

RESOURCE MANAGEMENT & DEVELOPMENT

## CONTACT

# DAMONTE RANCH

500 Damonte Ranch Pkwy, Building #700 Reno, NV 89521 Carole Brill, CCIM, Managing Director
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### **FOR SALE**

**12,260 SF** Investment Property Price \$3,748,000

## **FEATURES**

Professional, well maintained class A office building

High-end location

100% Occupied

Close to freeway

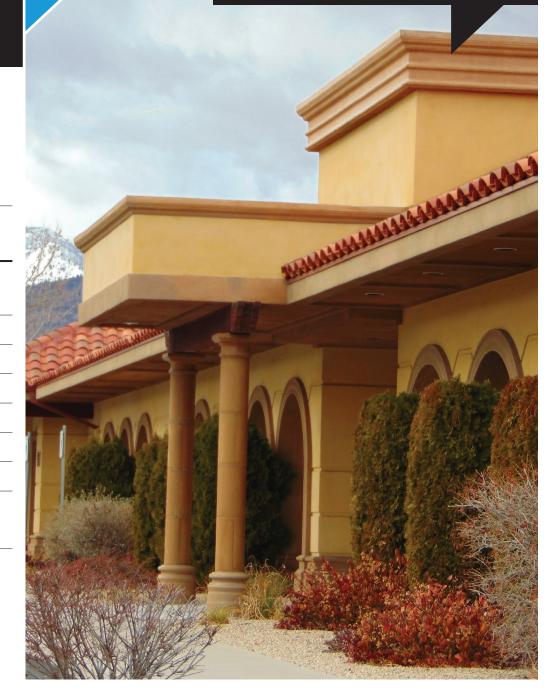
In a growing area

On bus route

Well maintained by Association

Zoning: MU

Land Parcel: 0.282 Acres



# DAMONTE RANCH

500 Damonte Ranch Pkwy, Building #700 Reno NV, 89521

# **FOR SALE**

**12,260 SF** Investment Property Price \$3,748,000



# **DESCRIPTION**

This Class A office building — located in South Meadows' Damonte Ranch, a growing and prestigious area of Reno, Nevada — is 100% occupied. The property is in an attractive, well maintained community, where communal courtyards and superb landscaping create a tranquil and peaceful work environment.

Damonte Ranch is south of Reno, and situated directly off US-580. The location is excellent, with approximately 2,100 new homes under construction to the East of the development and growing retail across the road — the amenities are in abundance, with direct access to public transportation, retail, restaurants, banks and national outlets.

The current A+ credit tenant has been in their unit 735 for over fifteen years. A new seven year lease commences in unit 765 in November 2018.

#### **Net Operating Income**

November 2018 - October 2019

**Income** \$326,636

#### **Expenses**

Management \$11,353.85 Real Property Taxes \$20,000 Association Dues \$32,235

**Net Operating Income** \$228,860





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# ABOUT

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Resource Management & Development



# **JEFF KIRBY**

**FOUNDER** 

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# CELEBRATING 25 YEARS

At RM&D we apply one simple ideal to every transaction: the only deals we do are the ones that we would do ourselves.

We are a boutique commercial real estate services company whose focus is on specialization in the Northern Nevada area.

Our experience and expertise in all aspects of commercial real estate is unparalleled.

Over 25 years, we have completed a billion in every conceivable vertical of the real estate discipline.

RM&D has developed and managed over 10,000 residential lots in the Northern Nevada area as well as development leasing and management of over 800,000 square feet of office space in the Reno NV market.

#### **Our Services Include:**

Investment, Development, Property Management, Brokerage, Sales and Leasing.

# **CAROLE BRILL**

MANAGING DIRECTOR

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CELEBRATING TWENTY FIVE YEARS OF BUSINESS IN NORTHERN NEVADA

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