

DAMONTE RANCH

Carole Brill, CCIM, Managing Director

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FOR SALE

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

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

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



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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



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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
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NORTHERN
NEVADA