

UNDER NEW OWNERSHIP  
INTERIOR & EXTERIOR  
IMPROVEMENTS UNDERWAY!

## FOR LEASE

US Bank Centre  
5190 Neil Road,  
Reno, Nevada 89502

Premier Class A Office Building  
Located off McCarran Blvd. in  
Meadowood Submarket

> Building can accommodate office units  
1,746 SF up to 21,520 SF

### Reno Office Services

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## Building Opportunity

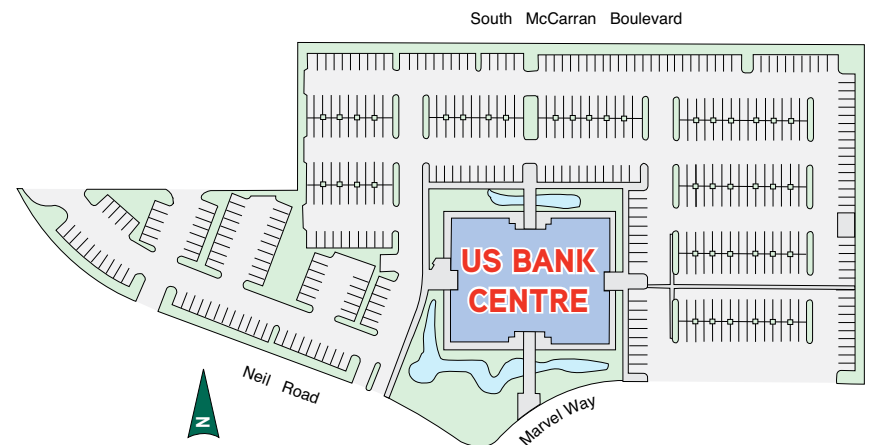
Building can accommodate office units 1,746 SF up to 21,520 SF

## Lease Rate

\$1.95 – \$2.15/sf/mo Full Service

## Building Features

- › Five story building for a total of ±106,463 SF
- › Located within a major shopping district, directly next to Meadowood Mall and numerous restaurants and other retail locations
- › Interior remodel completed, including the following upgrades:
  - › Lobby and hallways re-done and new lobby furniture purchased
  - › New Life Fitness equipment in the gym
- › Suites have large windows with beautiful views
- › Close proximity to S Virginia St. and McCarran Boulevard with access to US 395
- › Great location with freeway access.
- › Tallest office building outside of Downtown

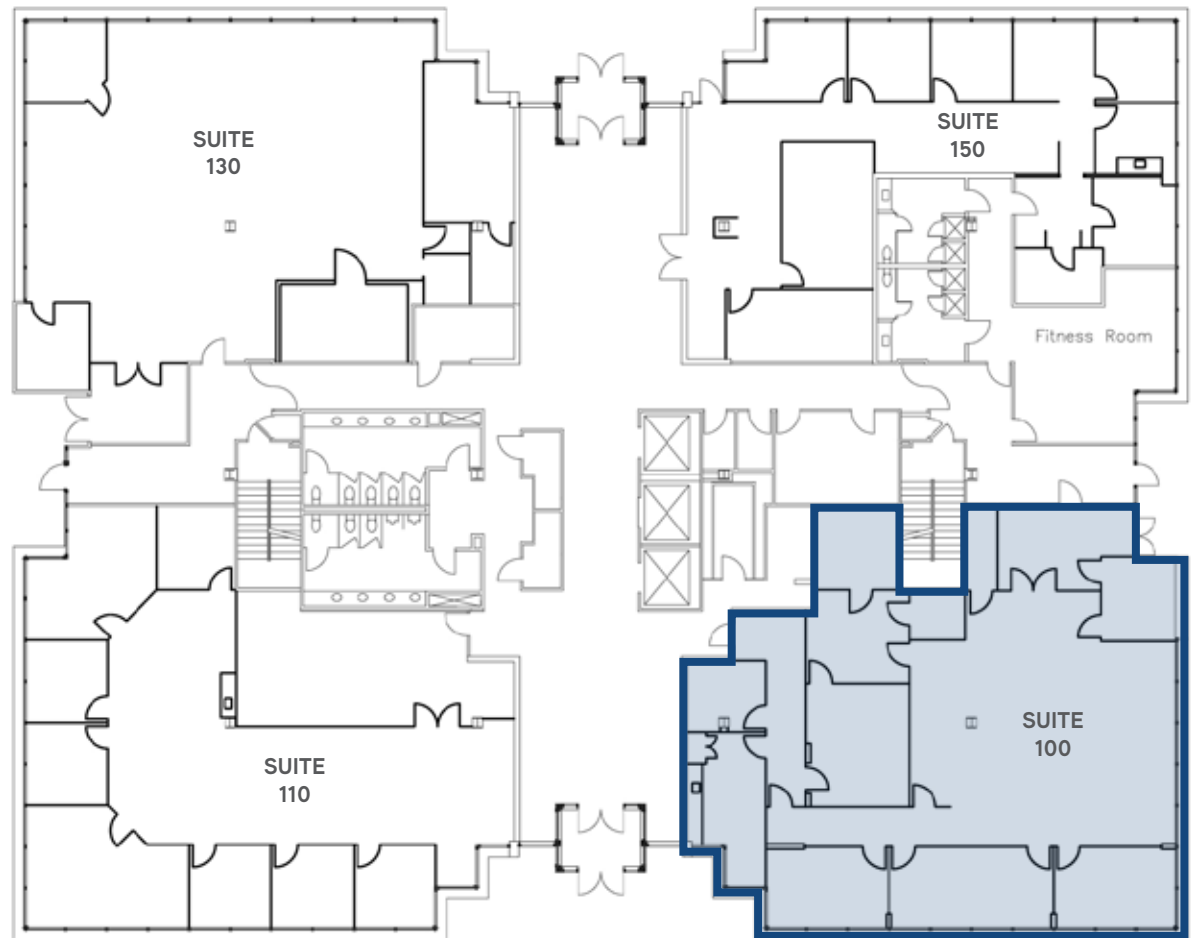


## First Floor







 Suite 100 ±3,737 SF

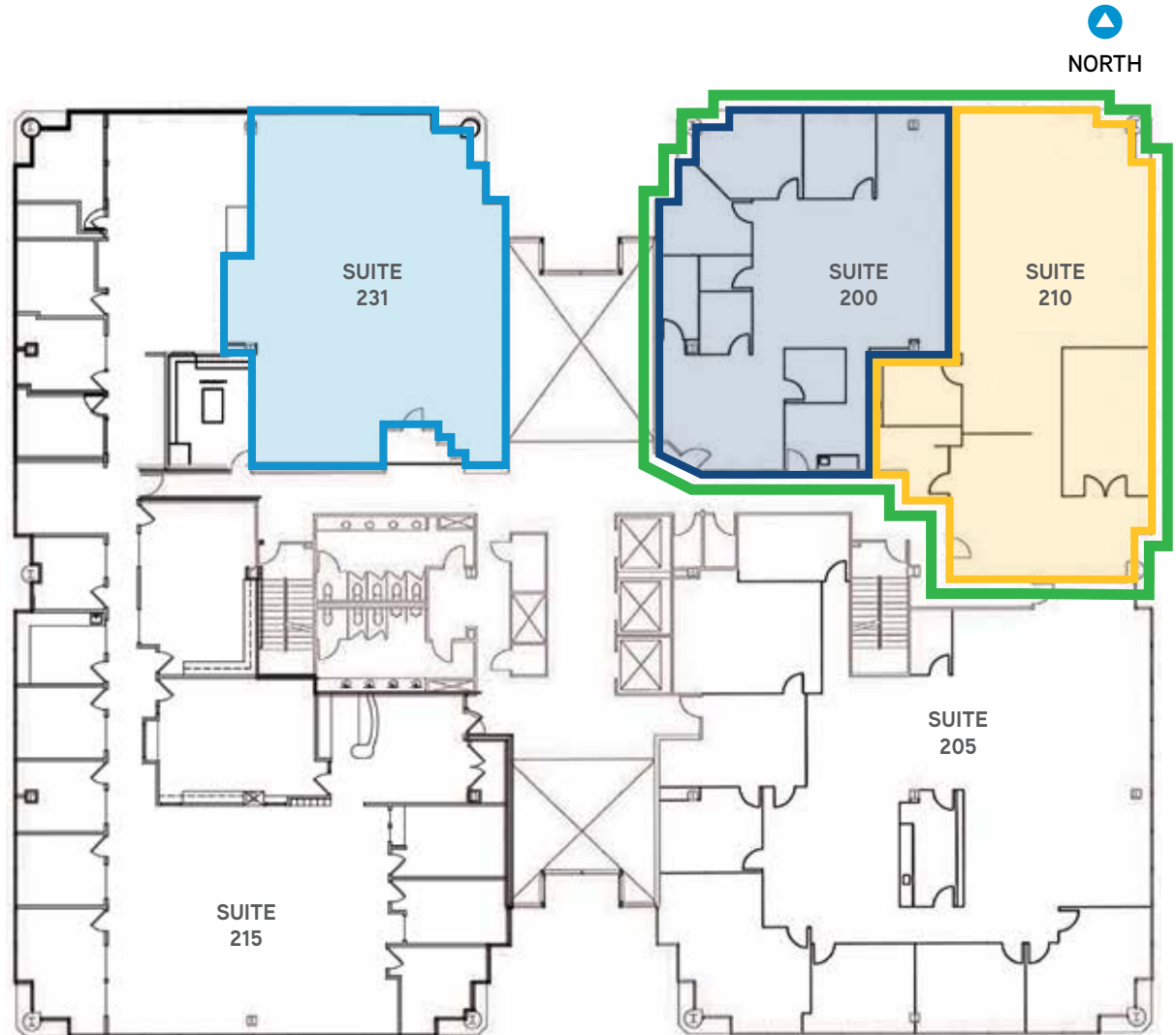
Turn-key bank branch available for lease. Ready for immediate occupancy. Layout includes teller line, cubicle spaces, offices with glass, staff break room, former vault area and possible ATM location.



## Second Floor





Can accommodate 2,413 SF up to 5,105 SF

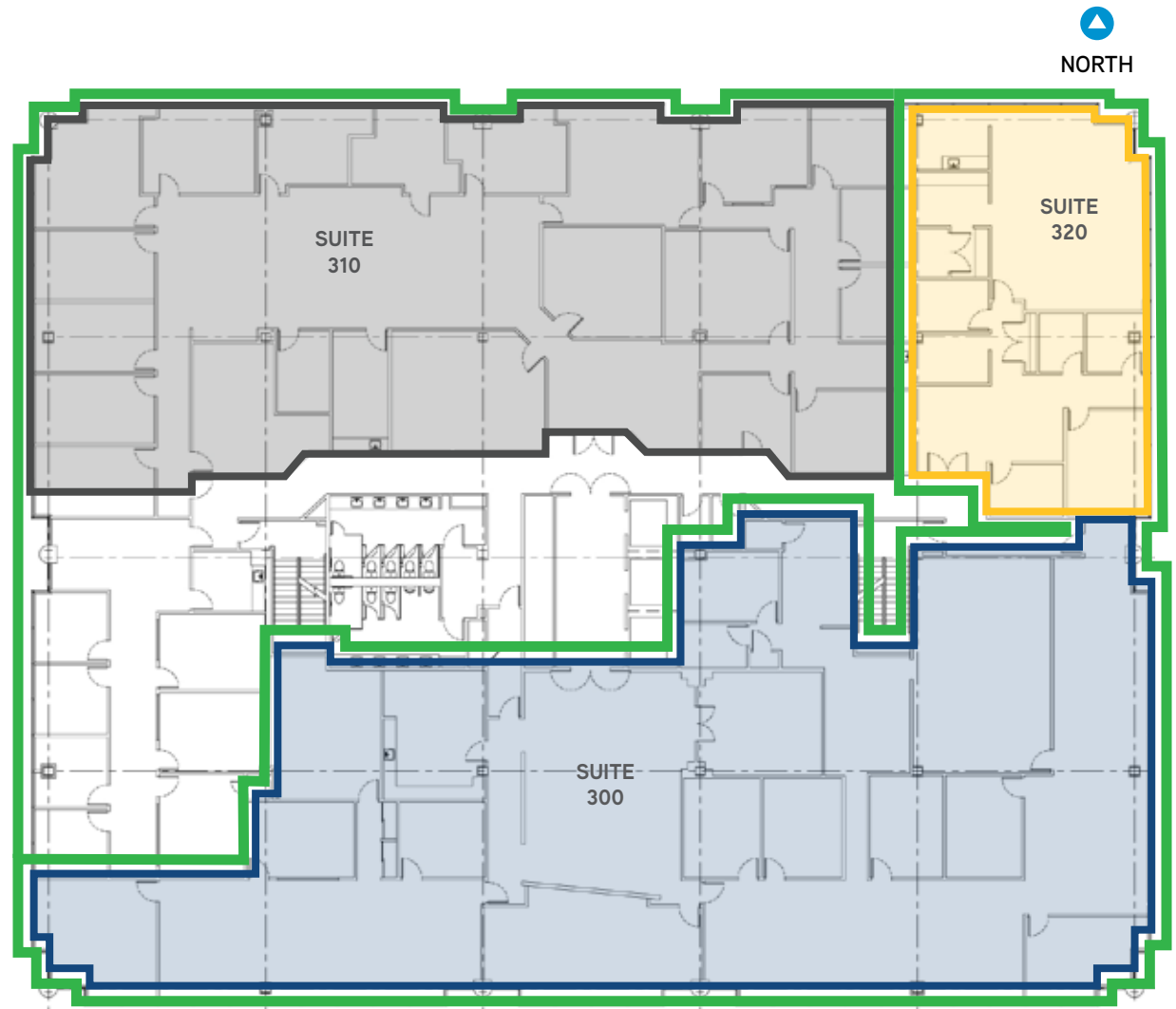
-  Suite 200 ±2,413 SF
-  Suite 210 ±2,692 SF
-  Suites 200 & 210 – Can be combined for up to 5,105 square feet.
-  Suite 231 ±2,637 SF – Shell Condition







## Third Floor

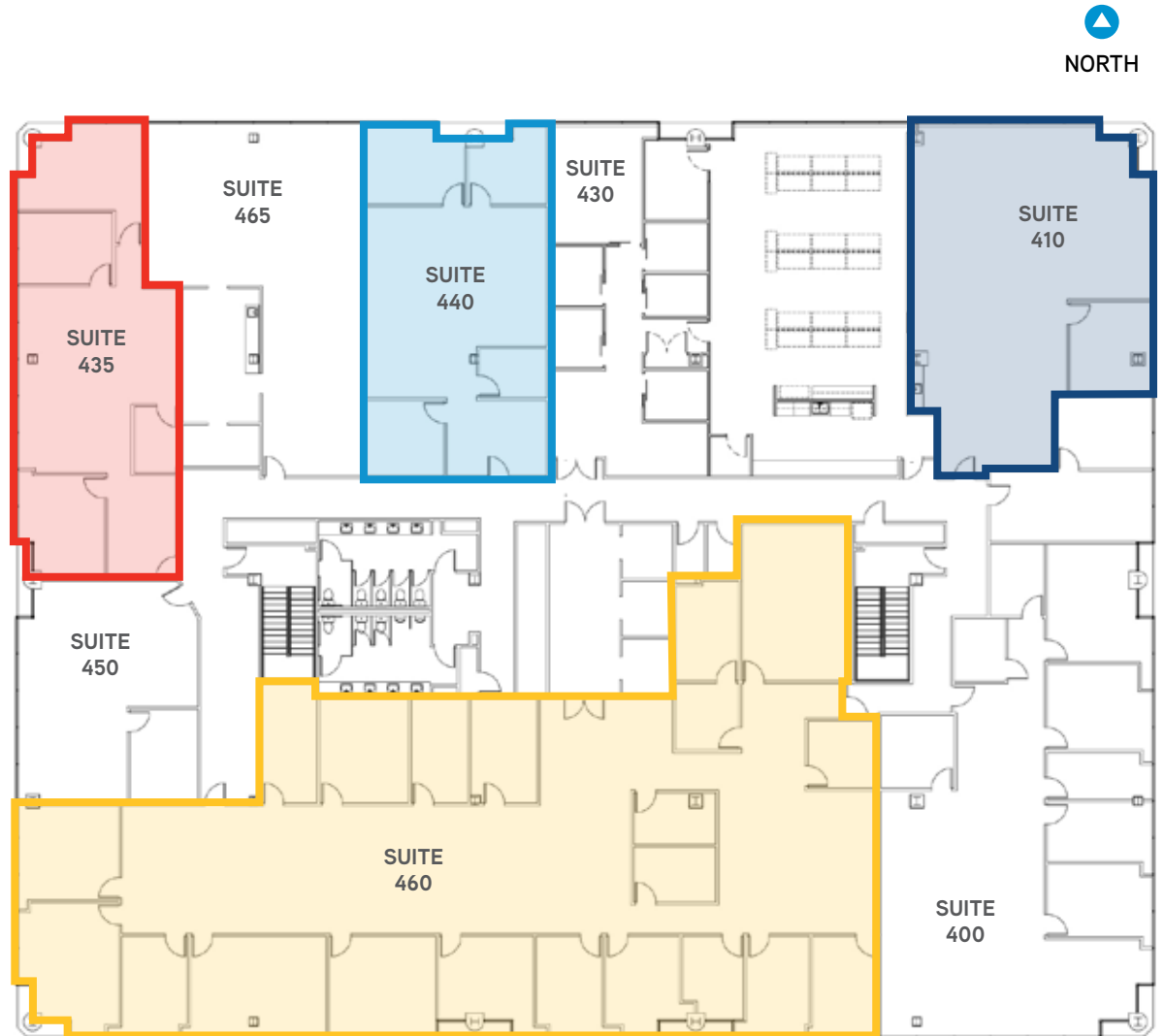
Can accommodate 2,532 SF up to 21,520 SF

-  Suite 300 ±10,255 SF  
Suite offers a beautiful lobby and reception area.
-  Suite 310 8,733 SF - Available 03/01/2019
-  Suite 320 ±2,532 SF
-  Suites 300 & 320 can be combined for a total of 12,787 square feet. As of 03/01/2019, all available suites can be combined for a total of 21,520 square feet.



## Fourth Floor

-  Suite 410 ±2,204 SF
-  Suite 435 ±1,746 SF
-  Suite 440 ±1,704 SF
-  Suite 460 ±8,076 SF – **Market Ready!**  
Ready to occupy suite that includes numerous private offices.

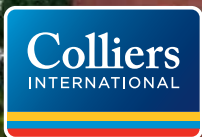


Outstanding Mountain Views





**usbank**



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