

FOR SALE

955 KUENZLI STREET

RENO, NEVADA 89502



INVESTMENT HIGHLIGHTS

CBRE, Inc., as exclusive advisor, is pleased to offer for sale the $\pm 87,000$ square foot Reno Gazette Journal (RGJ) building located in Reno, Nevada.

- + Strategically located close to Downtown, various developments, and near all transportation corridors
- + On Truckee River with numerous walking/biking trails
- + Adjacent to major hospital campus
- + Ideal for a corporate headquarters or redevelopment opportunity
- + Numerous long term capital improvements
- + Spacious and flexible office areas with large cafeteria, gym, and break areas
- + Park-like setting on a large lot with green lawns and employee rest area



CONTACT US

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Address:	955 Kuenzli Street Reno, Nevada 89502
Price:	Best Offer
Building Size:	$\pm 87,000$
Land Size:	7.71 Acres
Year Built:	1981
APN:	012-051-26
Parking:	134 spaces
Zoning:	Mixed Use (wide range of allowable uses)
Power:	Serviced by a 1500Kva transformer at 277/480v. Two (2) 650 KGL back-up generators

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PROPERTY SUMMARY

955 Kuenzli is the current headquarters for The Reno Gazette Journal (RGJ), a premier newspaper publication covering the greater Reno/Sparks area. RGJ has been the largest and most iconic newspaper in Reno for over 125 years.

Property Description:

- The subject property consists of $\pm 60,000$ square feet of office and $\pm 27,000$ square feet of warehouse/production facility.* It has a flexible and open layout, spacious grounds and abundant parking with the warehouse having its own access and parking. Built in 1981, the building is located near Downtown Reno and is right on the banks of Truckee River, and nearby walking and biking trails.
- The building received a facelift in 2013 with a redesigned lobby with added skylights, new carpet, paint, and a new reception area. The remodel adds an updated look to the building. The warehouse portion was re-roofed in 2013 whereas the office portion was re-roofed in 2007; both are 20-year roofs with warranties.
- The building has an upper floor/mezzanine above the warehouse and the employee gym and additional storage areas. It also features nice employee break areas with a large cafeteria and a coffee shop, break areas with vending machines, rest area as well as outside barbecue areas where the company holds various employee events in warmer weather. The printing facility and the warehouse feature four roll up doors, four conveyor doors, a freight elevator, storage areas, and employee break area.

*According to owner



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LOCATION OVERVIEW

The property is located near Downtown Reno and is situated along the Truckee River, which flows out of Lake Tahoe down into the Reno basin. The asset is adjacent to the Renown hospital campus, the largest hospital in the region with over 900 beds, as well as various medical buildings to the south and west.

To the east is the Reno Gazette Journal's former excess land which sold in 2014 and has been developed into Advanced Health Care of Reno. Further east are two flex industrial buildings, and to the west across Sutro Street is a senior housing development (that used to be RGJ's additional employee parking lot). The area continues to experience strong tenant demand due to its central location, proximity to Renown Hospital, and ease of access to all parts of Reno.



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