

## Q4 2025 RENO AREA OFFICE SALES COMPARABLES

APN	Situs	Sales Date	Price	Price/SF	Year Blt	Bldg SF	Bsmt Area	Acres	Bldg Type
<a href="#">003-084-09</a>	425 LOVITT LN	10/24/2025	1,000,000	\$268.60	1955	3,723	0	0.4	Conversion
<a href="#">011-157-16</a>	465 CALIFORNIA AVE	11/07/2025	465,000	\$408.25	1912	1,139	544	0.1	Conversion
<a href="#">007-181-02</a>	46 W 10TH ST	12/08/2025	850,000	\$318.59	1930	2,668	1,656	0.2	Conversion
<a href="#">011-156-18</a>	313 FLINT ST	12/18/2025	800,000	\$317.46	1922	2,520	923	0.2	Conversion
<a href="#">036-011-23</a>	2301 SPARKS BLVD	11/21/2025	1,625,000	\$244.91	1987	6,635	0	0.8	Day Care Center
<a href="#">400-130-04</a>	9680 S MCCARRAN BLVD	11/14/2025	1,000,000	\$350.14	2005	2,856	0	0.4	Dental Office/ Clinic
<a href="#">040-910-02</a>	530 HAMMILL LN	10/15/2025	1,551,000	\$500.00	1998	3,102	0	0.1	Medical Office
<a href="#">006-122-13</a>	855 W 7TH ST	11/14/2025	2,800,000	\$191.94	1978	14,588	1,251	0.9	Medical Office
<a href="#">012-143-59</a>	850 MILL ST	12/04/2025	4,200,000	\$198.44	1973	21,165	1,782	0.4	Medical Office
<a href="#">163-090-29</a>	8790 DOUBLE DIAMOND PKWY	10/08/2025	6,100,000	\$419.19	2004	14,552	0	4.4	Office Building
<a href="#">163-080-04</a>	9665 GATEWAY DR	10/14/2025	1,400,000	\$195.31	1997	7,168	0	0.2	Office Building
<a href="#">026-591-18</a>	2225 GREEN VISTA DR	10/16/2025	370,000	\$301.55	1996	1,227	0	0.0	Office Building
<a href="#">015-182-16</a>	2090 KIRMAN AVE	10/17/2025	620,000	\$420.34	1969	1,475	0	0.2	Office Building
<a href="#">011-334-17</a>	924 S VIRGINIA ST	10/20/2025	1,500,000	\$255.80	1960	5,864	714	0.2	Office Building
<a href="#">160-853-19</a>	10589 DOUBLE R BLVD	10/21/2025	3,250,000	\$411.39	2005	7,900	0	0.2	Office Building
<a href="#">015-181-05</a>	460 E PLUMB LN	11/07/2025	442,817	\$106.40	1974	4,162	2,052	0.2	Office Building
<a href="#">160-853-12</a>	10625 DOUBLE R BLVD	11/19/2025	1,493,500	\$425.98	2004	3,506	0	0.1	Office Building
<a href="#">164-352-27</a>	3705 BARRON WAY	11/24/2025	3,847,972	\$211.13	2008	18,226	0	5.6	Office Building
<a href="#">011-271-12</a>	777 FOREST ST	11/26/2025	1,325,000	\$312.50	1969	4,240	0	0.2	Office Building
<a href="#">004-130-39</a>	2465 SUTRO ST	12/04/2025	680,000	\$425.00	1975	1,600	0	0.3	Office Building
<a href="#">163-062-02</a>	595 DOUBLE EAGLE CT	12/15/2025	4,510,665	\$237.85	2000	18,964	0	0.9	Office Building
<a href="#">011-153-24</a>	299 S ARLINGTON AVE	12/19/2025	2,100,000	\$251.77	1973	8,341	0	0.5	Office Building

Source: Washoe County Assessor



### KEN STARK

OFFICE & INVESTMENTS  
NVLICENSE: B.35722

### LOUIE LLAMAS

OFFICE & MEDICAL  
NVLICENSE: S.188166

### JEB JOHNSON

INVESTMENTS  
NVLICENSE: S.178879