



Mallard Investment Management

GRANT DRIVE
3605 GRANT DRIVE
RENO, NEVADA 89509

Contact Info:

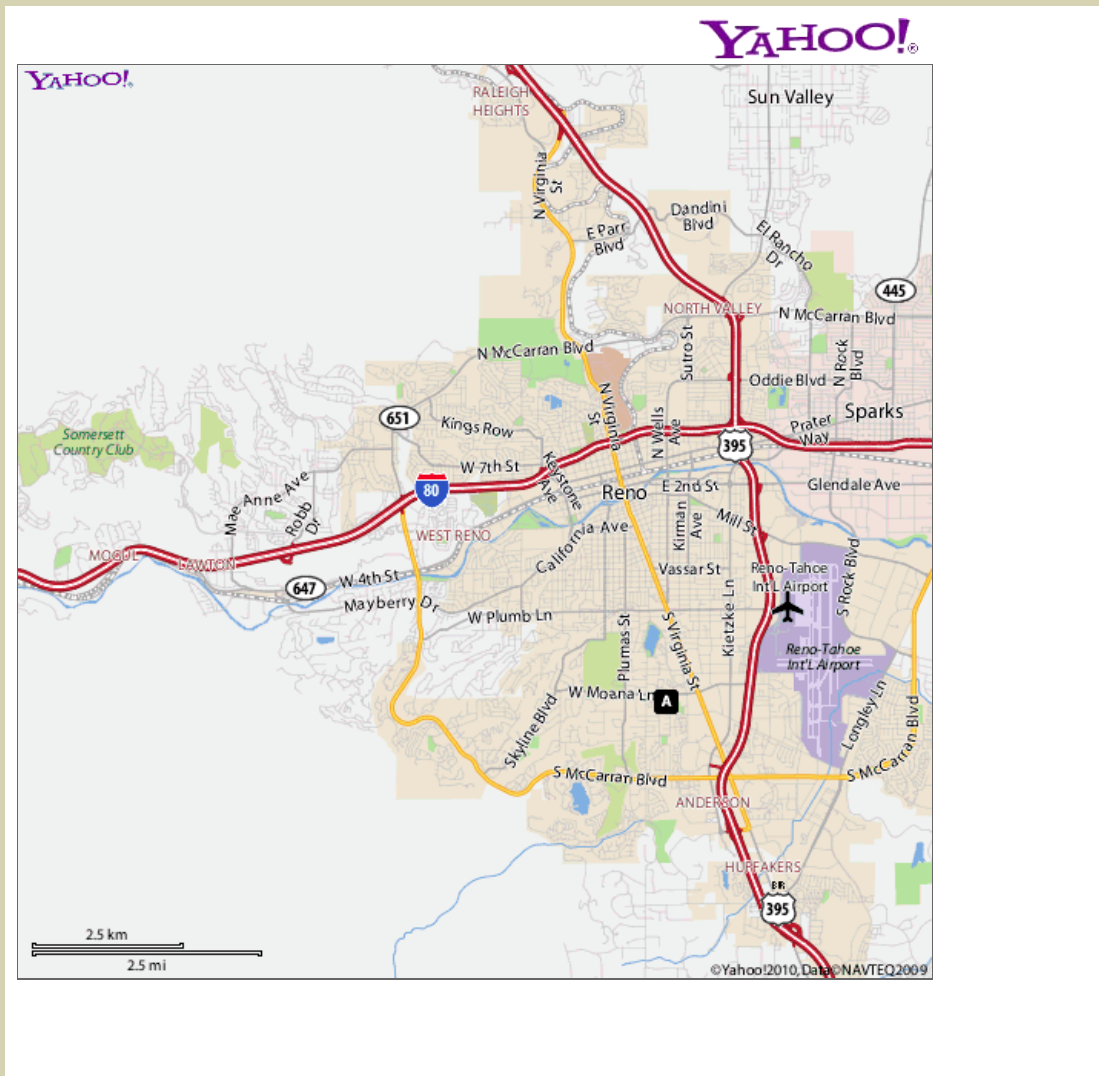
Paul Deane
Office: 775-786-9315
Cell: 775-742-3509

email: paul.deane@mallardinvestments.net



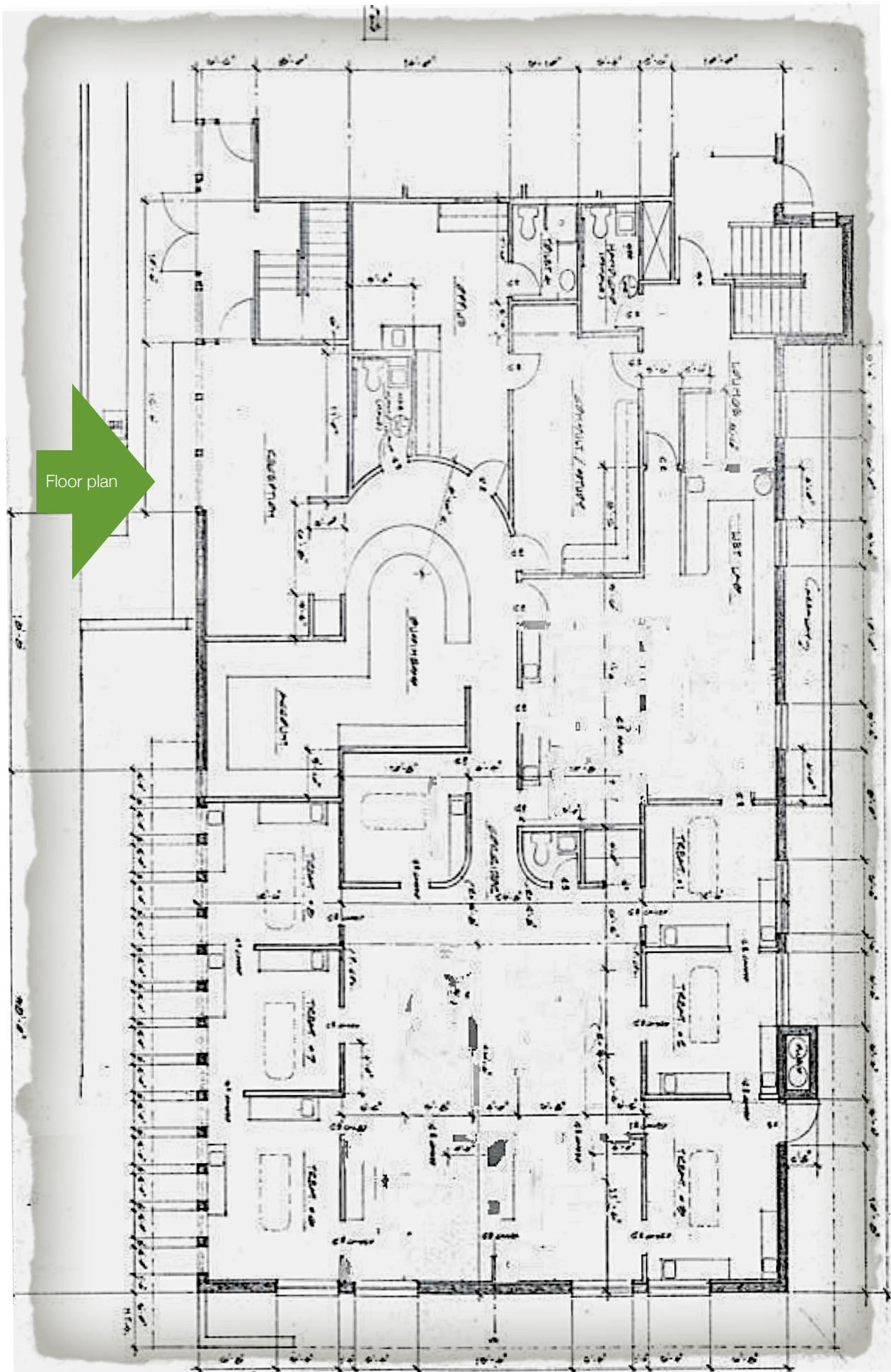
Lay-out consists of:

- Single Story Two-Tenant Office Building
- 4208 square feet
- 6-8 Private Offices
- Managers Office
- Open Support Personnel Area
- Large Library/File Room
- Consultation Room
- Large Conference Room
- Reception Area, with Public Restroom
- Secured Storage Room
- Private Restroom with Shower
- 2 Additional Employee Restrooms
- Kitchen
- Basement Storage with Secured Data Room.
- Front And Rear Entries, with Rear Employee Parking
- \$1.00 per sf., NNN, expenses negotiable
- Free Rent incentives available with long term lease agreements



The Grant Drive building is located on the west side of Reno, Nevada. Easily located one block off Moana Lane and across from the Moana ballpark and fire station, on Grant Drive. The property is surrounded by many services that support the west side of Reno, and include adjacent professional business properties. Built for medical use, Saint Mary's Home Care services converted the space to office and was the previous building user. Since vacating a new circular reception counter was installed along with new carpet, paint and linoleum. The space has high ceilings with drop soffits in the waiting areas. Heating and cooling are provided by water source heat pump equipment. Ample parking is available to the property, is quiet, well built, comfortable, and ready to occupy.





Floor plan

The Floor Plan is an approximate resemblance of the current existing configuration.

