

For Lease

Pyramid Professional Center



2261 - 2435 Pyramid Way
Sparks, NV 89431

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Listing Snapshot



\$1.75 PSF NNN
Lease Rate



± 8,600 SF
Available Square Footage



\$0.40 PSF
Lease Expense

Property Highlights

- Office and medical center with frontage along Pyramid Way
- Ample plumbing available to accommodate a medical user
- Zoned PO (Professional Office)
- Excellent visibility along the corner of Pyramid Way and York Way
- Signage opportunities available
- Average daily traffic count of ± 23,000 CPD
- High population area with over 7,000 homes within a 1-mile radius
- Benefits from Pyramid Way's recent renovation including improved pedestrian walkways, signalized cross-walks, and expanded roadways

Demographics

	1-mile	3-mile	5-mile
2025 Population	19,916	111,426	233,827
2025 Average Household Income	\$93,194	\$89,377	\$94,151
2025 Total Households	7,327	43,365	93,644

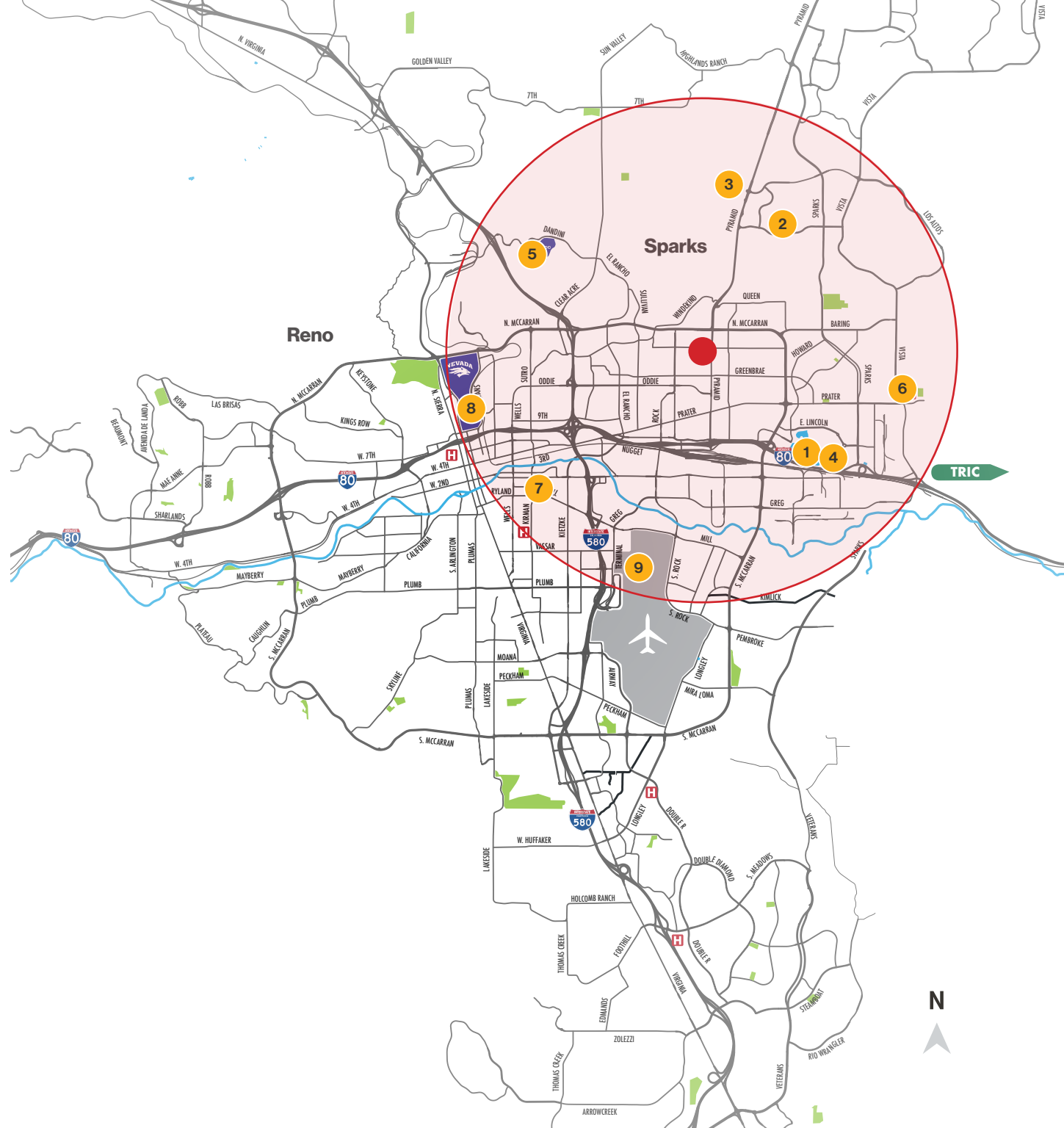


Vicinity Map

This office park is located in a dense residential area with over ± 19,916 residents within a 1-mile radius. The area benefits from high traffic connecting McCarran Blvd., Prater Way, and Pyramid Way to I-80.

Nearby Amenities

- 1
Sparks Marina Park
 -1.29 miles
- 2
Costco Wholesale
 -1.84 miles
- 3
Walmart Supercenter
 -2.10 miles
- 4
The Outlets at Legends
 -2.32 miles
- 5
Truckee Meadows Community College
 -2.68 miles
- 6
Northern Nevada Medical Center
 -3.01 miles
- 7
Renown Regional Medical Center
 -3.04 miles
- 8
University of Nevada, Reno
 -3.47 miles
- 9
Reno-Tahoe International Airport
 -3.61 miles



DOWNTOWN RENO

AVAILABLE

± 8,600 SF

York Way

Pyramid Way

N. McCarran Blvd.

 Golf Courses

Wildcreek
Golf Course

 Retail

BEN'S

 Retail

Raley's
Papa Murphy's
TAKE 'N BAKE PIZZA

 Retail

**Auto
Zone**

 Retail

McDonald's

 Retail

Starbucks

 Retail

Chevron

Site Plan

Available Leased



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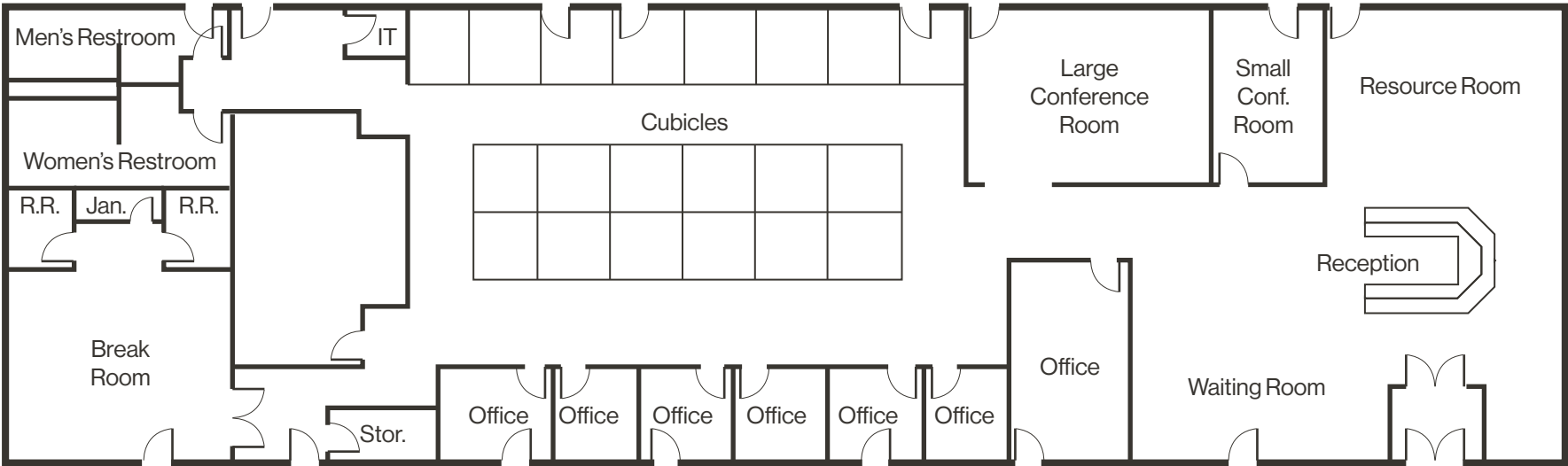
Suite	Tenant	SF
1	Wayne G. Terhune, DDS	±1,300 SF
2	Tooth Fairy Pediatric Dental	±1,000 SF
3	Jake Banks	±2,000 SF
5	A Child's World	±1,000 SF
6	Bee Sparks Dental	±2,000 SF
8	Betal Home Care	±1,300 SF
9	AVAILABLE Former staffing agency with reception/waiting area, three conference/meeting rooms, open bullpen, 7 private offices, and a break room.	±8,600 SF

Suite	Tenant	SF
17	Certified CPR	±2,300 SF
18	Fingerprinting Pros	±1,000 SF
19	Employnet, Inc.	±1,000 SF
20	Country Financial	±1,000 SF
21	Children's Castle	±1,000 SF
22	Michael E. Kanellis, DMD	±3,240 SF
24	Affinity Health & Wellness	±1,300 SF
A	Foot & Ankle Institute of Nevada	±1,300 SF

Suite	Tenant	SF
A2	Ford Center for Foot Surgery	±860 SF
B	Summit Hydration	±1,700 SF
1	Pyramid Veterinary Hospital	±3,600 SF
A	The SkinCare Girl	±2,597 SF
B	Specialty Health	±1,403 SF
A	American Family Insurance	±1,200 SF
B	The Learning Consultants	±2,400 SF



Floor Plan | 2261 Suite 9 | ± 8,600 SF



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Property Photos



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For inquiries please reach out to our team.

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