

FOR LEASE

- :: The NevDex Office Park – Reno's premier corporate address
- :: Class A ±232,000 square feet, four-building professional office complex offers maximum flexibility to accommodate tenant's expansion or contraction needs
- :: Highest concentration of Fortune 500 companies in one location in Northern Nevada
- :: On-site property management and local well capitalized ownership
- :: Floor-to-ceiling windows provide abundant natural light and spectacular mountain views
- :: High visibility signage available facing US-395 or Kietzke Ln
- :: Covered parking available
- :: Latest in technological services including Fiber optics, DSL and T-1 Lines

NEVDEx OFFICE PARK

RENO'S PREMIER CORPORATE ADDRESS

www.cbre.com/reno

LAST VACANCY AVAILABLE



FOR MORE INFORMATION CONTACT:

David Woods, CCIM

T +1 775 321 4459

david.woods@cbre.com

www.cbre.com/david.woods

Matt Grimes, CCIM

T +1 775 356 6290

matt.grimes@cbre.com

www.cbre.com/matt.grimes



www.nevdexproperties.com

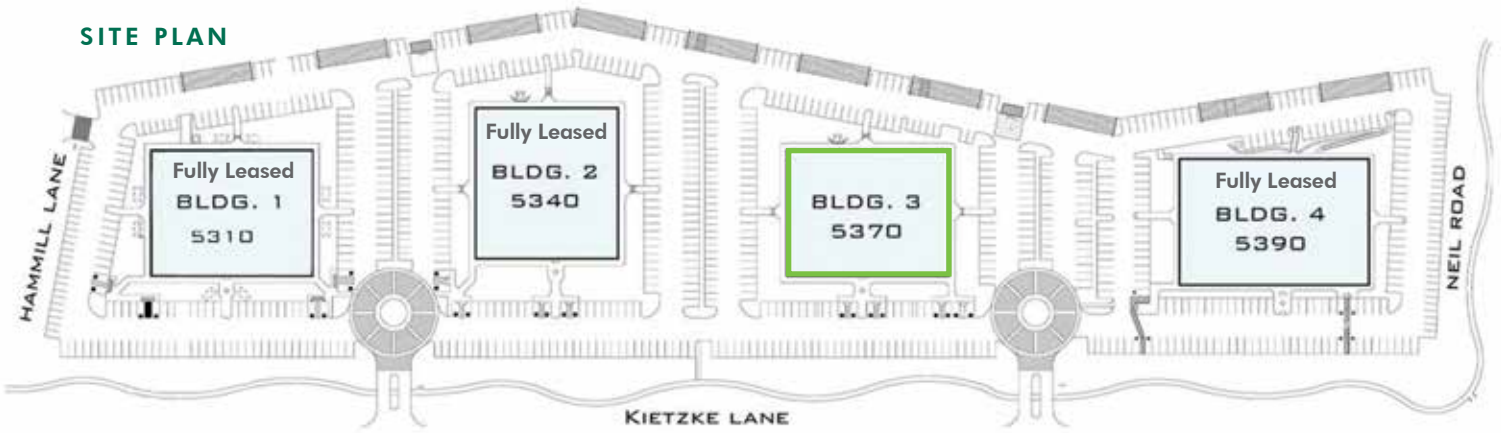
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NEVDEX OFFICE PARK RENO, NEVADA

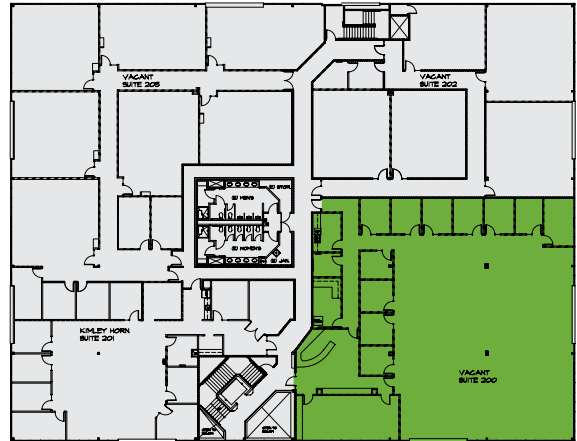
SITE PLAN



BUILDING 3
5370 Kietzke Lane
Available: Ste. 200
±8,478 SF

Building signage can be offered on both Kietzke Ln. and US 395 which would maximize your company's exposure and create a unique branding opportunity. This second floor space has Southwest views of Harrah's Ranch and Mt. Rose. ±8,478 SF is built out and ready for occupancy. Glass can be added to the lobby, reception and conference room, providing a professional upscale identity when entering the lobby and the second floor.

EXISTING FLOOR PLAN:



HYPOTHETICAL LOBBY RENDERINGS:



NOT TO SCALE -- ALL DIMENSIONS ARE APPROXIMATE.

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NEVDEX
OFFICE PARK
RENO, NEVADA 89502

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**NEVDEX COMMUNICATIONS
AND SECURITY OVERVIEW**

COMMUNICATIONS

- :: Complex is serviced with underground services
- :: Each building has its own separate entrance facilities from the local exchange carrier AT&T
- :: Separate and secure telecom room (MPOE) located inside the buildings, safe from environmental issues and shared with electrical services with adequate separation from high voltage services and telecom services.
- :: Each building is fed with 300 pair copper services
- :: Buildings have clear line of site to high quality wireless service providers.
- :: Infrastructure exists on the property between buildings with 4" conduits connecting from the MPOE of each building to the adjacent building, allowing for these buildings to be interconnected for tenants requiring space in multiple buildings.

FIBER AVAILABILITY*

- :: 5370 Kietzke Lane, Bldg 3
 - Fiber in place from Verizon
 - Fiber in place from AT&T
 - Fiber available from Charter; minimal lead time

**information provided by Insight Technology Solutions.*

SECURITY

- :: Tenant shall have key access to the building 24 hours per day, 7 days per week, 365 days of the year. Access and security to the Tenant's suite shall be the responsibility of the tenant.
- :: The Building is equipped with the Kantech SmartTrans 150 1443 Dual Technology contactless smart card readers for secure ID management. It is compatible with standard HID prox card formats if Tenant chooses to install a card system in their suite.
- :: The North and Westside of the building entrance doors are controlled by a programmed lock and unlock schedule including weekends and holidays. The Eastside Building entrance doors remain locked at all times and require issued card to access. The East side entrance and after hours usage of key cards register remotely to the Building Management to maintain record of access.



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LOCATION FEATURES

- :: Located in the Meadowood Submarket, Reno's most central location
- :: Adjacent to the U.S. 395 on/off ramps
- :: Five minute drive to Reno-Tahoe International Airport, 7 minute drive to Downtown
- :: Surrounded by an impressive assortment of restaurant and retail options

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CBRE, Inc. | 6900 S. McCarran Blvd, Suite 3000 | Reno, NV 89509 | www.cbre.com/reno

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