

LONGLEY PROFESSIONAL CAMPUS



PROPERTY OVERVIEW

Sales Price: **\$1,190,000**

Cap Rate: **6.25% Cap Rate**

NOI: **\$74,375**

- Highlights:**
- Excellent Investment Opportunity in a desirable business park
 - Strategic Meadowood East location in South Reno which gives all the amenities of Meadowood without the congestion
 - 4 private offices, lobby/waiting area and spacious open bull pen area great for multiple work stations
 - Well established Tenant - STAC, stac.us



An excellent opportunity to own a well-positioned commercial property at 5482 Longley Lane, Suite A in Reno's established South Reno business corridor. This versatile property offers an attractive opportunity for an investor looking for a stable tenant and a great addition to their portfolio. The Longley Lane location provides convenient access to major transportation routes, surrounding residential neighborhoods, established businesses, and key areas throughout the Reno/Sparks market. With its functional commercial layout and strong South Reno location, 5482 Longley Lane, Suite A presents an excellent opportunity to acquire a well-located commercial asset in one of Northern Nevada's most active business markets.

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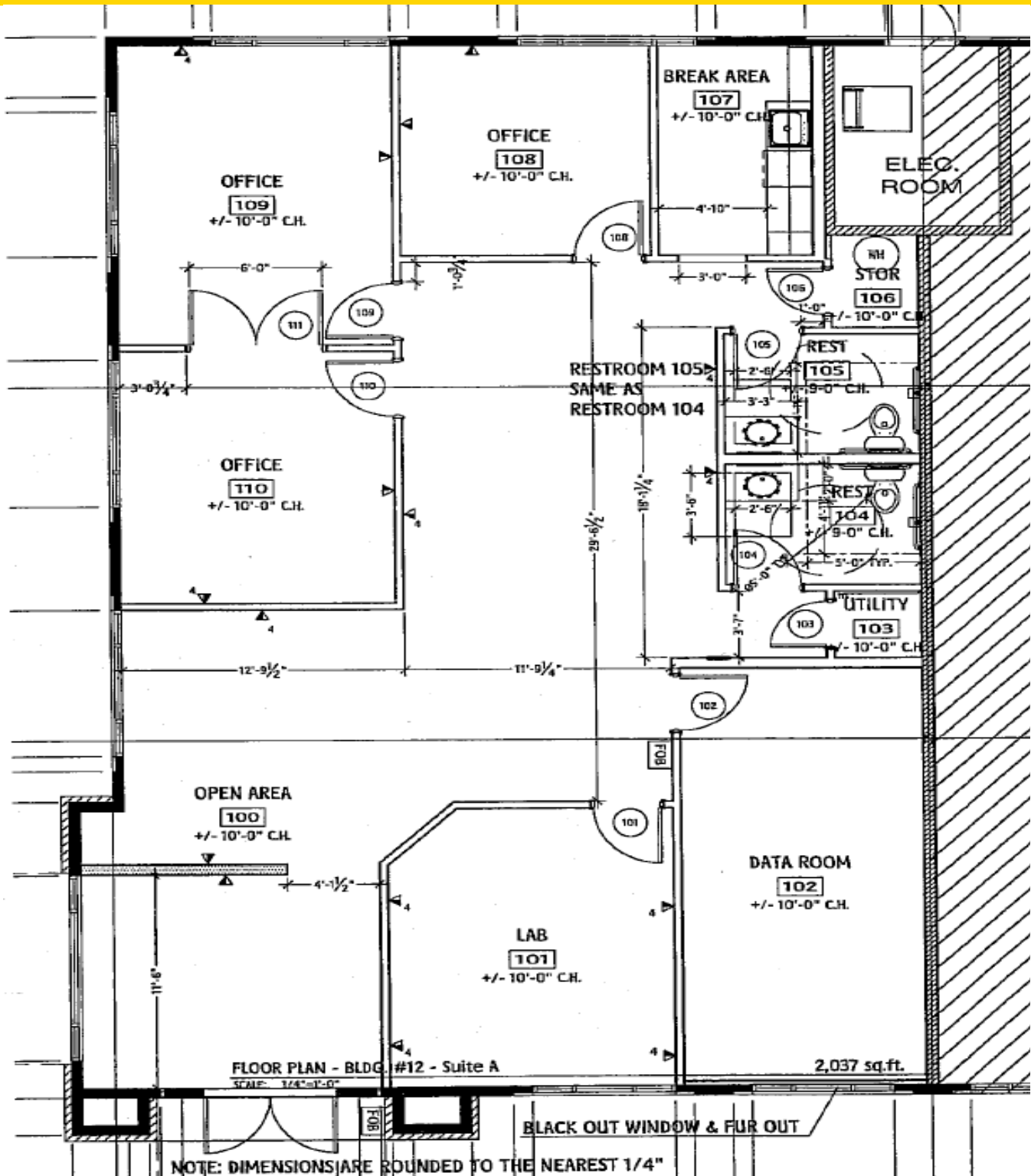
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STAC helps businesses reduce cybersecurity risk and make technology easier to manage. We provide secure access, managed devices, endpoint protection, application control, continuous monitoring, AI and web governance, IT guidance, and support for compliance readiness. Our practical, managed approach helps organizations protect their people and data, improve operational resilience, and maintain confidence as technology and security needs evolve. Learn more at stac.us.

Founded in 2002, Sierra Technology & Consulting (STAC) is a Reno-based technology consulting and managed IT services provider serving organizations throughout Northern Nevada. The company offers managed IT services, cybersecurity, cloud solutions, network infrastructure support, backup and disaster recovery, and strategic technology consulting. For more than two decades, STAC has worked with businesses across a variety of industries to plan, implement, and support technology solutions that help keep their organizations secure, productive, and connected. Headquartered in Reno, STAC remains committed to delivering reliable technology services and long-term support to the businesses and communities it serves.

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