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# PROPERTY INFORMATION

5470 RENO CORPORATE DRIVE RENO, NV 89511



**SPACE AVAILABLE:**  
3,276 SF Second Floor

**LEASE RATE:**  
\$1.45/SF/MG

**APN:** 164-411-07

**ZONING:** IC

**BUILT:** 2005

**SUBJECT  
PROPERTY**

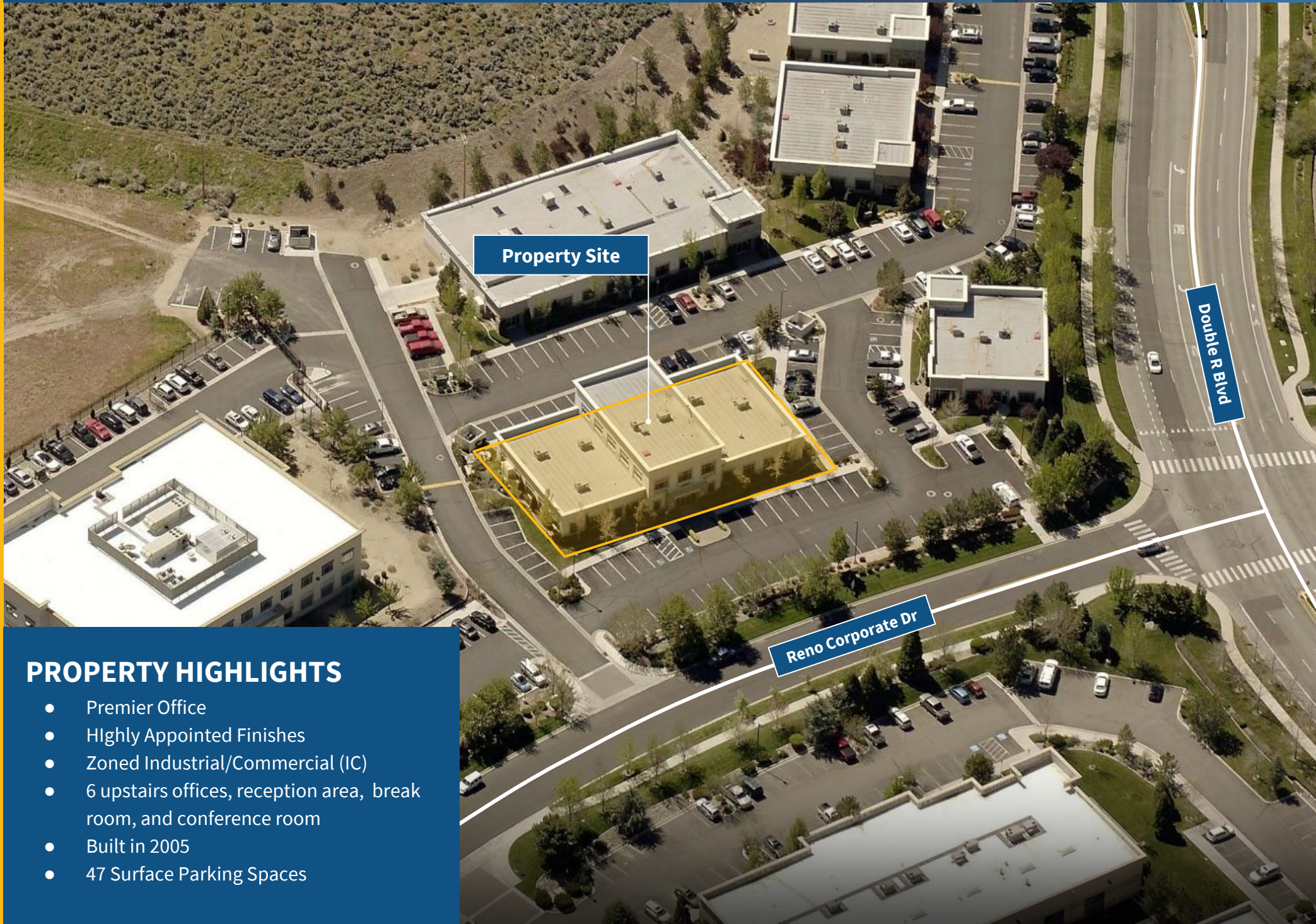
## PROPERTY LOCATION

- South Reno Location off of Double R and Reno Corporate Drive
- 8 Minute drive to airport
- Meadowood Submarket
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# ABOUT THE **PROPERTY**

**5470 RENO CORPORATE DRIVE** RENO, NV 89511



## **PROPERTY HIGHLIGHTS**

- Premier Office
- Highly Appointed Finishes
- Zoned Industrial/Commercial (IC)
- 6 upstairs offices, reception area, break room, and conference room
- Built in 2005
- 47 Surface Parking Spaces





## Landlord Services

DCG's professionals offer real estate services for investors, developers, owners and occupiers of commercial property in the Northern Nevada marketplace. Our experience in the market spans a variety of aspects; from small companies to national and international clientele in all asset classes, we offer guidance to build, renovate, market, manage and lease space. We start with careful attention to our clients' needs and long-term goals, defining core objectives and potential risks to build a strategy that takes into account market drivers, the cyclical nature of the real estate market, and forward-looking projections on absorption and new construction deliveries.

## Landlord Services

Our landlord services give each asset the attention they deserve and focuses on delivering customized solutions to attract the right tenants and meet our owner's objectives. We combine our market experience and proprietary tools in lease analysis to improve your asset's performance. Our experts can guide your building's repositioning strategy, make recommendations on key improvements, construction management services, and provide property management to reduce operating costs and increase the value of the asset.

## Landlord Services

- Property analysis
- Marketing, leasing, and renewal services.
- Strategic advisory and Competition analysis
- Development of prospect profile
- Comparable transactions
- Development of pricing strategy
- Full-service property marketing
- Property Management
- Construction and TI Management

## Why DCG?

As your partner through the leasing cycle, we can provide access to market knowledge and tenant movement within South Meadows and the Airport Submarkets that can create a competitive advantage to find the ideal tenant mix for your asset.

Our company is extremely collaborative with our tenant and landlord assignments. Which can be a great asset to our landlords as we have the ability to highlight our listings and vacancy within our own brokerage company and within the marketplace. We have a great foothold in Reno, and feel we can provide excellent service to help fill the vacancies at the property.

We are dedicated to successfully listing your property. Our team would include Tom Fennell, CCIM and Baker Krukow.

## Suggested Rates

Recommended  
Lease Rate

**Suite:** \$1.45 Full Service

We would recommend a Full Service Gross lease where the Landlord pays for property taxes, building insurance, sewer, and garbage, all utility costs, and HVAC maintenance. Data and phone will be the responsibility of the Tenant.

Please note, the price per square foot may vary depending on the tenant improvements provided by the landlord and the tenant. The above quoted rates would typically include a minimum of new flooring and paint (if needed).



# SIGNED LEASE COMPARABLES

5470 RENO CORPORATE DRIVE RENO, NV 89511

	ADDRESS	LEASED SF	RATE PER SF/MO	SIGN DATE	TRANSACTION NOTES
	5375 Reno Corporate Dr.	4,168	Year 1 rate \$1.70	09/27/2017	Tenant: Impact ABA Services, LLC. Freestanding Building
	5588 Longley Lane	6,018	Year 1 rate: \$1.60	10/01/2017	Tenant: DR Horton
	9444 Double R Blvd Suite B	3,715	Year 1 rate :\$1.60	06/01/2017	Renewal Tenant: Collaborative Design