






TANAMERA COMMERCIAL BROKERAGE- FEBRUARY 2012

Kevin Annis, CCIM,  
 Mike Van Blaricom  
 775.850.4200 – Phone  
 775.850.4251- Fax  
 WWW.TANAMERA.INFO









Property	Building Name Address	Available Space	Lease Rate/ Purchase Price	Comments
	10587 Double R Blvd. Building 28	Suite 4 – 1,891 sf	\$1.40 MG	Great office space located in the Sierra Vista Office Campus off Double R Blvd. 2 offices, conference room, high end finishes throughout. Ready for immediate occupancy.
	10659 Professional Circle Building 7	Suite B - 2,104	\$1.45-1.50 MG	Great visibility and accessibility on Double R Blvd. High end build outs. Contains 4 private offices, conference room, break area and storage room. Immediate occupancy available.
	RTTC TOWN CENTER Building 8B	2,104	\$1.85 MG	RTTC Town Center building 8B is a 2104 sq ft unit ready for your improvements. Ideal medical use. Generous TI Allowance available. Bring all offers. Also Available for Sale, call for details
	Sierra Vista Office Campus 10635 Double R Blvd Building #32	Ste 100 – 2,613	<del>\$1.65 MG</del> \$1.25 MG	LEASED Suite 100 for short term! Suite 100 is 2,613 sf. Completely built out and will be ready for occupancy May 2012.
	RTTC Tech Center Building 2 10345 Professional Circle	125 – 7,092	<del>\$2.00 FS</del> \$1.85 FS	<b>PENDING OFFER!</b> One Suite left! First floor at the Reno Tahoe Tech Center. Class A office space ready for occupancy. Tenant Improvement Allowances available. Call for details.

TANAMERA COMMERCIAL BROKERAGE- FEBRUARY 2012

Kevin Annis, CCIM,  
 Mike Van Blaricom  
 775.850.4200 – Phone  
 775.850.4251- Fax  
 WWW.TANAMERA.INFO









	9110 & 9160 Double Diamond Pkwy	9110 – 7,360 9160 – 3,448	\$85.00/PSF	These 2 buildings are being sold together as a package deal or individually for an incredible price. Both buildings are in shell condition and ready for your improvements. Only single story left in the Villaggio Office Park. Great mountain views!
	500 Double Eagle Ct.	12,192 sf	\$1.50 FS \$2,200,000	3,000 – 12,192 sf available. First Floor consists of approximately 3,000 sf of bullpen space and Second floor has 12 executive individual offices with great views. Common areas include break area, reception and an executive board room/conference room with teleconferencing capabilities. Incredible US 395 exposure and signage!
	8545 Double R Blvd #101	2,116 sf Office (inc 1,024 mezzanine) and 700 sf warehouse	\$1.10 MG	Available for immediate occupancy. This 2-story office/warehouse suite has great frontage exposure on Double R Blvd. Roll up door in warehouse. IC Zoning.
	5474 Longley Lane Suite A	2,149	<del>\$1.50 MG</del> \$0.95/psf MG	<b>LEASED PENDING!</b> Special incentive lease rate for the first year, call for details! Fully built out office ready for occupancy Includes 5 private offices, conference room, break room and large reception area.
	LONGLEY PROFESSIONAL CAMPUS Building 19	A – 2,064	\$1.80 MG	Fully built out and ready for immediate occupancy. Upgraded interiors throughout. Both sides have 4 offices, break room, copy room, conference room, and open bull pen area. <b>Also Available for Sale, call for details</b>
	RENO PROFESSIONAL CAMPUS Building 3	100 – 2,038 200 – 2,010 300 – 1,958 All 6,006 sq ft	\$1.70 MG	FIRST PHASE PRICING AVAILABLE!!! Building #3 at Reno Professional Campus is a brand new shell building located at the corner of Double R and Longley Blvd. Great access to South Meadows, Meadowood and Sparks! Design your space exactly as you want it! Generous TI Allowance available! Also Available for Sale, call for details

TANAMERA COMMERCIAL BROKERAGE- FEBRUARY 2012

Kevin Annis, CCIM,  
 Mike Van Blaricom  
 775.850.4200 – Phone  
 775.850.4251- Fax  
 WWW.TANAMERA.INFO








	RENO PROFESSIONAL CAMPUS Building 5	100 – 2,149 200 – 2,104 All 4,253 sq ft	\$1.70 MG	<b>OFFER PENDING!</b> FIRST PHASE PRICING AVAILABLE!!! Building #5 at Reno Professional Campus is a brand new shell building located at the corner of Double R and Longley Blvd. Great access to South Meadows, Meadowood and Sparks! Design your space exactly as you want it! Generous TI Allowance available! Also Available for Sale, call for details
	RENO PROFESSIONAL CAMPUS Building 6	100 – 2,038 200 – 2,010 300 – 1,958 All 6,006 sq ft	\$1.70 MG	FIRST PHASE PRICING AVAILABLE!!! Building #6 at Reno Professional Campus is a brand new shell building located at the corner of Double R and Longley Blvd. Great access to South Meadows, Meadowood and Sparks! Design your space exactly as you want it! Generous TI Allowance available! Also Available for Sale, call for details
	690 E Plumb Lane	4,000-12,000 sf Basement 2,352 sf  Entire building 16,000 sf	\$1.40 FS  \$2,100,000	Fully built out office suites with high grade finishes, ready for occupancy. Great location on Plumb Lane. Investment Sale available for owner/user, with a 4,000 sf tenant in place. Call Kevin for more details.
	VINEYARDS PROFESSIONAL CAMPUS Building 7	100 – 3032 102 – 2986 All – 6018 sq ft	\$1.65 MG	Vineyards Professional Campus Building 7 is a 6,018 sq ft building that can be easily demised to accommodate smaller users. Currently in shell condition, owner is willing to give aggressive TI allowance to get a tenant in the space. CALL ABOUT OUR UNIQUE LEASE TO OWN PROGRAM!! Also Available for Sale, call for details
	VINEYARDS PROFESSIONAL CAMPUS Building 9	100 – 3032 102 – 2986 All – 6018 sq ft	\$1.65 MG	Vineyards Professional Campus Building 9 is a 6,018 sq ft building that can be easily demised to accommodate smaller users. Currently in shell condition, owner is willing to give aggressive TI allowance to get a tenant in the space. CALL ABOUT OUR UNIQUE LEASE TO OWN PROGRAM!! Also Available for Sale, call for details
	VINEYARDS PROFESSIONAL CAMPUS Building 10 Suite 102	2,986	\$1.65 MG	Vineyards Professional Campus Building 10 suite 102 is the only 2986 sq ft unit with visibility currently available in the park. Ready for your tenant improvements with our aggressive pricing and TI allowance. CALL ABOUT OUR UNIQUE LEASE TO OWN PROGRAM!! Also Available for Sale, call for details

TANAMERA COMMERCIAL BROKERAGE- FEBRUARY 2012

Kevin Annis, CCIM,  
 Mike Van Blaricom  
 775.850.4200 – Phone  
 775.850.4251- Fax  
 WWW.TANAMERA.INFO








	VINEYARDS PROFESSIONAL CAMPUS Building 12	100 – 2,149 102 – 2,104 Combined 4,253	\$1.65 MG \$175 PSF	Building 12 is vacant and ready for immediate occupancy. Fully built out medical building with a waiting room, patient exam rooms, private offices, break room, restrooms and check out station. Please call for details.
<b>RETAIL</b>				
	Paradise Plaza Shopping Center Oddie Blvd.	#2203/2207- 3080 or 6,060 sf #2213 – 2,975 sf #2225 – 8,000 sf #2233 – 5,400 sf #2237 – 1,500 sf #2241 – 1,500 sf #2249 – 1,200 sf #2265 – 1,927 sf #2271 – 1,245 sf #2273 – 1,586 sf #2277 – 1,097 sf Pad A – 900 sf Pad B #A – 1,800 sf w/ drive thru Pad B #B – 1,700 sf	Negotiable	In-line space, free standing out parcels and drive through spaces available. Sizes ranging from 900 sf to 13,500 sf. Great frontage on Oddie Blvd. Please call for details.  <b>OFFERS PENDING – CALL FOR DETAILS</b>
	1508 Ambassador Drive	6,745	\$1.00/psf NNN \$125/PSF-Sale	<b>OFFER PENDING!</b> This existing daycare facility is ready for immediate occupancy. Open floor plan gives flexibility for non-day care uses as well. Great frontage on Ambassador Drive off Mae Anne Ave.
	1625 Oddie Blvd.	8,972	\$600,000	Commercial building on 0.54 acres, zoned C2 for Sale. 1,500 sf +/- showroom/office and 7,500 sf +/- warehouse. Current Owners have plans drawn for restaurant space in the 1500 sq ft and carnerceria in the warehouse. Great interceptor and water already installed. Alternative uses are flooring company, lighting company, or any other company that would benefit from a great showroom with good visibility on busy Oddie Blvd.
	1575 E Lincoln Way	21,978 sf	\$5,300,000	Property for sale, commercial/retail building sits on 1.4 acres with parking. Call for details. Incredible real estate opportunity. Located at the entrance of the Legends at Sparks Marina. Currently used as a fitness facility, this property has many alternate uses such as furniture store, restaurant, or larger retail uses. Benefit from the incredible traffic counts and visibility without paying the large NNN fees of the Legends.

TANAMERA COMMERCIAL BROKERAGE- FEBRUARY 2012

Kevin Annis, CCIM,  
 Mike Van Blaricom  
 775.850.4200 – Phone  
 775.850.4251- Fax  
 WWW.TANAMERA.INFO





	325 Harbour Cove Drive	Suite 1 – 3,190 sf Suite 2 – <b>LEASED</b>	\$1.25 NNN	<b>ONE SUITE LEFT!</b> 2 <sup>nd</sup> floor office space, includes restrooms, storage, conference rooms, furniture if needed, audiovisual equipment, large conference room. A must see!
	4999 Longley Lane Old Colonial Bank Bldg	3,048	\$1.75 NNN	Great location directly on the highly trafficked corner of McCarran and Longley Lane. Old Bank building with drive through and plenty of parking.
	4995 Longley Lane	13,500	\$0.50 NNN	Great location with visibility on McCarran and Longley Lane. Can be demised into smaller units of 100% office or 100% warehouse space.
	El Borracho Restaurant 1601 S. Virginia St	3,442	Price drastically reduced call for details!!	<b>BRING ALL OFFERS.</b> Reno's oldest family run Mexican Restaurant, El Borracho restaurant is one of the most recognized locations on Virginia St. Located in the up and coming Midtown Reno, this is a great opportunity for someone to purchase the location. Business and FFE are all available as well. Call for Details!
	901 N. Stewart St. Carson City, NV	7,680	\$0.99 NNN For Sale \$125/psf	Located on the corner of Stewart and Williams Street, this 2 story building with multiple drive-thru's and open floor plans can be used for various office or retail businesses.
<b>LAND OPPORTUNITIES</b>				

TANAMERA COMMERCIAL BROKERAGE- FEBRUARY 2012

Kevin Annis, CCIM,  
 Mike Van Blaricom  
 775.850.4200 – Phone  
 775.850.4251- Fax  
 WWW.TANAMERA.INFO



	Reno Corporate Center Build to Suit	17 Ac	Call for Details	17 Acres of land on Double R and Longley Lane. Looking at any build to suit opportunities. Willing to build to suit as little as 4,000 sq ft.  Call for details.
	Silver Lake Road Stead, NV	3.45 acres	<del>\$6.25/psf</del> \$4.10/psf	<b>PRICE REDUCTION!</b> 3.45 Acres in Stead. Ideally located on Silver Lake Rd, down the street from the new Wal-mart on Sky Vista Pkwy and across from the Sky Vista North Valley Park. Many accepted Uses. Bring offers.
<b>INVESTMENT OPPORTUNITIES</b>				
CALL FOR DETAILS				