



**4 OFF / 2 BATH  
2 GENERAL AREAS**

2258 RENO HWY  
SUITE A,  
FALLON, NV 89406

2,500 SQ FT

Currently  
4 Offices &  
2 Gen Use Areas  
3 storage Areas  
1 Kitchen

2 Bathrooms

Open parking

**STARTS FROM**  
**\$ 3,000** mnthly

**PRICING PER TERM**  
1yr= \$1.35 sqft  
3yr= \$1.25 sqft  
5yr= \$1.20 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.



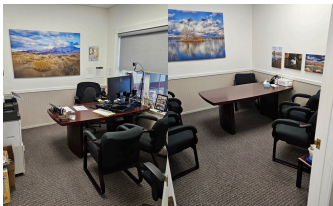
**WAITING ROOM**



**CONF ROOM**

**AMENITIES**

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



**OFFICES #1 & 2**



**OFFICES #3 & 4**

**AVAILABLE UTILITIES**

- NV Energy
- Spectrum
- Starlink



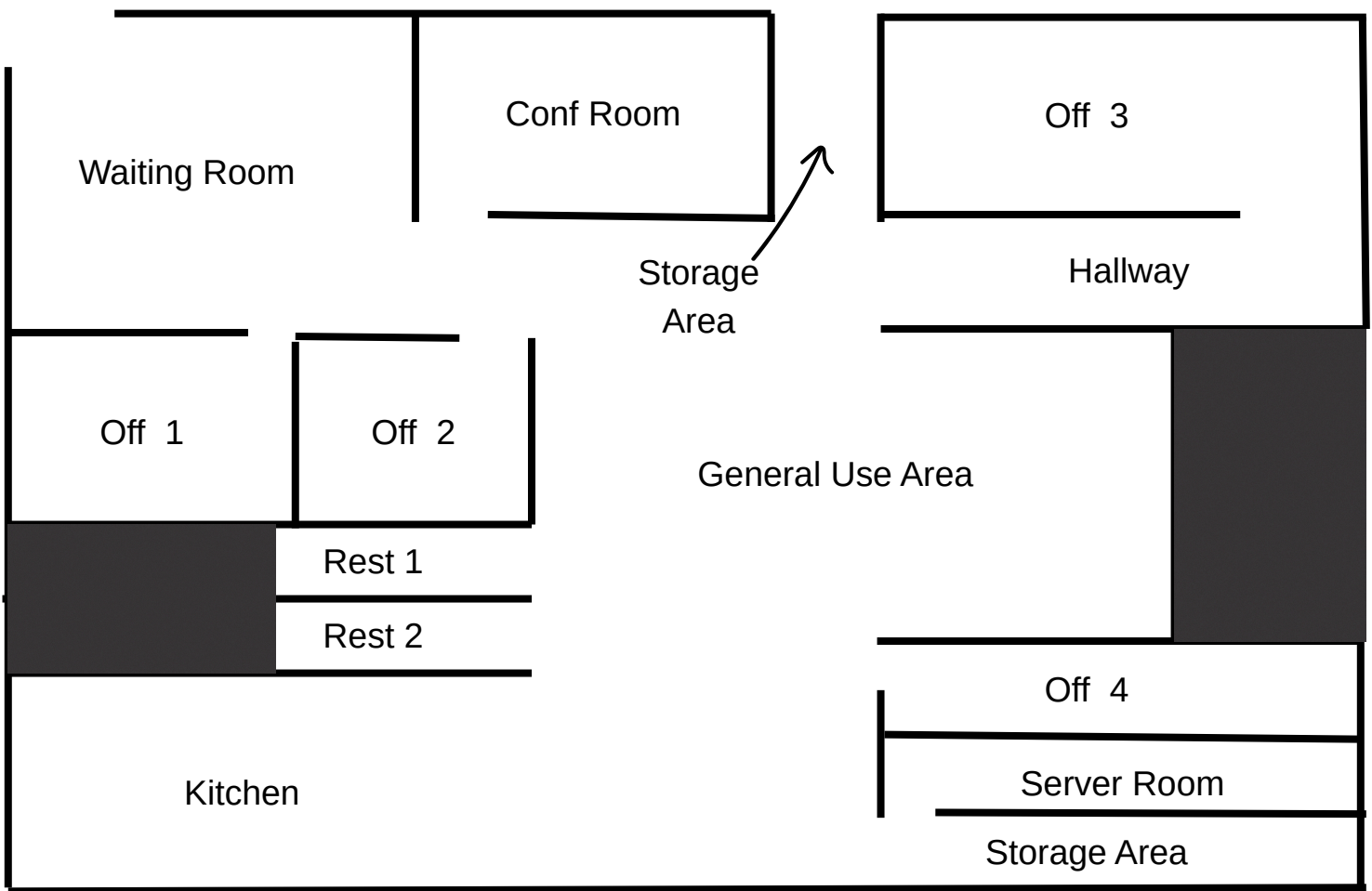
**RESTROOM 1 & 2**



**GENERAL USE AREA**

**CONTACT US**





This 2,500-square-foot suite at 2258 Reno Highway, Suite A, 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.