LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

Q3 2026
RENO, NV

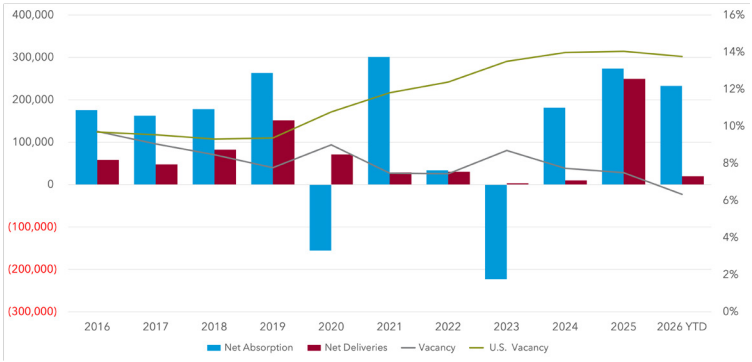
OFFICE MARKET OVERVIEW

LYLE CHAMBERLAIN, *President*

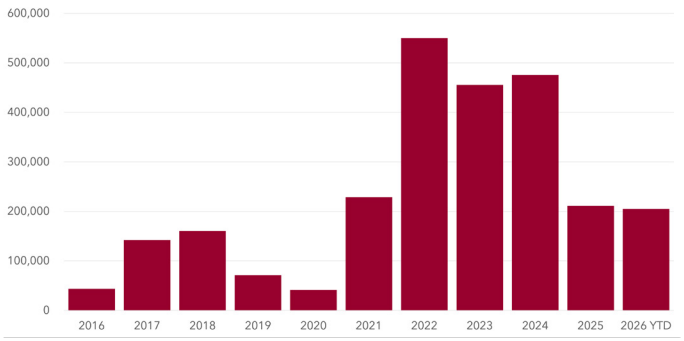
Vacancy numbers in Office for the Northern Nevada market do not tell the whole story. With a low 6.3% vacancy rate, you would expect that there might be construction projects just minutes away from going vertical and that lease rates would have to be on the rise. Further investigation would, however, tell you that our low vacancy is due to a lack of new construction generally and that the rise you might expect in rates is just not there telling you that our market, while healthy, just does not command the rates which justify new construction, and while space is tight, you can still find what you need. And although new projects usually fill up at the rates which do justify the construction, the metrics do not show on paper that you should be building. I believe that this trend is changing, and albeit slower than developers wish, will get things moving here soon.

MARKET INDICATORS	Q3 2026	Q2 2026	Q1 2026	Q4 2025	Q3 2025
▲ 12 Mo. Net Absorption SF	221,429	199,561	162,235	274,044	448,370
▼ Vacancy Rate	6.3%	6.9%	7.1%	7.5%	7.4%
▲ Avg NNN Asking Rate PSF	$26.89	$26.85	$26.84	$26.66	$26.42
▼ Sale Price PSF	$202.73	$204.94	$203.10	$196.14	$192.04
▲ Cap Rate	9.2%	9.1%	9.2%	9.4%	9.5%
▼ Under Construction SF	205,069	219,051	219,051	211,251	211,251
▲ Inventory SF	18,318,267	18,298,267	18,298,267	18,298,267	18,298,267

NET ABSORPTION, NET DELIVERIES, & VACANCY



UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	BUILDING CLASS
2597 Mill St Reno, NV	97,000 SF	$6,995,000 $72.11 PSF	Rollin & Teris Smith Eric Litak	Class C
3189 Mill St Reno, NV	12,691 SF	$3,195,000 $251.75 PSF	Justin Baldwin Hallmark Investments	Class C
1095 E Taylor St Reno, NV	7,770 SF	$1,820,000 $234.23 PSF	Smothered Pancakes NV ASSN 7th Day Adventist	Class C

**Part of a 3-Building Portfolio*

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
6140 Plumas St Reno, NV	14,617 SF	Ormat Technologies	I80 Gold	Mining
10615 Professional Cir Reno, NV	7,508 SF	NevDex	REMAX	RE Office
639 Isbell Rd Reno, NV	6,328 SF	Korh-Tallman Trust	United Way	Non Profit

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