

For Lease

Pyramid Professional Center



2261 - 2435 Pyramid Way
Sparks, NV 89431

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Listing Snapshot



\$1.75 PSF NNN

Lease Rate



± 1,000 - 8,600 SF

Available Square Footage



\$0.40 PSF

Lease Expense

Property Highlights

- Office and medical center with frontage along Pyramid Way
- Ample plumbing available to accommodate a medical user
- Zoned PO (Professional Office)
- Excellent visibility along the corner of Pyramid Way and York Way
- Signage opportunities available
- Average daily traffic count of ± 23,000 CPD
- High population area with over 7,000 homes within a 1-mile radius
- Benefits from Pyramid Way's recent renovation including improved pedestrian walkways, signalized cross-walks, and expanded roadways

Demographics

	1-mile	3-mile	5-mile
2026 Population	20,717	113,205	238,052
2026 Average Household Income	\$98,211	\$94,659	\$100,874
2026 Total Households	7,634	44,248	95,704

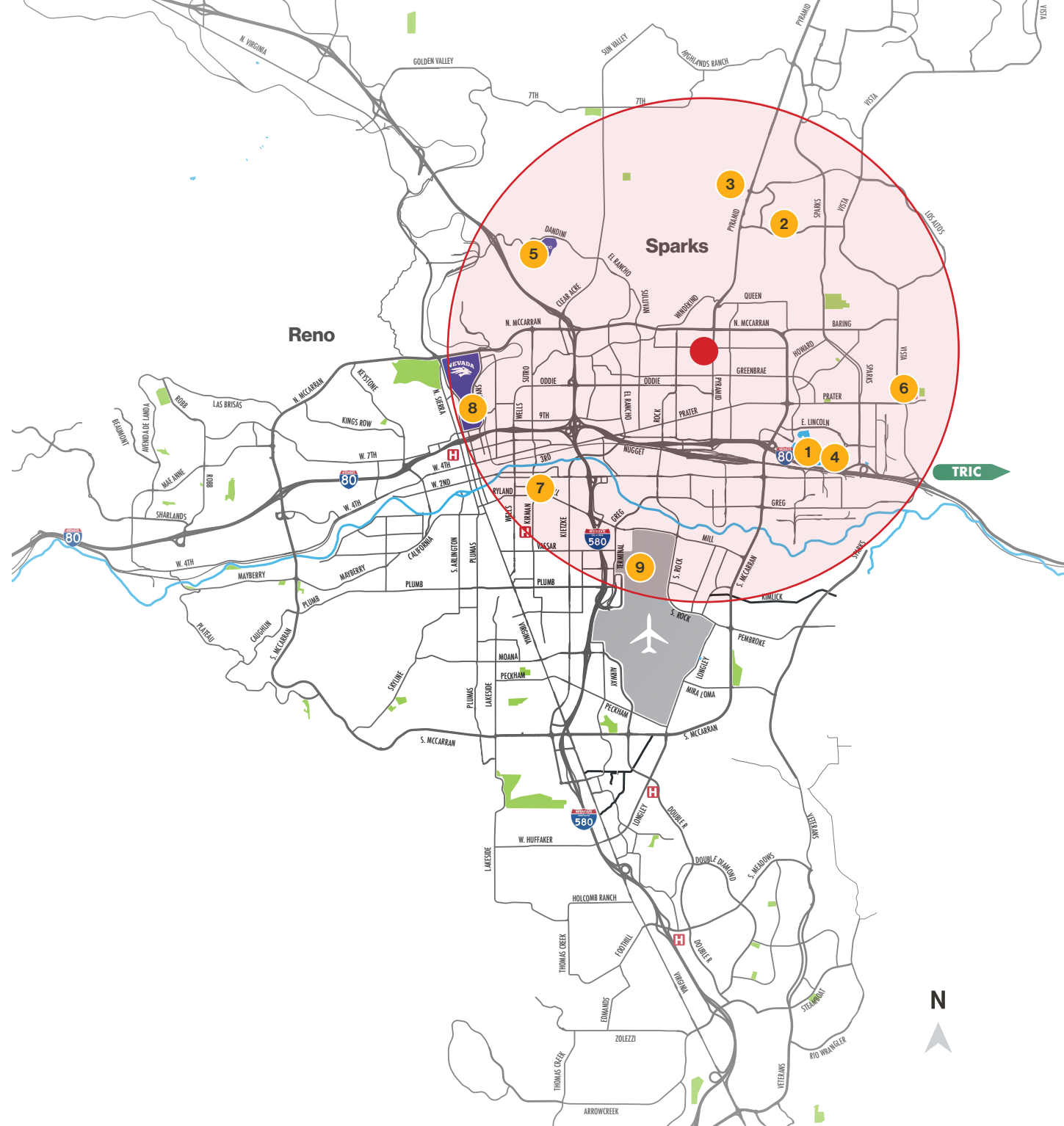


Vicinity Map

This office park is located in a dense residential area with over $\pm$ 19,916 residents within a 1-mile radius. The area benefits from high traffic connecting McCarran Blvd., Prater Way, and Pyramid Way to I-80.

Nearby Amenities

- 1 Sparks Marina Park**
-1.29 miles
- 2 Costco Wholesale**
-1.84 miles
- 3 Walmart Supercenter**
-2.10 miles
- 4 The Outlets at Legends**
-2.32 miles
- 5 Truckee Meadows Community College**
-2.68 miles
- 6 Northern Nevada Medical Center**
-3.01 miles
- 7 Renown Regional Medical Center**
-3.04 miles
- 8 University of Nevada, Reno**
-3.47 miles
- 9 Reno-Tahoe International Airport**
-3.61 miles







Site Plan

Available Leased



[Click for a Virtual Tour of Suite 9](#)

Pyramid Way

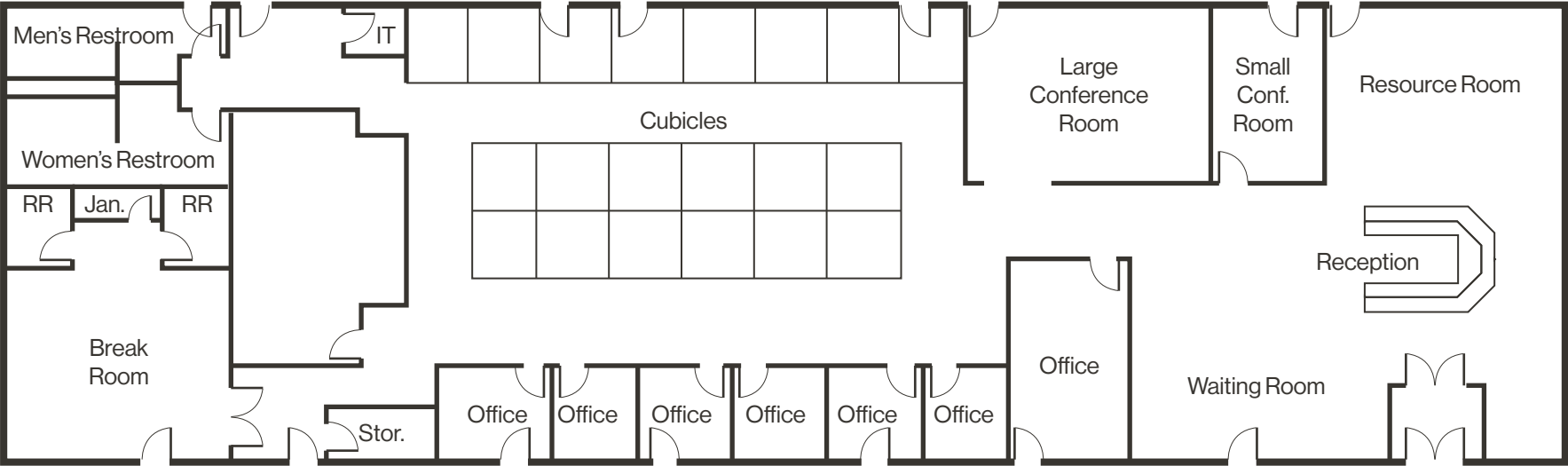
Suite	Tenant	SF
1	Wayne G. Terhune, DDS	± 1,300 SF
2	Tooth Fairy Pediatric Dental	± 1,000 SF
3	Jake Banks	± 2,000 SF
5	AVAILABLE Layout consists of reception area, open bullpen/break room, three private offices and private restroom.	± 1,000 SF
6	Bee Sparks Dental	± 2,000 SF
8	Betal Home Care	± 1,300 SF
9	AVAILABLE Office space with 7 private offices, large open bullpen, two conference rooms, reception area, break room, and four restrooms.	± 8,600 SF

Suite	Tenant	SF
17	Certified CPR	± 2,300 SF
18	Summit Hydration	± 1,000 SF
19	Employnet, Inc.	± 1,000 SF
20	Country Financial	± 1,000 SF
21	Children's Castle	± 1,000 SF
22	Michael E. Kanellis, DMD	± 3,240 SF
24	Affinity Health & Wellness	± 1,300 SF
A	Foot & Ankle Institute of Nevada	± 1,300 SF

Suite	Tenant	SF
A2	Ford Center for Foot Surgery	± 860 SF
B	JT Staffing Solutions	± 1,700 SF
1	Pyramid Veterinary Hospital	± 3,600 SF
A	The SkinCare Girl	± 2,597 SF
B	Specialty Health	± 1,403 SF
A	American Family Insurance	± 1,200 SF
B	The Learning Consultants	± 2,400 SF



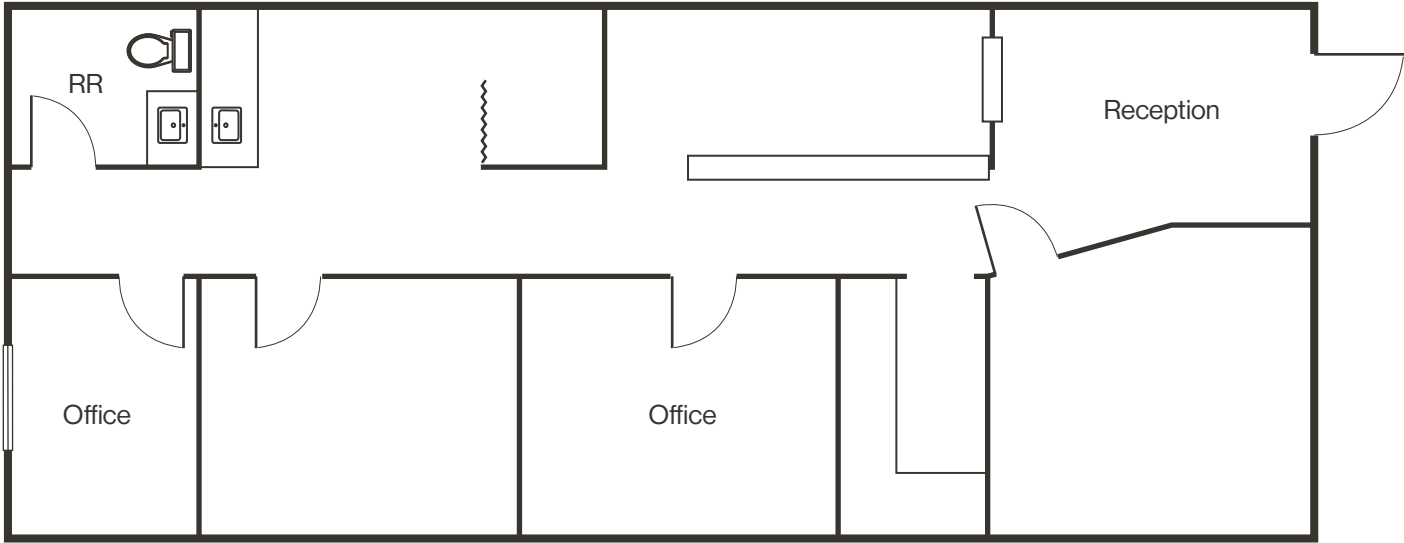
Floor Plan | 2261 Suite 9 | ± 8,600 SF



[Click for a Virtual Tour](#)



Floor Plan | 2261 Suite 5 | ± 1,000 SF



Property Photos



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For inquiries please reach out to our team.

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