



### OFFERING SUMMARY

Available SF:	1,421 SF
Lease Rate:	\$1.40 SF/month (Full Service)
Lot Size:	1.13 Acres
Year Built:	1979
Building Size:	9,797 SF
Renovated:	2018
Zoning:	IB RENO - INDUSTRIAL BUSINESS
Market:	Reno
Submarket:	Central / Airport

### PROPERTY OVERVIEW

Recently acquired professional office building located at 1465 Terminal Way, Reno, Nevada. Immediately adjacent to Reno-Tahoe International Airport and US - 395. Easy access, ample parking, interior and exterior capital improvement program currently underway.

### PROPERTY HIGHLIGHTS

- Professional single story office building
- Immediately adjacent to Reno - Tahoe International Airport and US - 395
- Recently acquired by new ownership; interior and exterior capital improvements underway
- Central location to greater Reno business and residential locations
- 35 minutes to Lake Tahoe
- Ready to lease for your company's new location
- Enjoy Nevada's strong economy, growing technology and professional sector, significant tax advantages, affordability and high quality of life.

**Christopher Mann | Partner | Industrial Group**  
775.224.9935  
christopher.mann@communityventuresre.com

**Ashley Young | Partner | VP Investment Services Group**  
775.343.9820  
ashleyyoung@communityventuresre.com



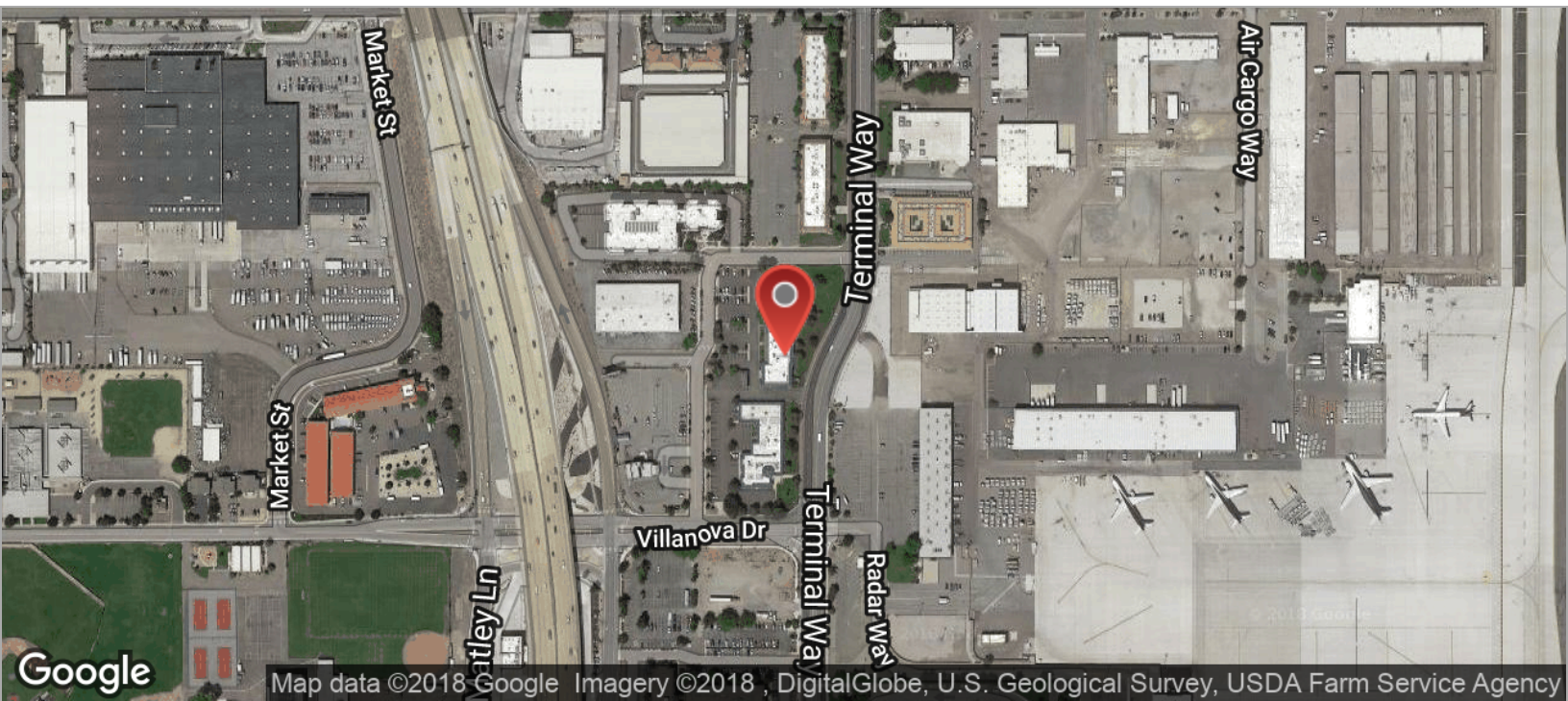


**Christopher Mann | Partner | Industrial Group**  
775.224.9935  
christopher.mann@communityventuresre.com

**Ashley Young | Partner | VP Investment Services Group**  
775.343.9820  
ashleyyoung@communityventuresre.com



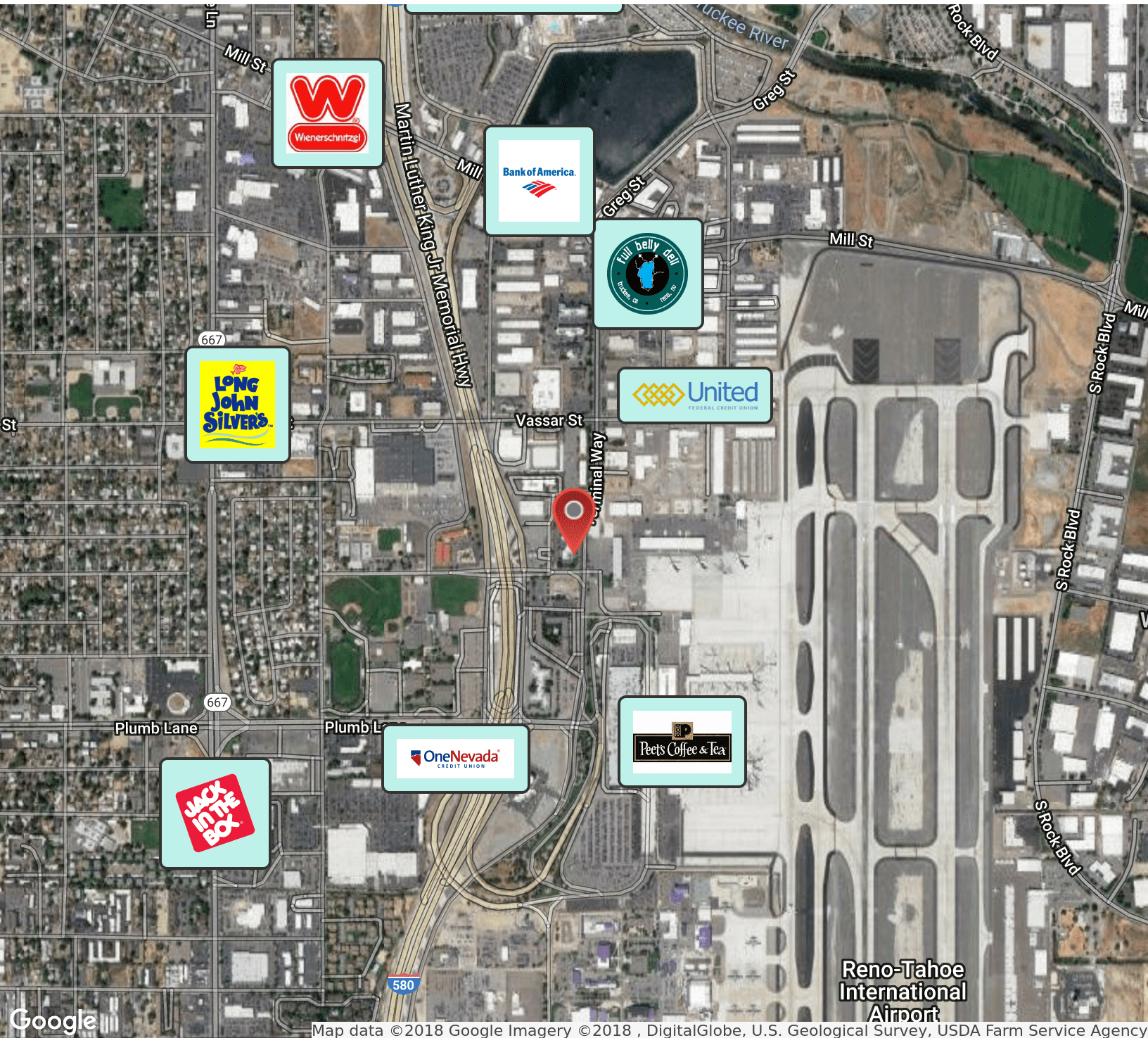
## 1465 TERMINAL WAY



Christopher Mann | Partner | Industrial Group  
775.224.9935  
christopher.mann@communityventuresre.com

Ashley Young | Partner | VP Investment Services Group  
775.343.9820  
ashleyyoung@communityventuresre.com





**Christopher Mann | Partner | Industrial Group**  
775.224.9935  
christopher.mann@communityventuresre.com

**Ashley Young | Partner | VP Investment Services Group**  
775.343.9820  
ashleyyoung@communityventuresre.com