

For Sale | Investment Opportunity 8725 Technology Way, Reno, NV 89521



Buildings B & C | 5,556 Square Foot Multi-Tenant Office Space



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Property Overview

Colliers is pleased to present 8725 Technology Way, Bldgs B & C. This is a rare opportunity to acquire a stabilized, multi-tenant office investment in the highly desirable South Reno submarket. The offering consists of two parcels, including two office buildings totaling approximately 5,556 square feet with use of parking in the common parking lot.

Constructed in 2006, Buildings B & C feature four professional office suites with updated interior finishes, efficient layouts, and flexible floor plans designed to accommodate a variety of business types and tenant sizes. The property is currently 100% leased to a stable mix of tenants with staggered lease expirations, providing immediate in-place cash flow while mitigating rollover risk and allowing for future rental upside.

Strategically located in South Reno, the property offers seamless access to US-395 and I-580, and is within close proximity to Meadowood Mall, numerous retail amenities, and a wide range of dining options. The inclusion of a dedicated parking lot parcel ensures ample on-site parking, enhancing tenant convenience and long-term leasing appeal.

This offering represents an attractive opportunity for investors seeking a stabilized suburban office asset with dependable income and future value-add potential in one of Reno's most accessible and established business corridors.

Property Highlights

- **2025 Income:** \$113,256.48
- **2025 Operating Expenses:** \$30,525.18
- **Current 2025 NOI:** \$82,731.30 (100% Leased)
- **APNs:** 163-231-21 & 22
- **Parking:** Use of common area
- **Prime accessibility** to US-395, I-580, South Meadows submarket, retail, and dining
- **Ample on-site parking** for tenants and visitors

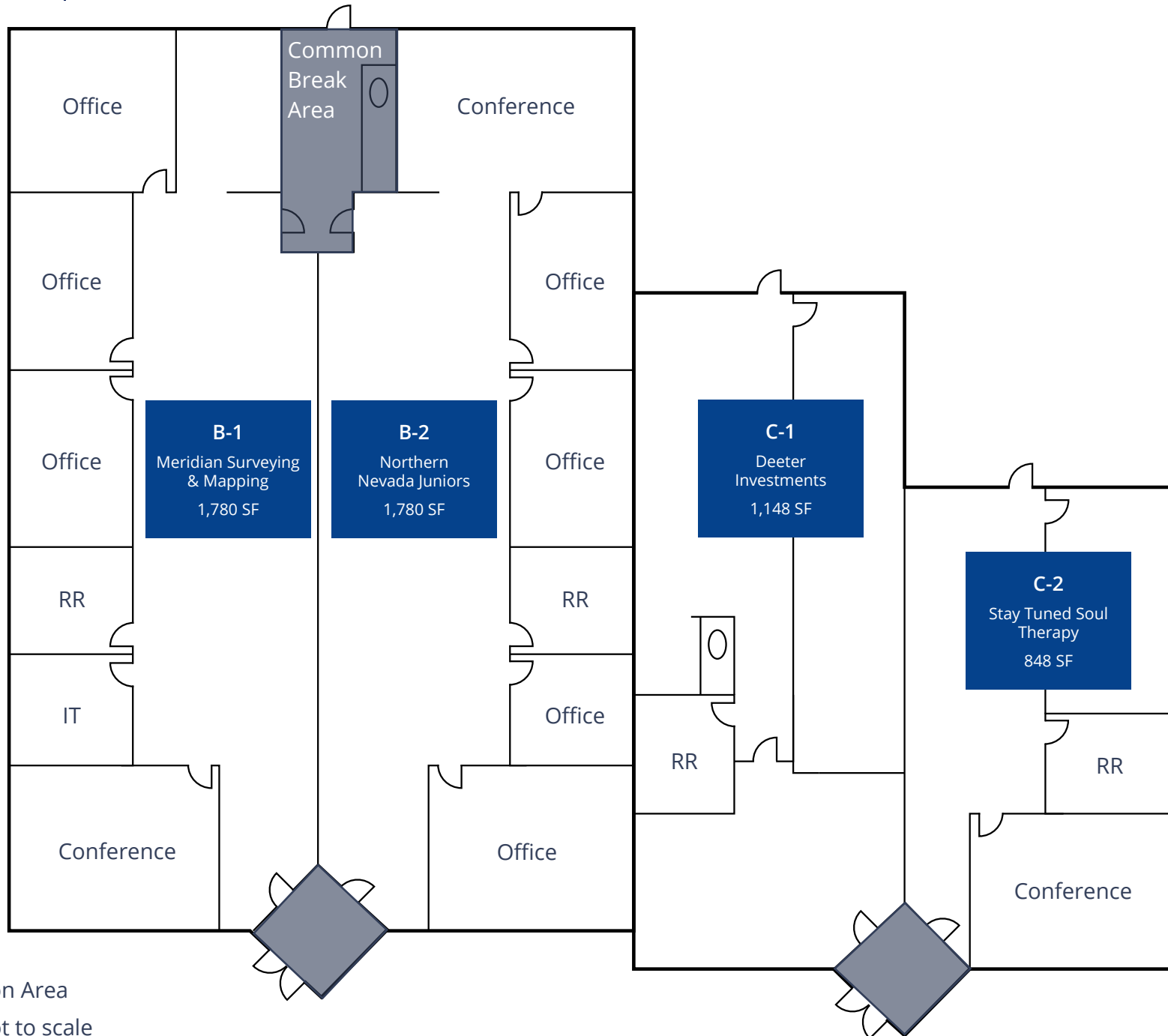
Sale Price: \$1,460,500 (\$262/PSF)

*Due diligence folder and Rent Roll available upon completed NDA

Parcel Overview



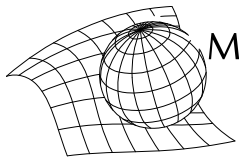
Floor Plan | ±5,556 SF



Common Area

*Floor plan not to scale

Tenant Profiles



Meridian Surveying & Mapping

Meridian Surveying Engineering, Inc. is a professional land surveying firm serving Northern California with comprehensive surveying, mapping, and engineering support services. The company provides solutions including boundary and topographic surveys, ALTA/NSPS surveys, construction staking, drone mapping, and 3D laser scanning for public agencies, developers, contractors, and private clients. Leveraging advanced technology and decades of experience, Meridian delivers accurate, reliable data to support projects ranging from individual parcels to large-scale infrastructure and development.

www.meridiansurveyor.com



Deeter Investments is a technology-driven investment management and proprietary trading firm focused on identifying opportunities across global financial markets. The firm combines quantitative research, advanced data analysis, and machine learning to develop trading strategies spanning equities, options, futures, commodities, cryptocurrencies, and other asset classes. Operating in major electronic markets worldwide, Deeter Investments leverages collaborative research and proprietary technology to pursue data-driven investment performance.

www.deeterinv.com



Northern Nevada Juniors Volleyball Club is a youth volleyball organization dedicated to developing athletes across the Reno, Sparks, and Northern Nevada region. The club offers training programs, competitive teams, camps, and leagues designed to help players build skills, confidence, and teamwork while competing at both regional and national levels. With a focus on athlete development and positive sportsmanship, the program aims to help young players grow both on and off the court.

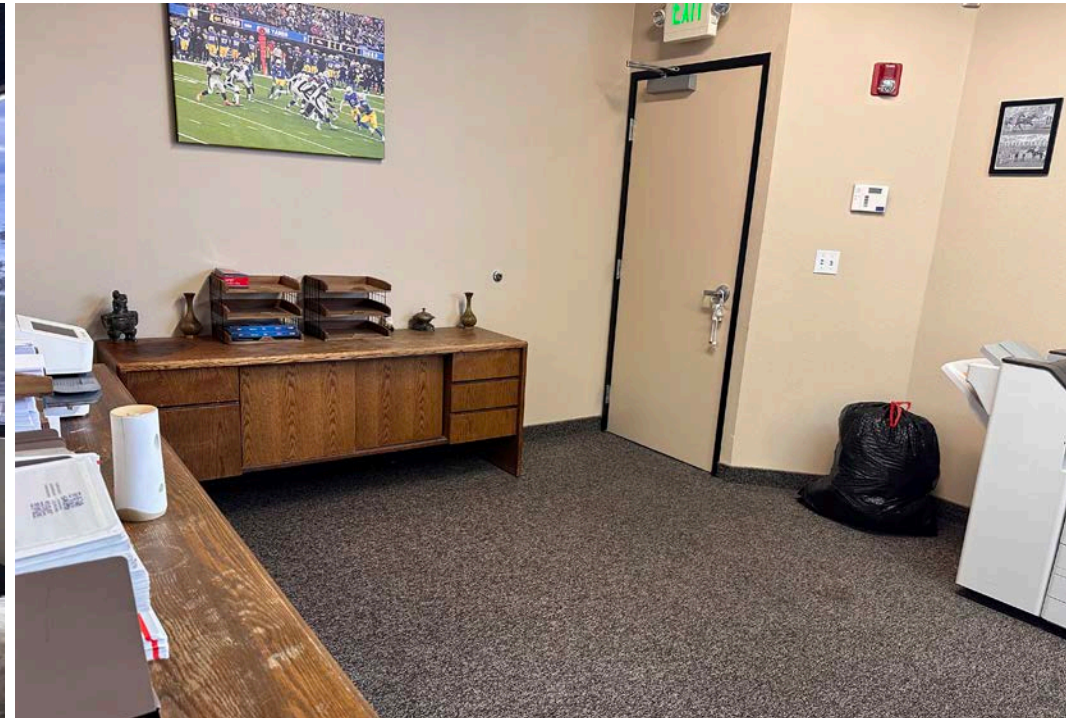
www.nnjvball.com



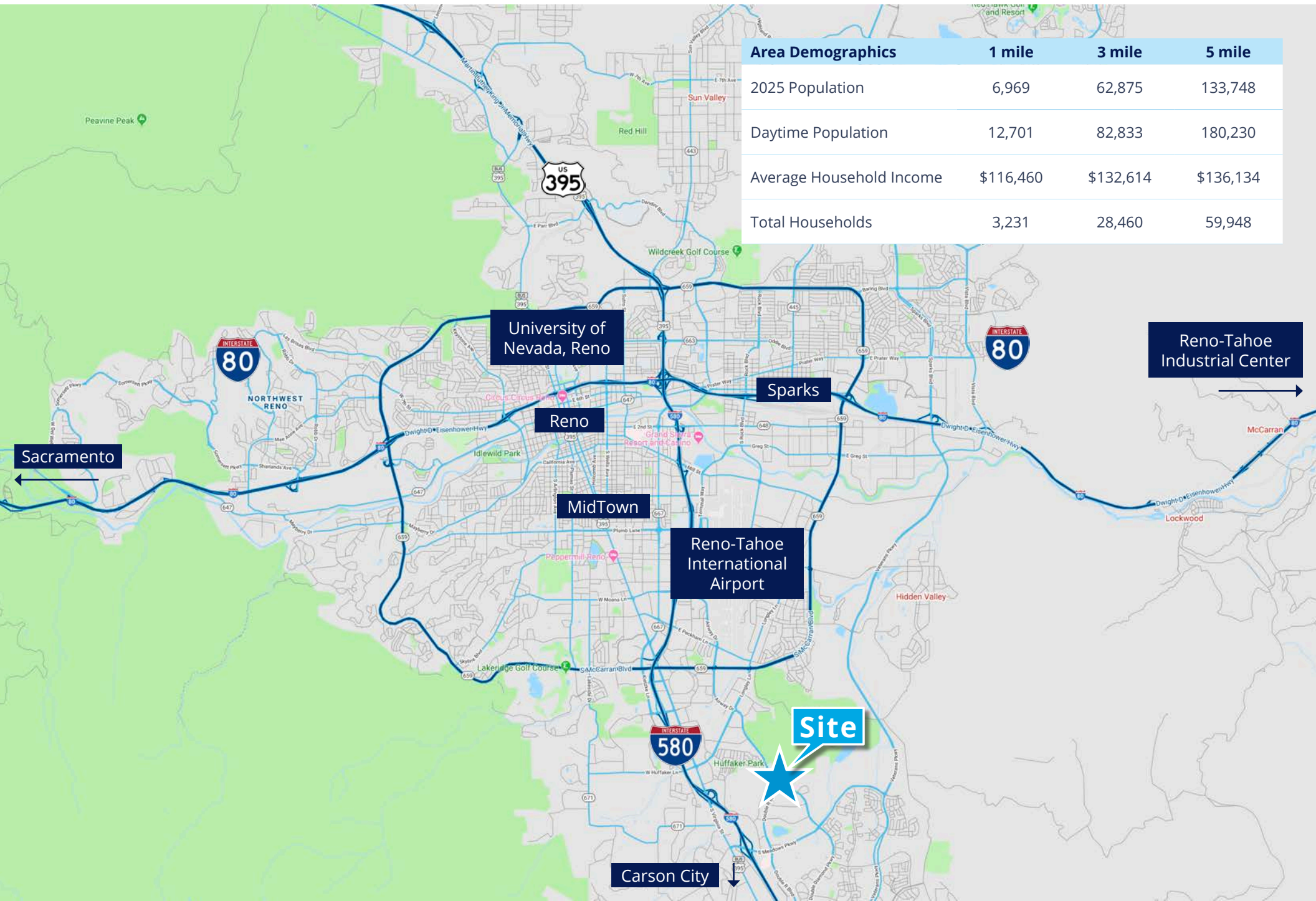
Stay Tuned Soul Therapy is a holistic wellness studio offering energy-based healing services designed to support physical, emotional, and spiritual balance. The practice specializes in sessions using the Harmonic Egg®, a bio-resonant therapy environment that incorporates sound, light, and frequency to help promote relaxation, nervous system balance, and overall well-being. Guided by founder Kelley Michelle, the studio provides personalized sessions and intuitive wellness guidance to help individuals reconnect with their inner balance and support their personal healing journey.

www.staytunedoultherapy.com

Interior Photography



Regional Location



Area Demographics	1 mile	3 mile	5 mile
2025 Population	6,969	62,875	133,748
Daytime Population	12,701	82,833	180,230
Average Household Income	\$116,460	\$132,614	\$136,134
Total Households	3,231	28,460	59,948

Market Overview

The Greater Reno-Tahoe's business and economic climate is experiencing a major boom and the ramifications are far reaching. In fact, Nevada was ranked number 7 in the 2023 State Business Tax Climate Index, according to the Tax Foundation. With the area including major cities such as Reno, Sparks, Carson City, Fernley, and Incline Village, there is plenty of room for expansion. With the benefits of Nevada's low tax on businesses - and a satisfying quality of life, it's a wonder why a business or developer would choose anywhere else. The region's optimal location to San Francisco, Portland, Salt Lake City, Las Vegas, and Los Angeles all within a day's drive is just another added benefit.

Business-Friendly Environment

- » No corporate income taxes
- » No personal income taxes
- » No estate/gift taxes
- » No unitary taxes
- » No franchise taxes
- » No inventory taxes
- » No franchise taxes on income
- » 1.48% Payroll Tax
- » 6.85% Sales Tax
- » 0.60% Property Tax
- » 0.25-5.4% Unemployment Insurance Tax
- » Qualified Opportunity Zones

4.0%

UNEMPLOYMENT RATE
AS OF DECEMBER 2025

259,100

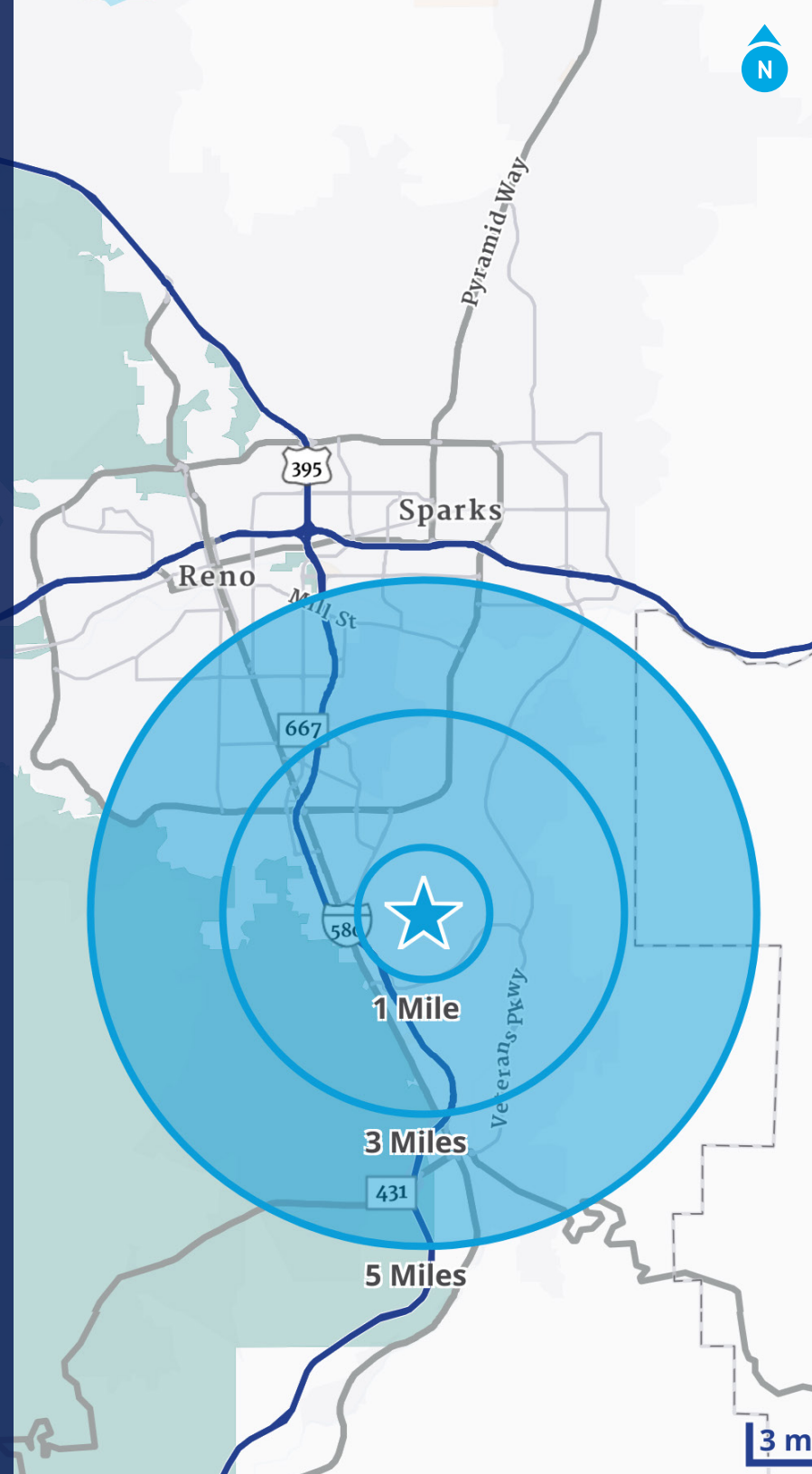
WASHOE COUNTY
EMPLOYMENT AS OF 2025

520,104

WASHOE COUNTY
POPULATION AS OF 2025

\$576,235

MEDIAN HOME PRICE
AS OF 2025



Stampede
Research



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