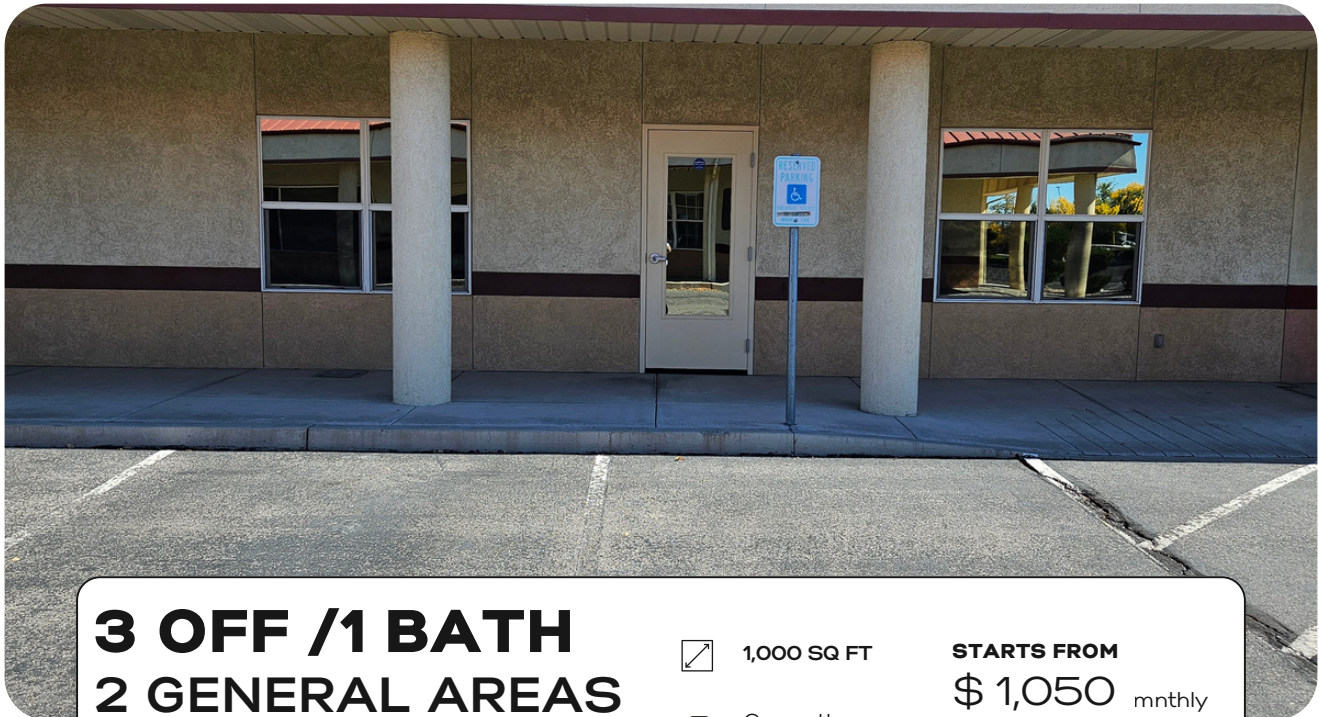




3 OFF /1 BATH 2 GENERAL AREAS

**2258 RENO HWY
SUITE D,
FALLON, NV 89406**



1,000 SQ FT

STARTS FROM

\$ 1,050 mnthly



Currently
3 Offices &
2 Gen Use Areas



1 Bathroom



Open parking

PRICING PER TERM

1yr= \$1.15 sqft

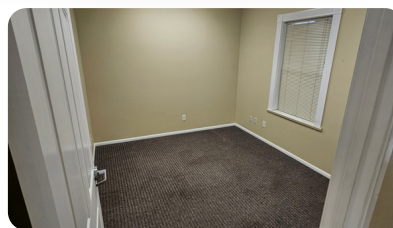
3yr= \$1.10 sqft

5yr= \$1.05 sqft

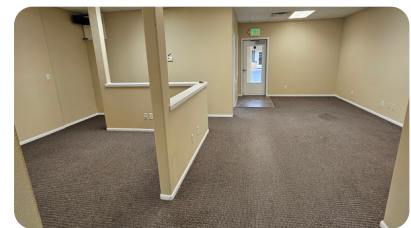
10yr= Negotiable

OVERVIEW

Professional Corporate Park with spacious offices and waiting rooms. Large restrooms with hall space for storage. Custom build allowed at leasee's expense.



OFFICE # 1



GENERAL USE AREAS

AMENITIES

- Central HVAC
- Waste Disposal
- Water & Sewer
- Security Cameras
- Fenced Property
- USPS Drop Box
- Grounds Maintenance



OFFICE #2



OFFICE #3

AVAILABLE UTILITIES

- NV Energy
- Spectrum
- Starlink



RESTROOM

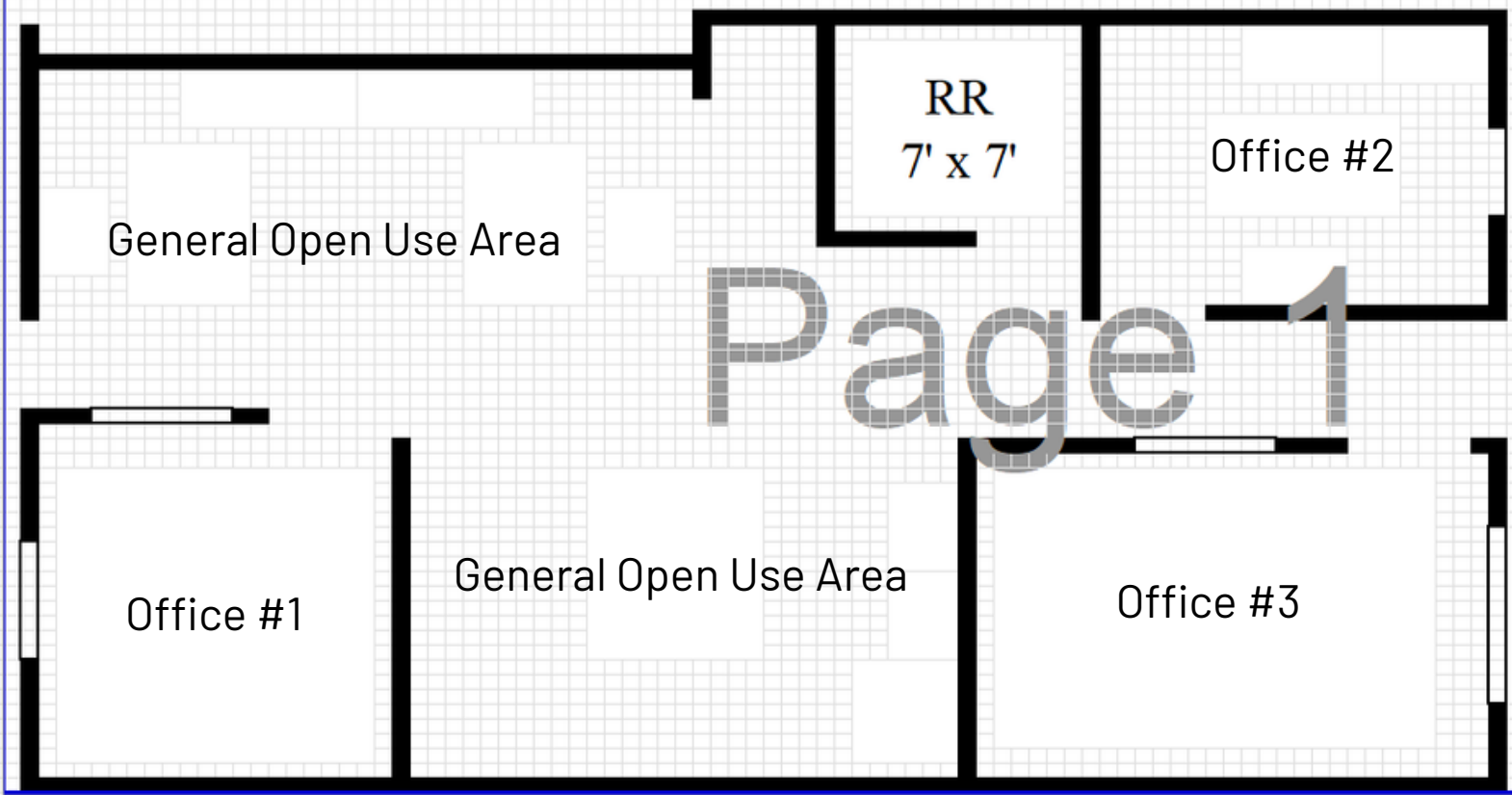


REAER HALLWAY

CONTACT US



2258 Suite D



This 1,000-square-foot suite at 2258 Reno Highway, Suite D, is more than just space—it's your next step toward business success. We're encouraged by the potential we see here and invite you to envision your future in Fallon.

Great Basin Land Holdings takes care of the essentials so you can focus on what matters: growing your business. Water, sewer, waste disposal, security, the semi-fenced perimeter, & a USPS box. High-speed utilities are readily available through providers like Nevada Energy for power, Spectrum for internet and cable, and Starlink for satellite connectivity, ensuring you're always online and operational.

If you're envisioning custom touches, tenants handle interior construction or redesigns. Just submit your building plans for approval—prepared by a licensed and insured contractor—and we'll work with you to make it happen smoothly.

At Great Basin Land Holdings, we're committed to long-term partnerships. We offer flexible lease terms: 1-year, 3-year, 5-year, or even 10+ years to fit your growth plans. Pricing per square foot is competitive, adjusted based on regional CPI and current commercial rates—check our listing flyer for the latest details.

This prime location on Reno Highway means high visibility and easy access for customers, right in the path of Fallon's economic momentum. This location is located on the main highway across from the main shopping center of Walmart and according to the Nevada Department of Transportation reports, receives a monthly vehicle traffic count of above 51,000 commuters monthly.