

# Washoe Valley, NV

## LOW DENSITY MIXED-USE

**Deborah Hayward** Associate (NRED# S.192298)  
 650 279 0102 (cell) • Deborah@RMDNevada.com

### FOR LEASE

**6400 Gross Sq Ft** Floor Space on **2.13 Acres** of Land

**\$7,000/Mo./NNN** with full use of property and land

145 Esmeralda Drive  
 Washoe Valley, NV 89704  
 APN/Parcel ID 050-411-32

## FEATURES

**BLDG A: 4000 Sq Ft** 4 separate rooms/offices, a kitchen, a large conference area, 1 bathroom shared between 2 rooms and 2 separate community bathrooms. Steel construction (2001). Sheet Vinyl flooring

**BLDG B: 2400 Sq Ft** Large hall, meeting or storage space—high ceilings, great views. Plus, several office/small meeting areas, 2 community bathrooms with multiple stalls, new carpet. Wood/steel framed construction (1996)

Parking for over 40+ vehicles

2 sheds with shelving

Paved (concrete) access road.  
 Partially landscaped w/ sprinklers.  
 Utilities: electricity, natural gas, septic, telephone, well-private

Ideal for contractor work/storage, meeting/event hall, daycare/school, gymnasium, church





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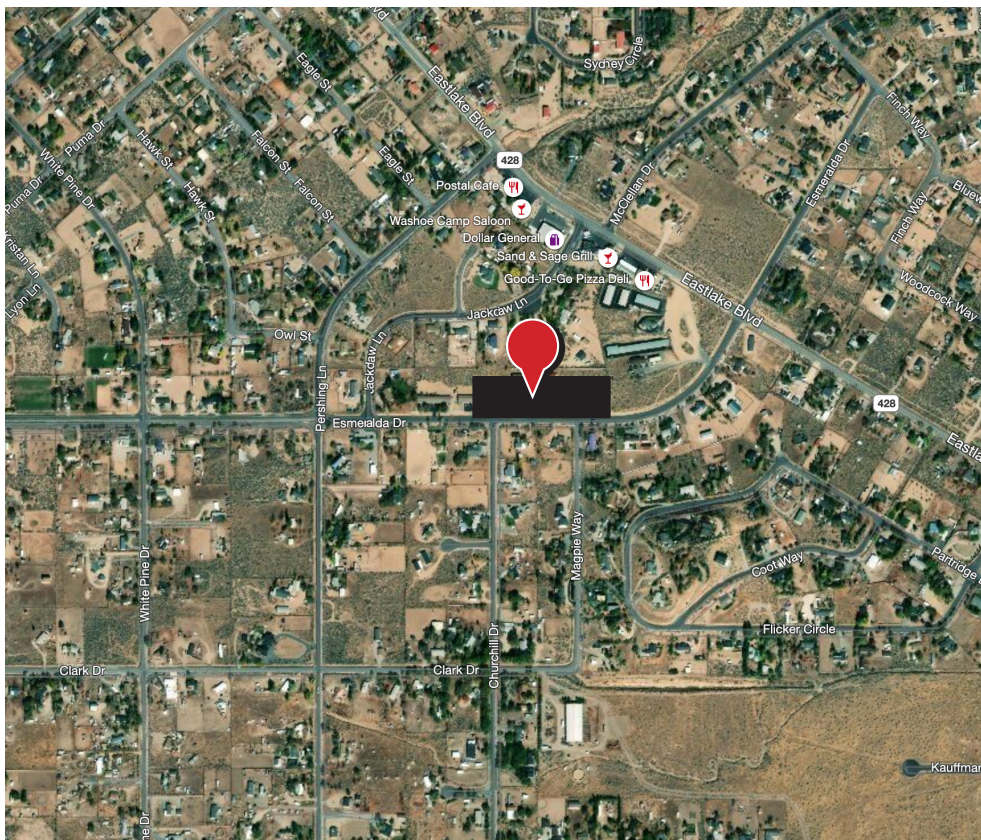
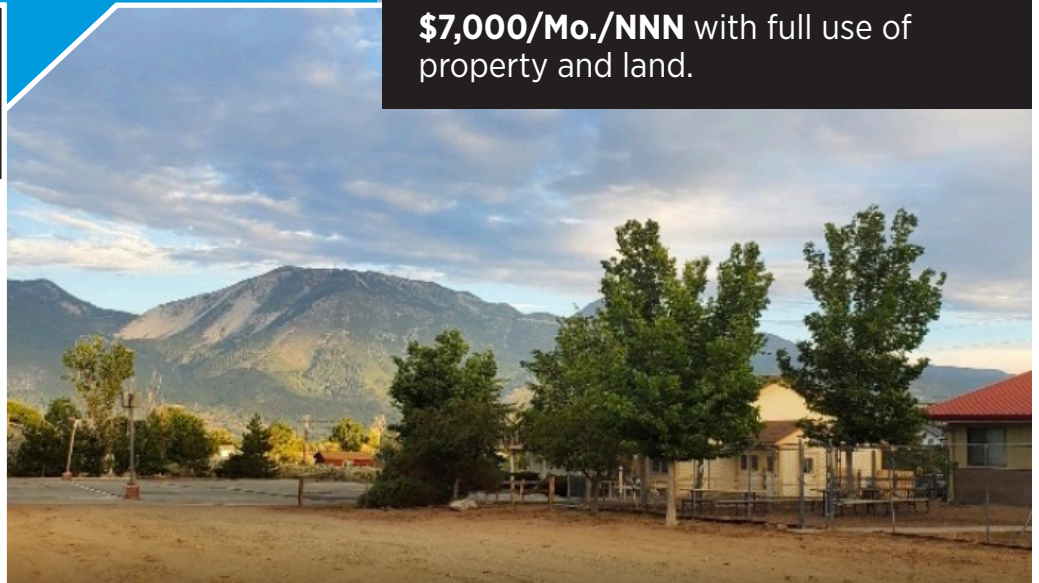
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## LOCATION



30 Mins to Reno-Tahoe International Airport

20 Mins to South Reno

11 Mins to 580 US Highway 395

18 Mins Downtown Carson City

Just off Eastlake Blvd / SR 428

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### PROPERTY PHOTOS



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# ABOUT

1 East Liberty Street, Suite 101, Reno, NV 89501  
775 352 7900

Resource Management & Development

RM&D



## Your Nevada CRE Specialists

Our clients trust us to deliver innovative, forward-thinking investment and commercial property deals that exceed even the most ambitious expectations. We're strategic specialists driven to create substantial growth and stability via customized solutions for high-net-worth individuals, institutional investors, and mid-to-large sized family-owned businesses.

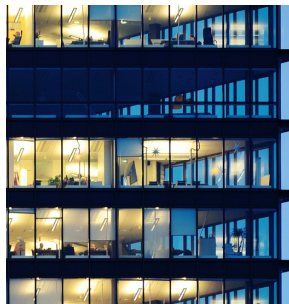
Resource Management & Development (RM&D) is a one-stop, full-service boutique company with the expertise and network that's in position and ready to make things happen when you're ready to move or expand your Nevada business presence.



Investment



Property Management



Landlord Representation



Tenant Representation

Benefit by partnering with RM&D's Northern Nevada experts in Investment, all sectors of Commercial Property Management, Brokerage, Landlord Representation, and Tenant Representation.

Trust our knowledgeable professionals to deliver innovative, dynamic deals that improve your bottom line. Our educated & professional guidance is fueled by our passion for forming winning, long-term client partnerships.

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