/SF/MO NNN	1, 2

1: \$0.41/SF/MO NNN

2: [View Virtual Tour](#)

Area Demographics

	1 mile	3 mile	5 mile
2025 Population	25,497	106,742	238,486
Daytime Population	19,887	130,139	280,055
Average Household Income	\$86,185	\$87,854	\$93,180
Total Households	10,647	44,126	102,467

Second Level Office Availability



Available Space

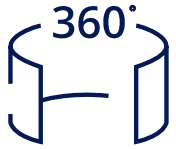


Common Area

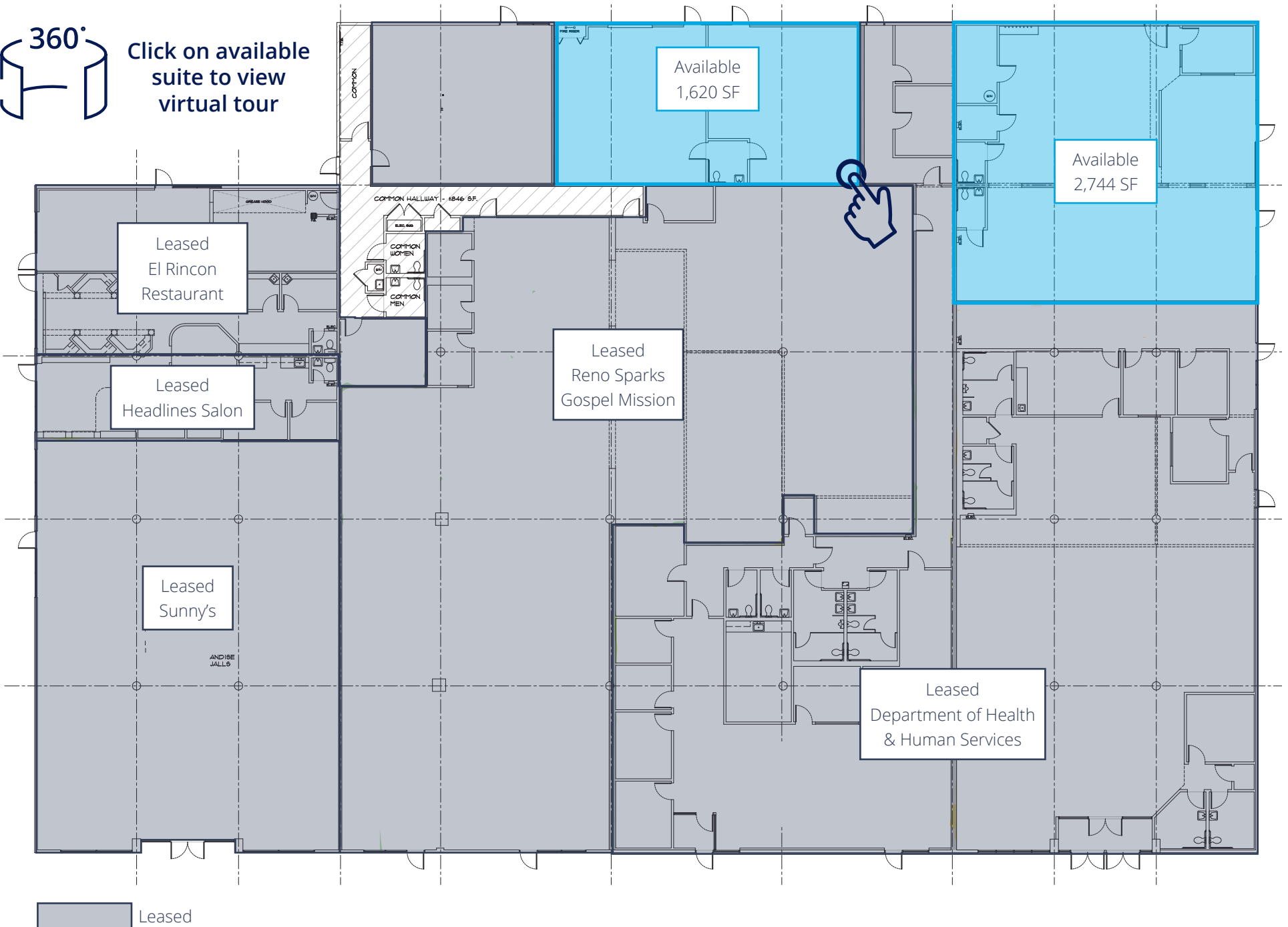
Available Office Suites

Suite	SF	Full Service Lease Rates	Suite Notes
220	±700	\$1,200/MO	-
230	±328	\$500/MO	-
234	±590	\$875/MO	-
240	±560	\$850/MO	-

Ground Level Retail Availability – \$1.50/SF/MO NNN



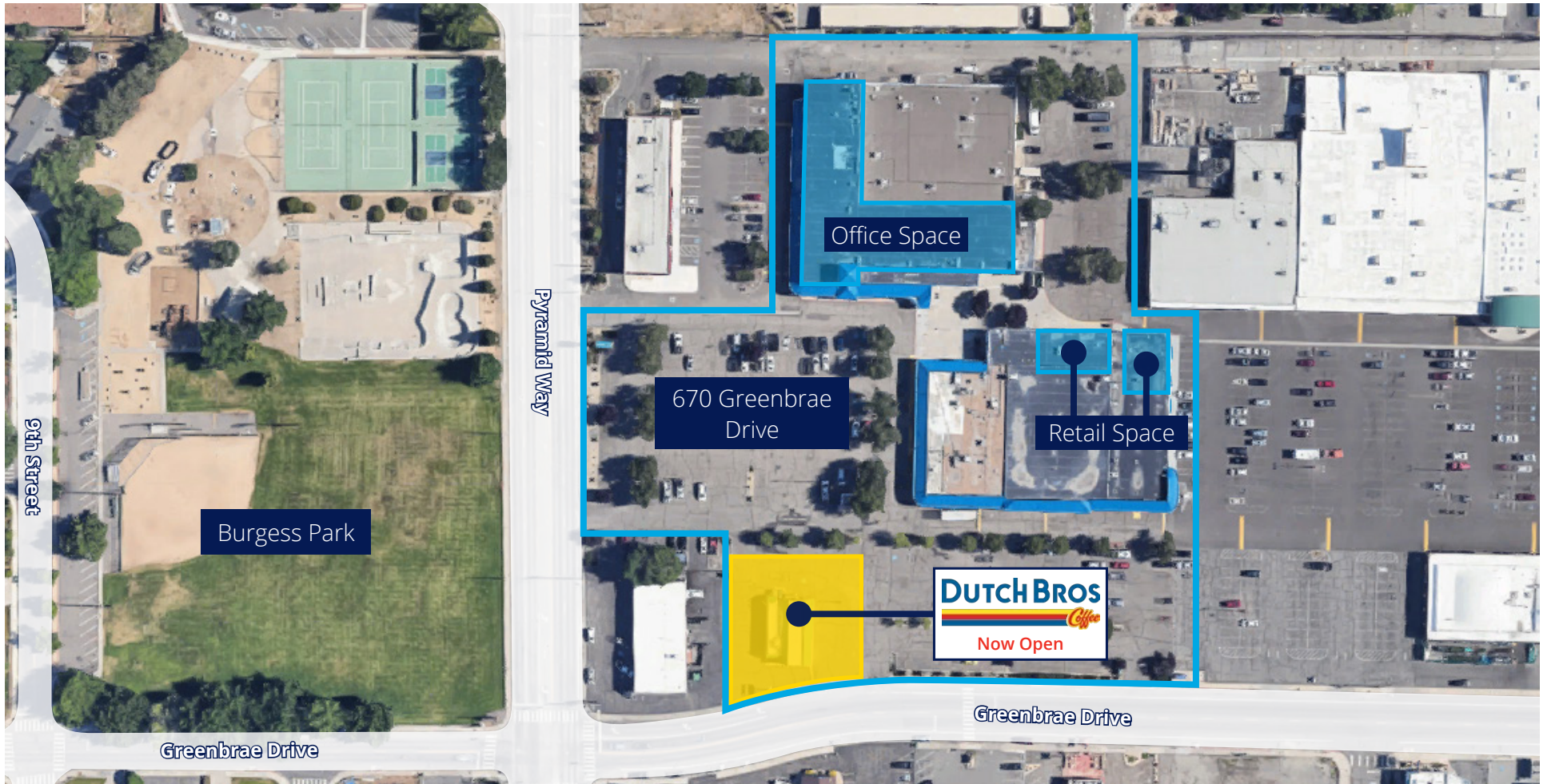
Click on available suite to view virtual tour



Additional Property Photos



New Dutch Bros Drive-Thru Now Open



Surrounding Amenities



Area Demographics

	1 mile	3 mile	5 mile
2025 Population	25,497	106,742	238,486
Daytime Population	19,887	130,139	280,055
Average Household Income	\$86,185	\$87,854	\$93,180
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Pyramid Park Shopping Center

Spars Mercantile

SURF THRU
EXPRESS CAR WASH

670 Greenbrae Drive

DUTCH BROS
Coffee
Now Open

McCarran Plaza

Silver State Plaza

Sparks High School

IronHorse Shopping Center

Prater Way

N McCarran Boulevard

Prater Way

Pyramid Way

N McCarran Boulevard



5520 Kietzke Lane, Suite 300
 Reno, NV 89511
 +1 775 823 9666
 Colliers.com/Reno

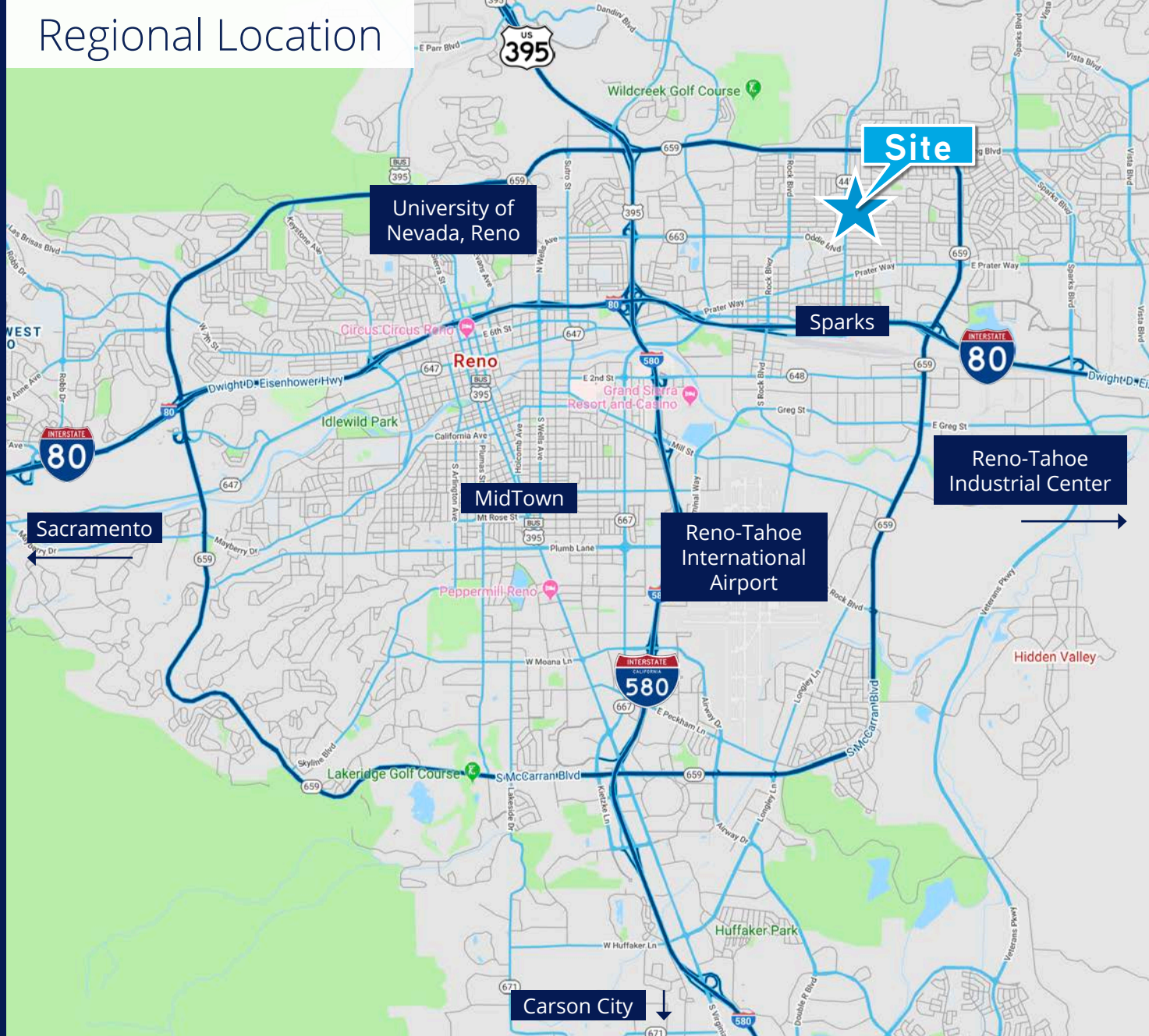
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Melissa Molyneux SIOR, CCIM
 Executive Vice President
 +1 775 823 4674 Direct
 +1 775 762 7990 Cell
 Melissa.Molyneux@colliers.com
 NV Lic BS.0144599.LLC

Jason Hallahan
 Associate
 +1 775 333 6969 Direct
 +1 775 287 5610 Cell
 Jason.Hallahan@colliers.com
 NV Lic S.0200644

Regional Location



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