

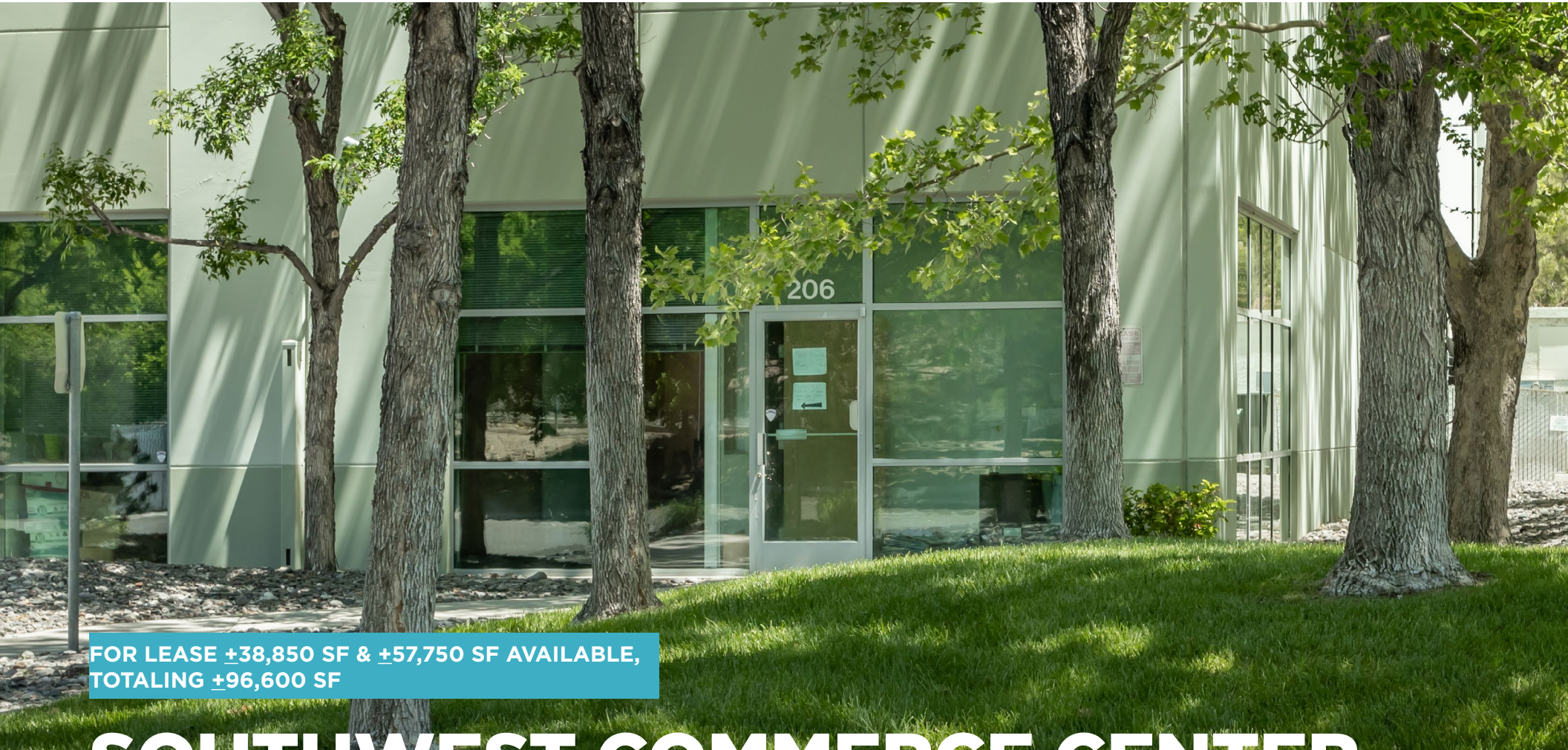


WAREHOUSE + OFFICE SPACES FOR
LEASE WITH EXCELLENT FREEWAY
ACCESS IN A DESIRABLE RENO LOCATION

±96,600
AVAILABLE SF

30'
CLEAR HEIGHT

NEGOTIABLE
LEASE RATE



FOR LEASE **+38,850 SF** & **+57,750 SF** AVAILABLE,
TOTALING **+96,600 SF**

SOUTHWEST COMMERCE CENTER

450 MAESTRO DRIVE, SUITES 205 & 206 | RENO, NV 89511

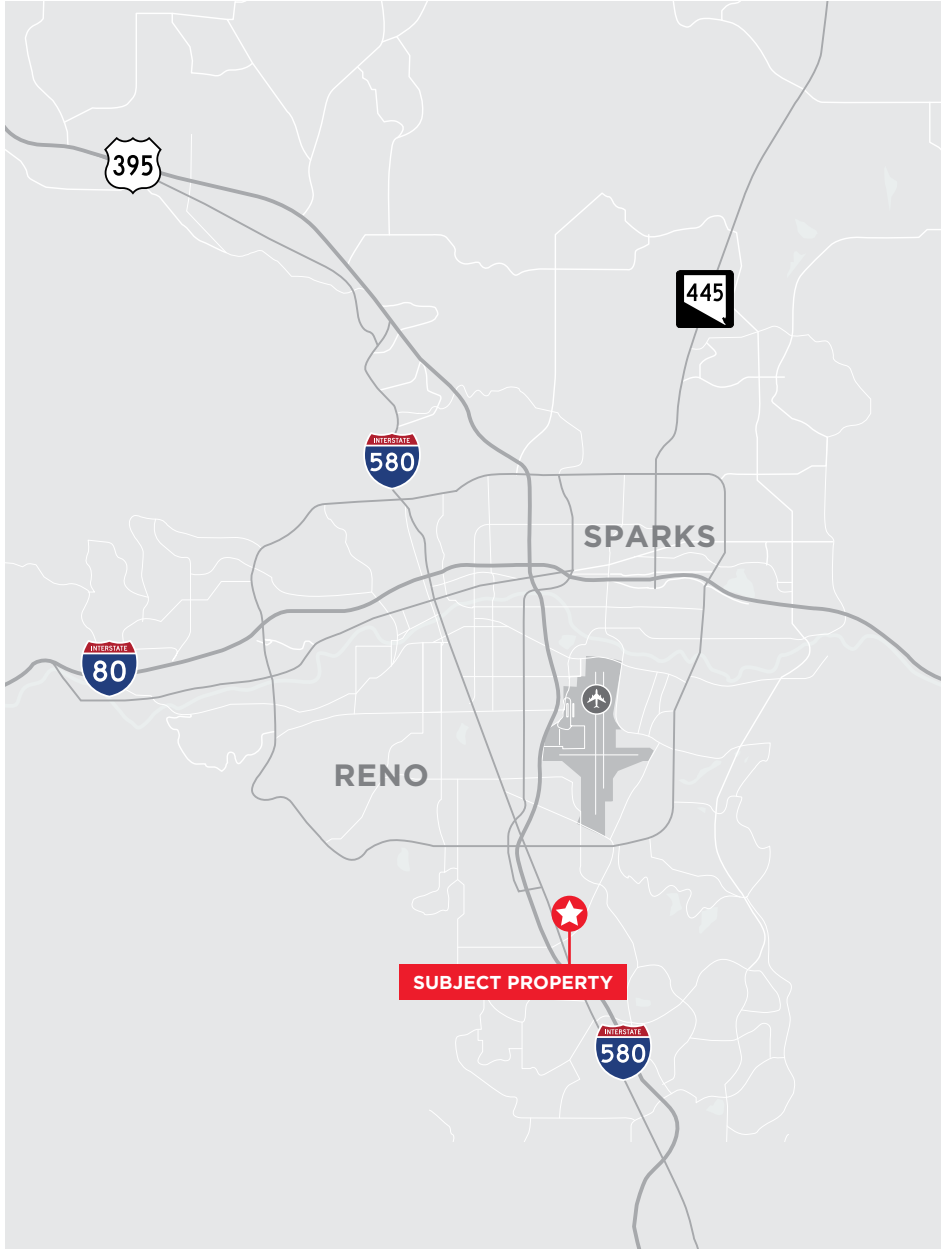
FOR LEASE

SUITE 205 PROPERTY FEATURES

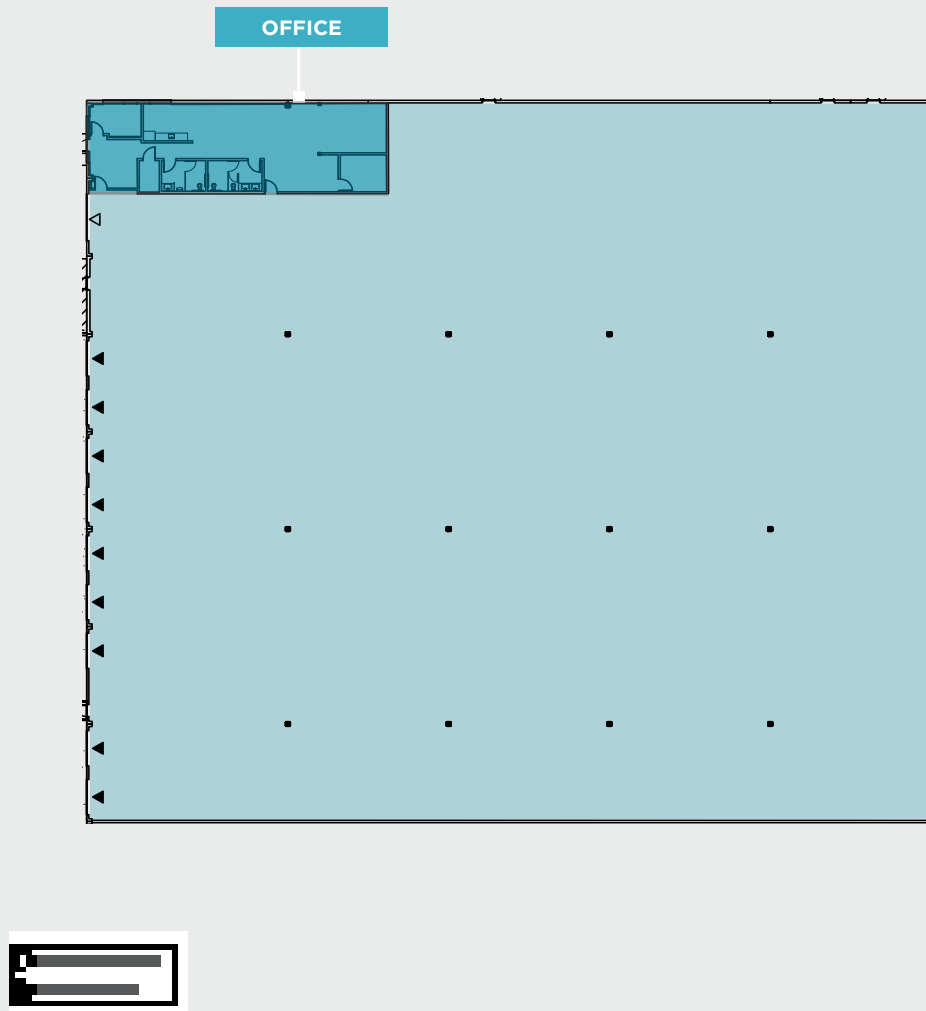
Lease Rate	Negotiable
Space	±38,850 SF space available ±1,788 SF office
Estimated OPEX	\$0.15/SF/month
Availability Date	1/1/2027

Property Highlights

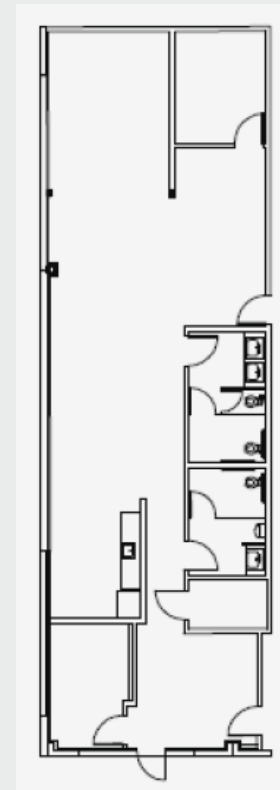
- 9 dock-high doors
- 1 grade-level door
- 30' clear height
- 50' x 40' column spacing
- ESFR sprinklers



SUITE 205



1,788 SF OFFICE



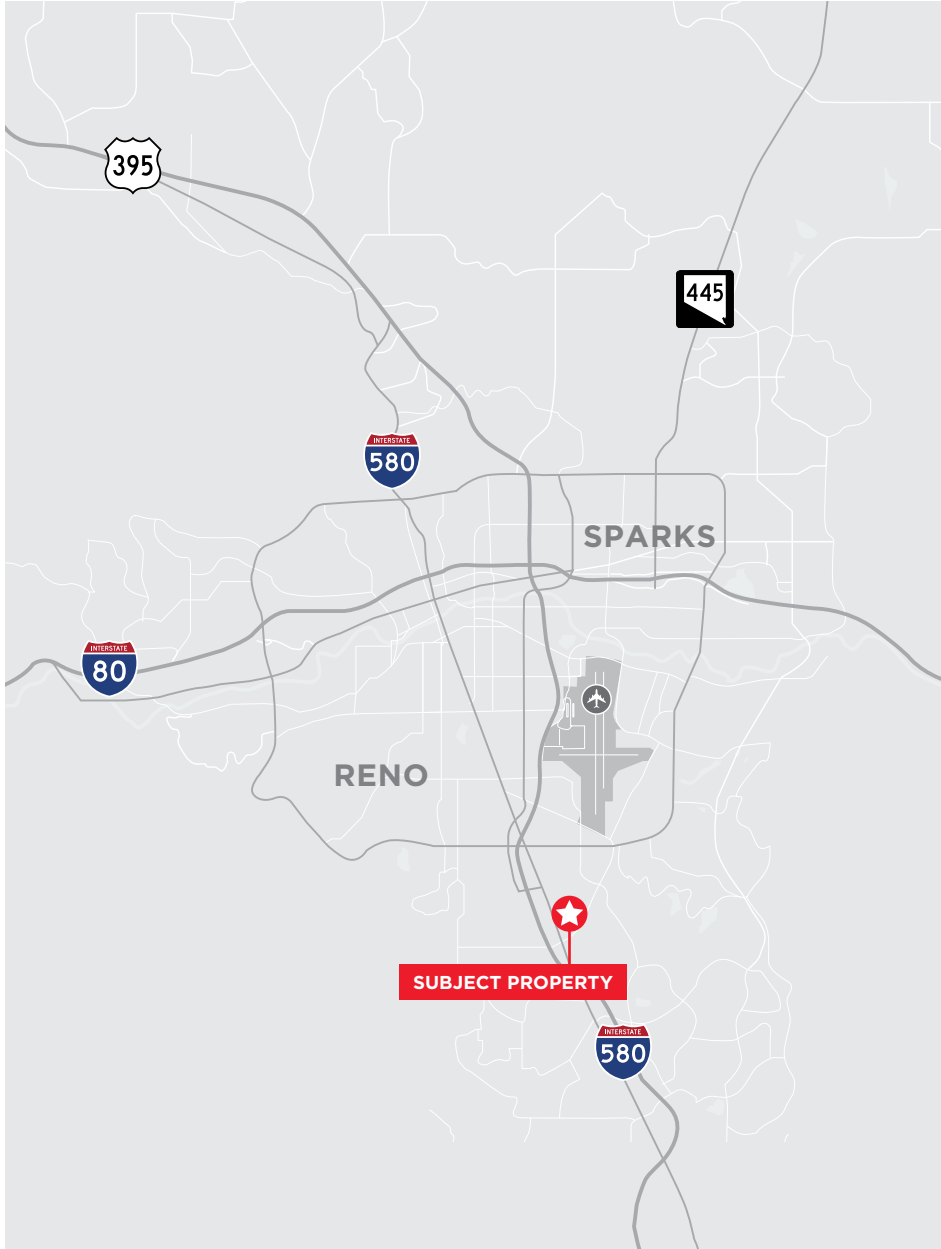
FOR LEASE

SUITE 206 PROPERTY FEATURES

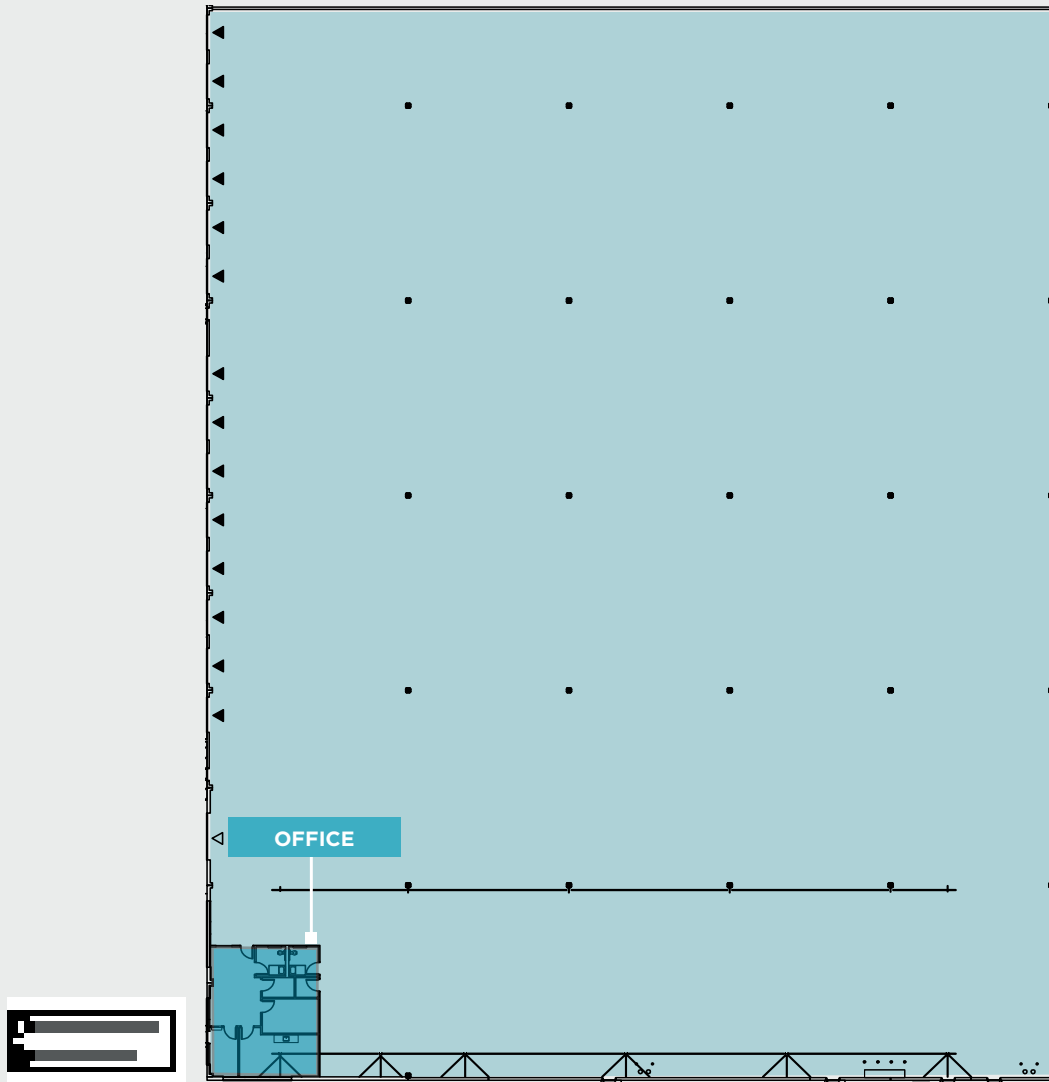
Lease Rate	Negotiable
Space	±57,750 SF space available ±975 SF office (plan to expand)
Estimated OPEX	\$0.15/SF/month
Availability Date	4/1/2026

Space Highlights

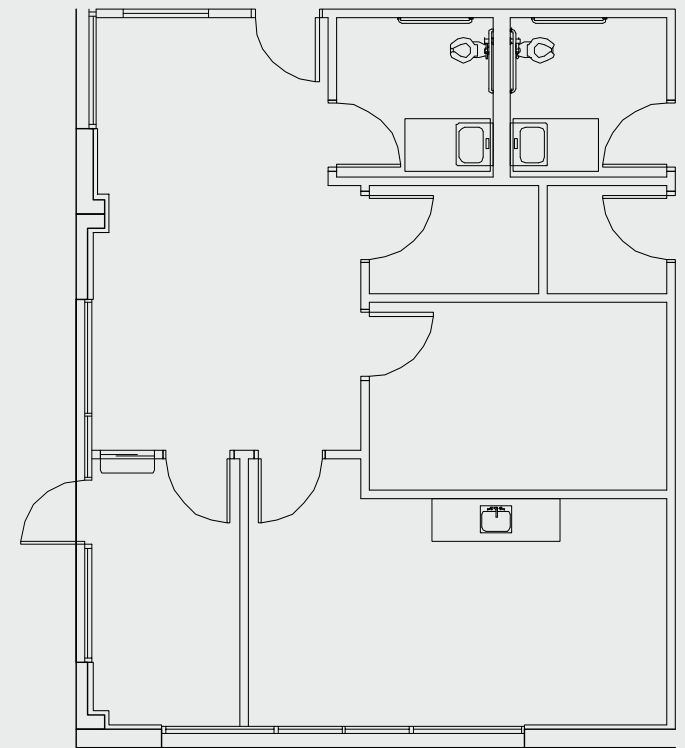
- 14 dock-high doors
- 1 grade-level door
- 30' clear height
- 50' x 40' column spacing
- ESFR sprinklers



SUITE 206



975 SF OFFICE



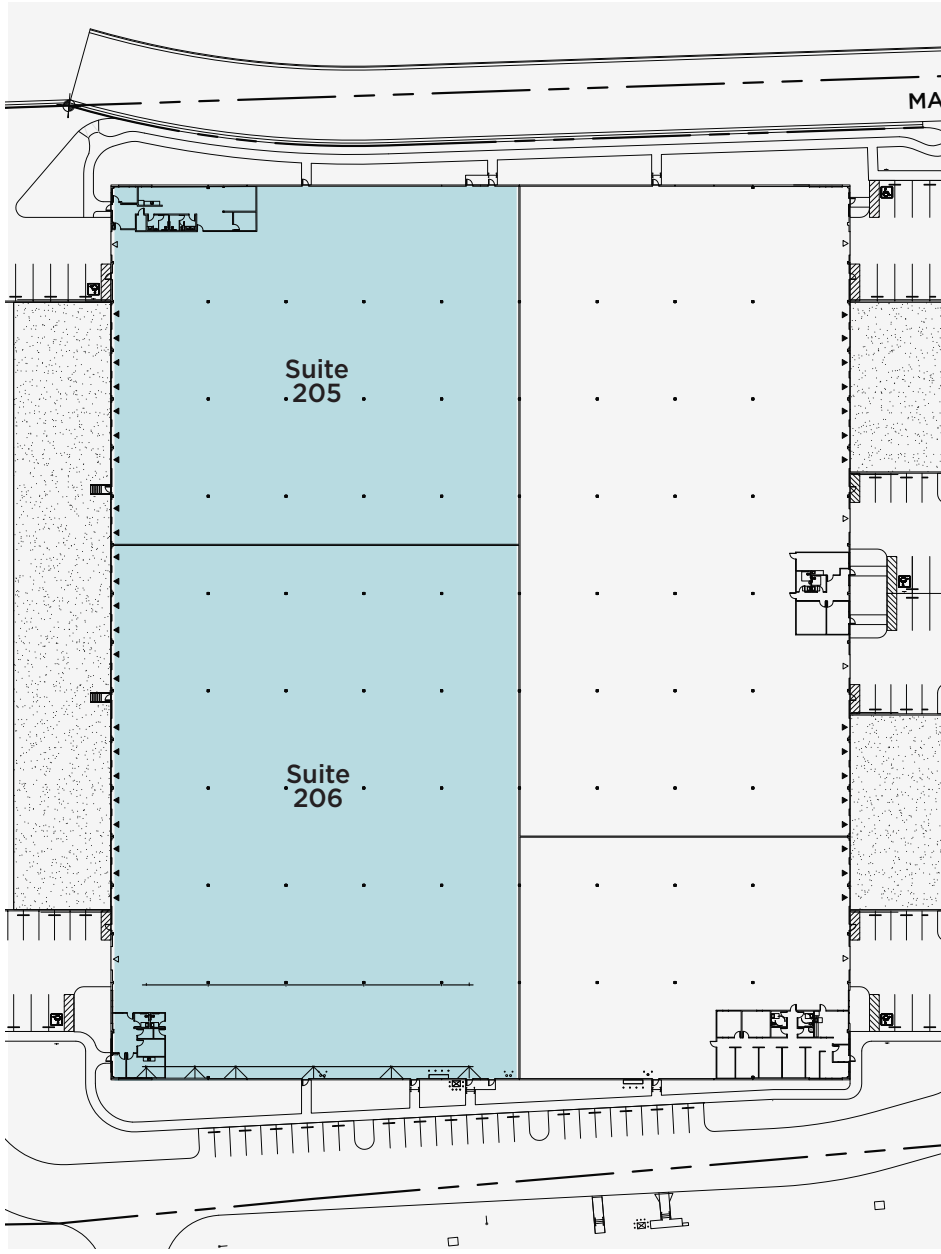
FOR LEASE

SUITE 205 & 206 COMBINED FEATURES

Lease Rate	Negotiable
Space	±96,600 SF space available ±2,763 SF office (plan to expand)
Estimated OPEX	\$0.15/SF/month
Availability Date	Varied

Property Highlights

- 23 dock-high doors
- 2 grade-level door
- 30' clear height
- 50' x 40' column spacing
- Equipment for 2000 amps, 277/480V, 3-phase (power to be verified by NVEnergy)
- ESFR sprinklers
- Great South Reno location
- Excellent access to HWY 580 and McCarran loop
- Professionally managed
- Project is 1MM SF



PROPERTY PHOTOS



CORPORATE NEIGHBORS



FOR LEASE

SOUTHWEST COMMERCE CENTER

450 MAESTRO DRIVE, SUITES 205 & 206 | RENO, NV 89511

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