



GAMETECH INTERNATIONAL, INC.

CORPORATE HEADQUARTERS MANUFACTURING/DISTRIBUTION FACILITY

115,140 SF, CLASS A, INDUSTRIAL
8850 DOUBLE DIAMOND PARKWAY • RENO, NV

OFFERING SUMMARY

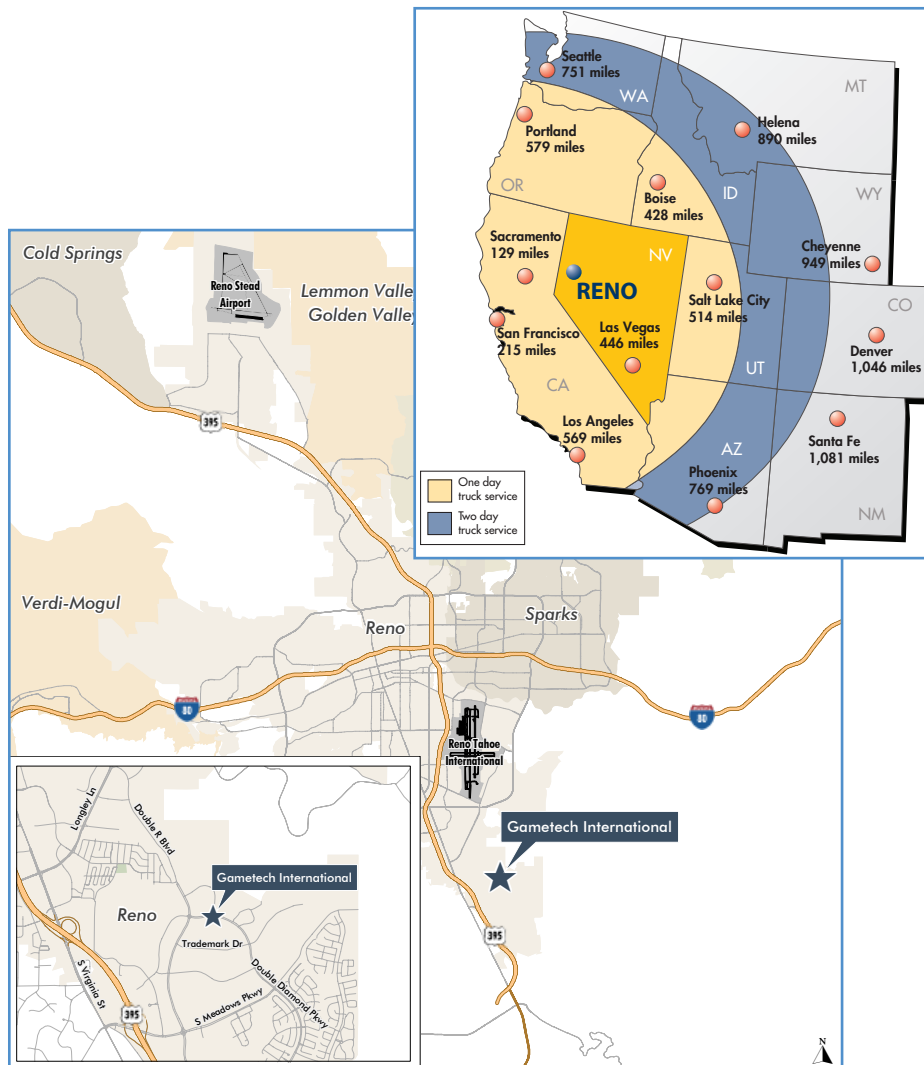
The CB Richard Ellis Reno Industrial Services team is pleased to offer “for sale” at \$7.5 Million (\$7,500,000) the GameTech International, Inc. corporate headquarters facility located in south Reno. The state of the art 115,140 SF improvement is designed to accommodate a corporate/regional headquarter occupier affording both manufacturing/assembly and distribution capacity. A truly unique offering in the Northern Nevada market, the GameTech International, Inc. property combines an unrivaled south Reno location with Class A building construction, beautiful and abundant executive office improvements (with 39,920 SF of newly constructed Class A improvement in place) and ample manufacturing and distribution capacity.

The property is located in the South Meadows Business Park – the highest quality business park in all of Northern Nevada. The master planned South Meadows Business Park caters to Class A office, retail, industrial and residential owners and occupiers with Planned Unit Development (PUD) zoning throughout. Users and investors are encouraged to contact CB Richard Ellis, Inc. for the GameTech, Inc. Confidentiality Agreement. Upon CBRE’s receipt of the fully executed Confidentiality Agreement, CBRE shall issue a complete Offering Memorandum for buyer’s review and consideration.



INVESTMENT HIGHLIGHTS

- High Quality Facility:** The property is a concrete tilt-up structure with a footprint of 96,000 SF and 115,140 SF including second story office improvements. The premise is characterized by quality construction and amenities including one grade level door, seven dock high loading doors, 25' to 29' clear height and 2,000 Amps of 480V, 3 Phase power. Additionally, the facility has six



evaporative coolers, an air compressors and corresponding air distribution, and energy efficient T5 warehouse lighting. The improvement resides on 4.91 acres of land.

- Unique Corporate Headquarter Turn Key Finishes:** Given quantity and quality of the tenant improvement finishes in place, the GameTech International, Inc. facility is uniquely positioned to accommodate corporate or regional headquarters owner-occupiers. The facility includes 39,920 of newly constructed and refurbished (2009) turn-key office improvement including reception area, executive offices, general offices, engineering rooms, break rooms, training rooms, executive conference room, conference rooms, showroom, lab area and IT room. These comprehensive tenant improvements were designed and constructed to an extremely high quality that showcases the attention to detail and pride of ownership one expects for a company's headquarter location.
- Business Friendly Community and Environment:** The Northern Nevada market is renowned for its business friendly environment characterized by lack of personal, corporate, inventory and unitary taxes and property taxes that are among the lowest in the region. Additionally, the greater market is known for both low cost of living and reasonable wages which help employers attract quality labor and thrive once established in the State of Nevada.
- Master Planned Business Park:** The South Meadows Business Park is the highest quality business park in all of Northern Nevada. Generally, construction quality in the park is very high quality including office, retail, industrial and residential owners and occupiers. Park employees benefit from in park established amenities including restaurants, grocery, fuel and service related businesses. As "Planned Unit Development" (PUD), the park has a pre-approved schedule of permitted uses encompassing office, retail, industrial and residential designated uses.

For more information, please contact:

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