

PROPERTY SUMMARY



PROPERTY DESCRIPTION

Chase-Johnson Commercial is pleased to present the opportunity to sublease of part or all of Suite #200 at the Bank of America Building located 5905 South Virginia Street in the heart of the Meadowood Submarket. The class A office property has outstanding visibility from both South Virginia Street as well as I-580/US 395. The site has easy access from main thoroughfares, ample surface level parking and the building is elevator served. The asking lease rate at \$1.85/ sf/mo Full Service (less suite janitorial) is very competitive for the Meadowood Submarket. There are a variety of suite sizes and layouts available. Building is professionally managed and well maintained. Property is located across from Meadowood Mall in the retail hub of Reno with easy access from all areas of northern Nevada, access to public transportation with bus stops in walking distance, and well located with numerous amenities and restaurants within walking distance. Suite entry just off the elevator landing. Layout includes private offices and conference room with a large open space. Suite has a large break room with sink.

OFFERING SUMMARY

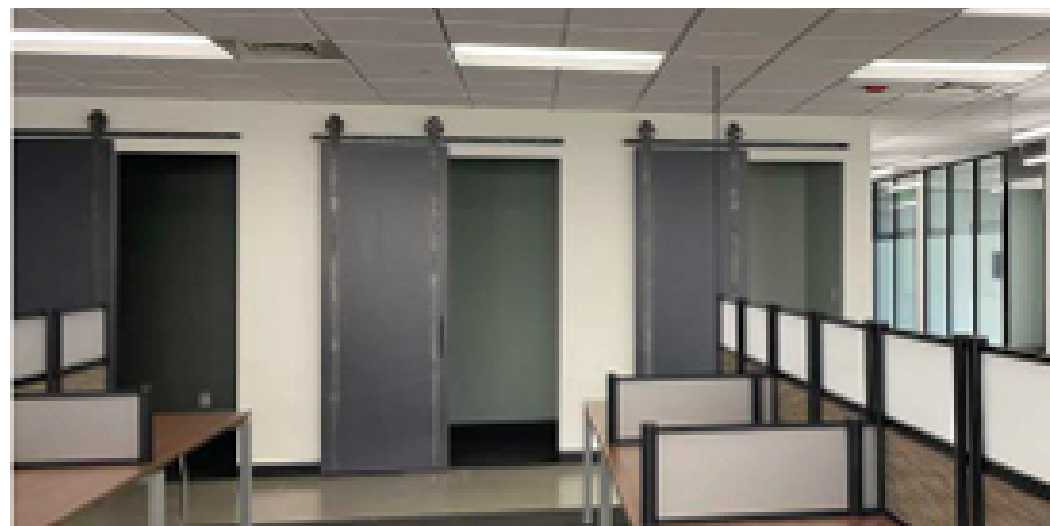
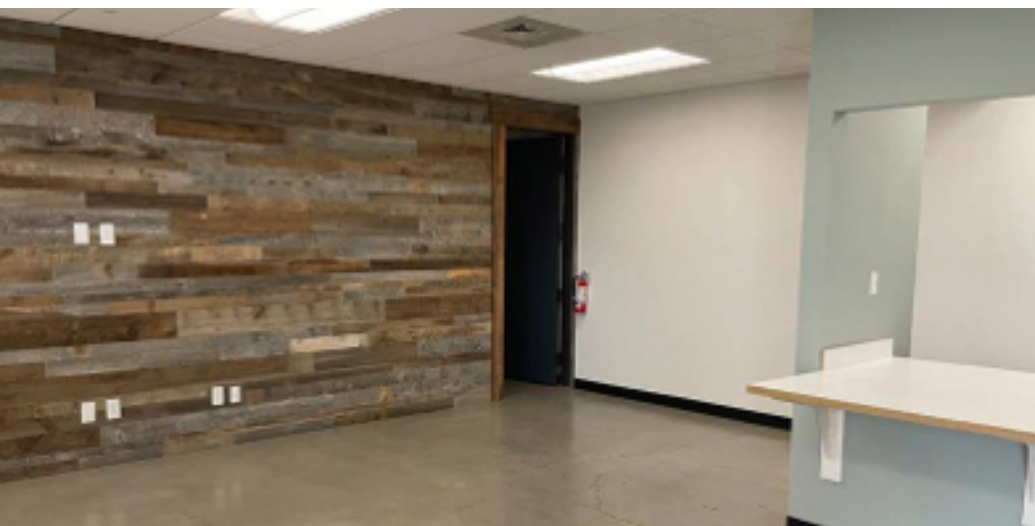
Lease Rate:	\$1.85 SF/month (Full Service)
Number of Units:	1
Available SF:	2,750 or 5,494 SF
Building Size:	5,494 SF

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	2,822	70,968	159,897
Total Population	6,831	164,259	399,911
Average HH Income	\$61,427	\$70,790	\$71,195

RYAN JOHNSON, CCIM | NV #BS.1707 | 775.823.8877 X202 | RYAN@CHASE-JOHNSON.COM

FOR LEASE 5905 S VIRGINIA #200, RENO, NV

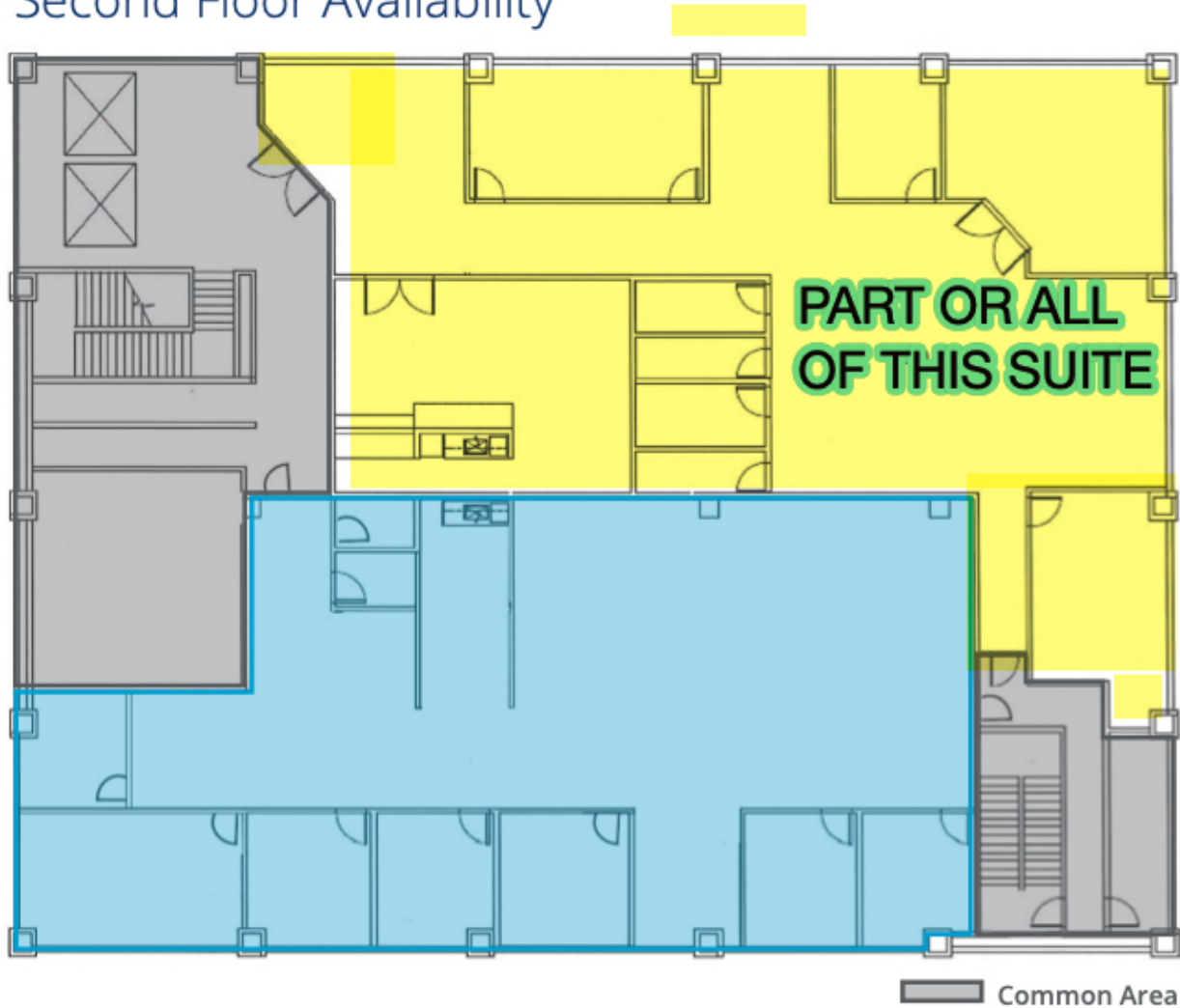
ADDITIONAL PHOTOS



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FLOOR PLANS

Second Floor Availability



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LOCATION MAP



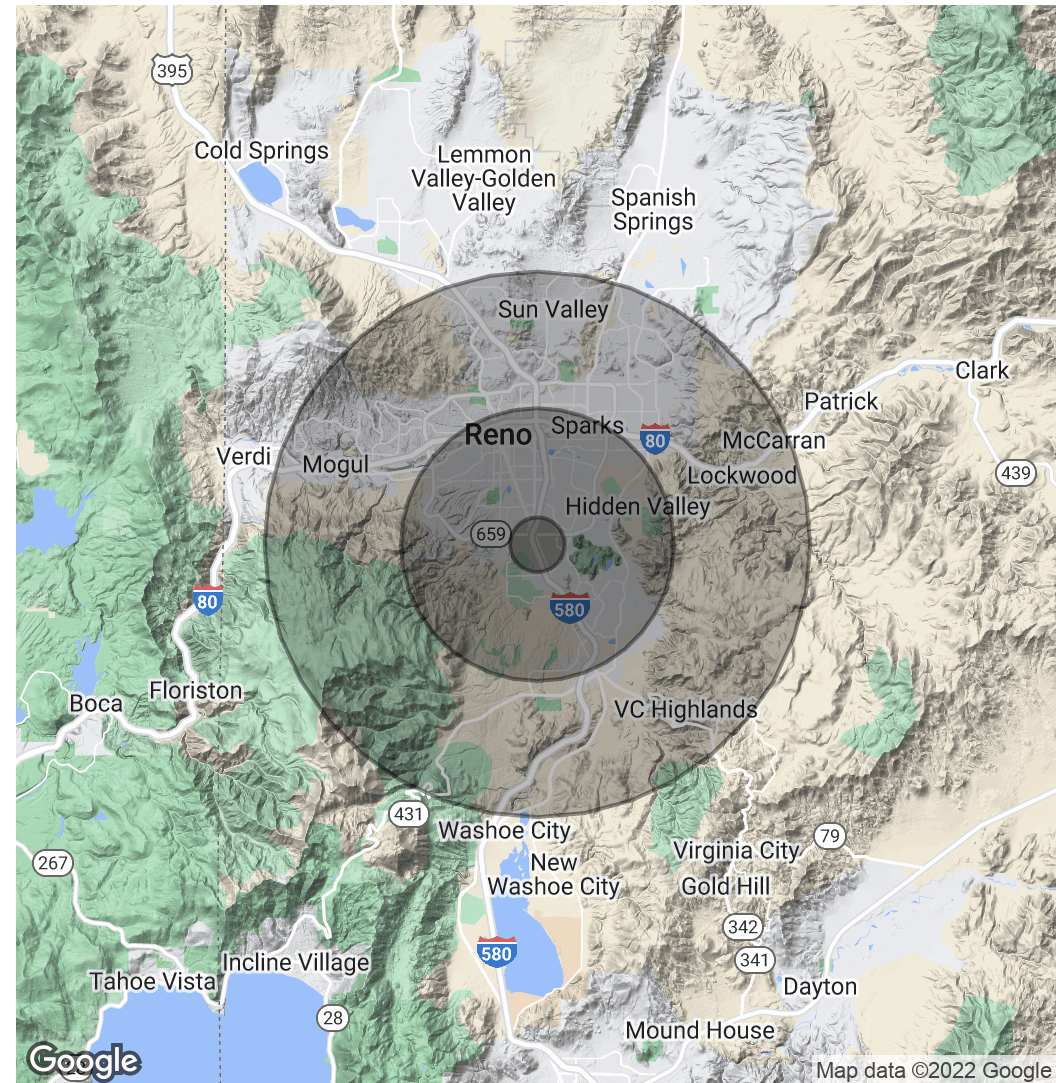
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DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	5 MILES	10 MILES
Total Population	6,831	164,259	399,911
Average Age	36.5	38.2	36.7
Average Age (Male)	34.0	37.3	35.8
Average Age (Female)	37.5	38.8	37.4

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	2,822	70,968	159,897
# of Persons per HH	2.4	2.3	2.5
Average HH Income	\$61,427	\$70,790	\$71,195
Average House Value	\$197,784	\$399,318	\$364,186

* Demographic data derived from 2010 US Census



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ADVISOR BIO 1



RYAN JOHNSON, CCIM

Principal

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NV #BS.1707

PROFESSIONAL BACKGROUND

Has personally brokered over \$430,000,000 in real estate investment sales.

4 time COSTAR Power Broker Award Winner

2018, 2019, 2020 and 2021 Summit Award Winner.

EDUCATION

Graduate of the University OF Nevada in 1999 – Computer Information Systems

CCIM certification earned May 2007

MEMBERSHIPS

5 years CCIM Board of Directors Norther NV Chapter

CCIM

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