

OFFICE SUITES FOR LEASE

AIRPORT CENTER

1201 & 1281 TERMINAL WAY

RENO, NEVADA

CBRE

PROPERTY SUMMARY

AIRPORT CENTER is located at 1201 & 1281 Terminal Way and consists of two ±29,172 SF multi-tenant two-story office buildings centrally located in the Airport submarket. Fast and easy access to major thoroughfares, near I-580 and the Reno-Tahoe International Airport. Immediate access to public transportation. **Airport Center** can accommodate a variety of office users and sizes. There is a private parking lot with plenty of parking.

AVAILABLE FOR LEASE
±380-3,625 SF



\$1.35 PSF/Month
Full Service



1201 TERMINAL WAY FOR LEASE

Suite 219	±1,038 SF
Suite 222	±3,625 SF

1281 TERMINAL WAY FOR LEASE

Suite 111	±991 SF
Suite 204	±1,214 SF
Suite 205	±547 SF
Suite 211A	±380 SF
Suite 215	±628 SF
Suite 218	±801 SF
Suite 219	±892 SF



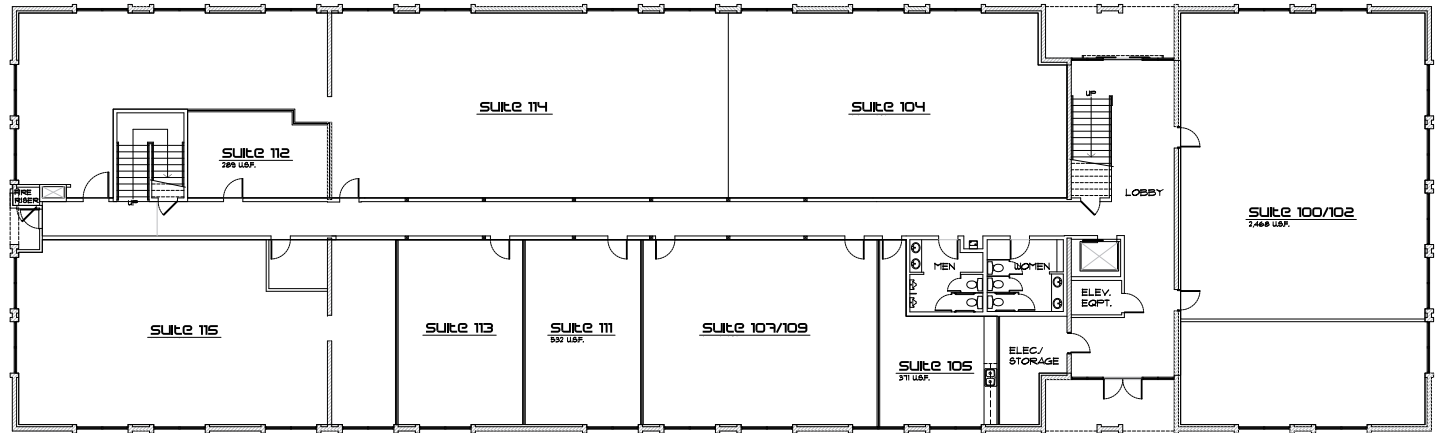
FLOOR PLANS

1201 TERMINAL WAY | AVAILABILITY



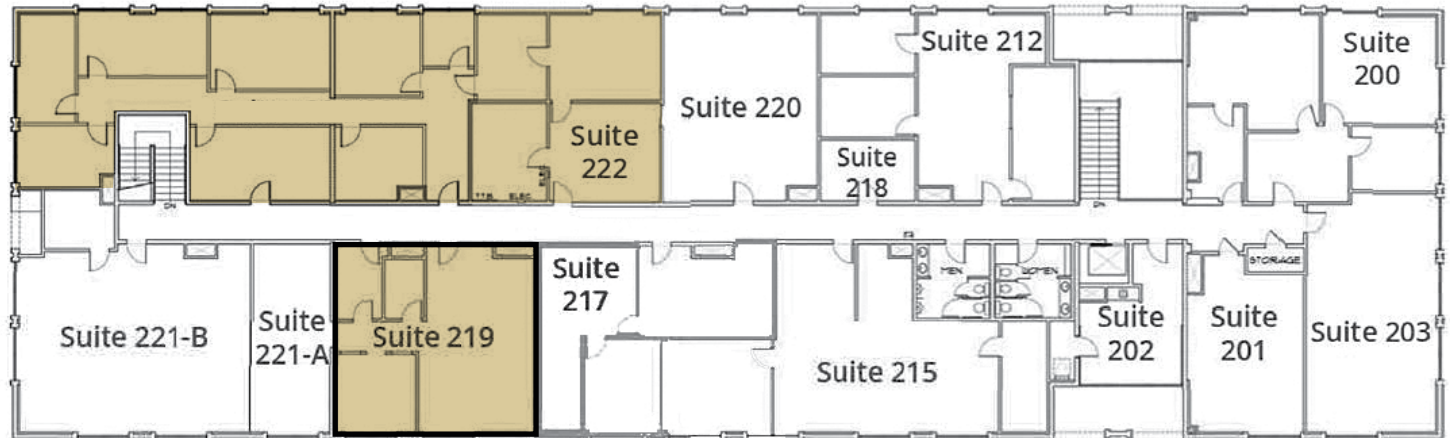
1ST FLOOR

100 % Occupied



2ND FLOOR

Suite	Size
219	±1,038 SF
222	±3,625 SF



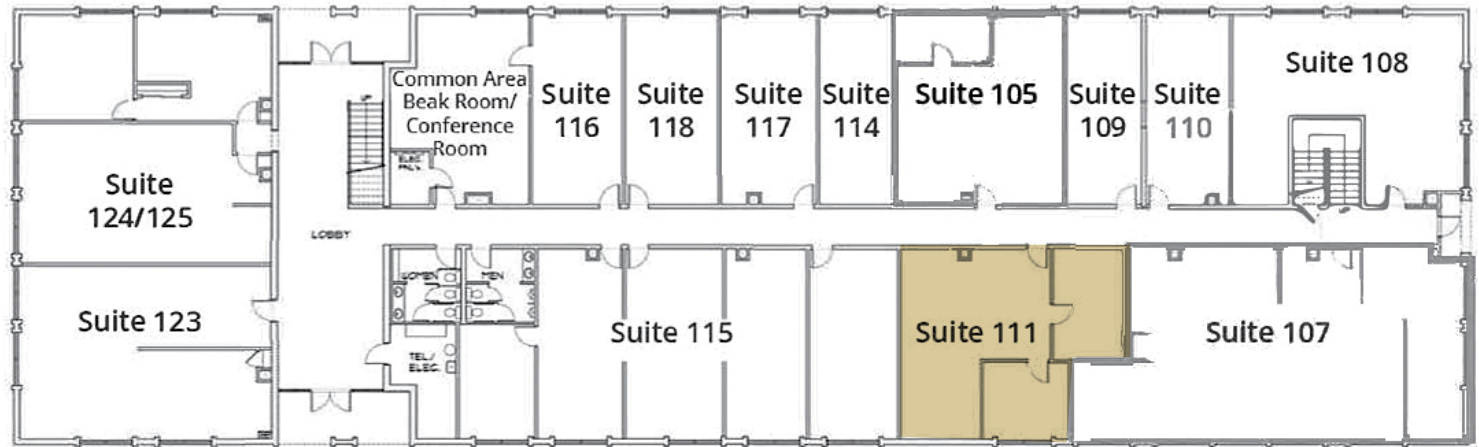
FLOOR PLANS

1281 TERMINAL WAY | AVAILABILITY



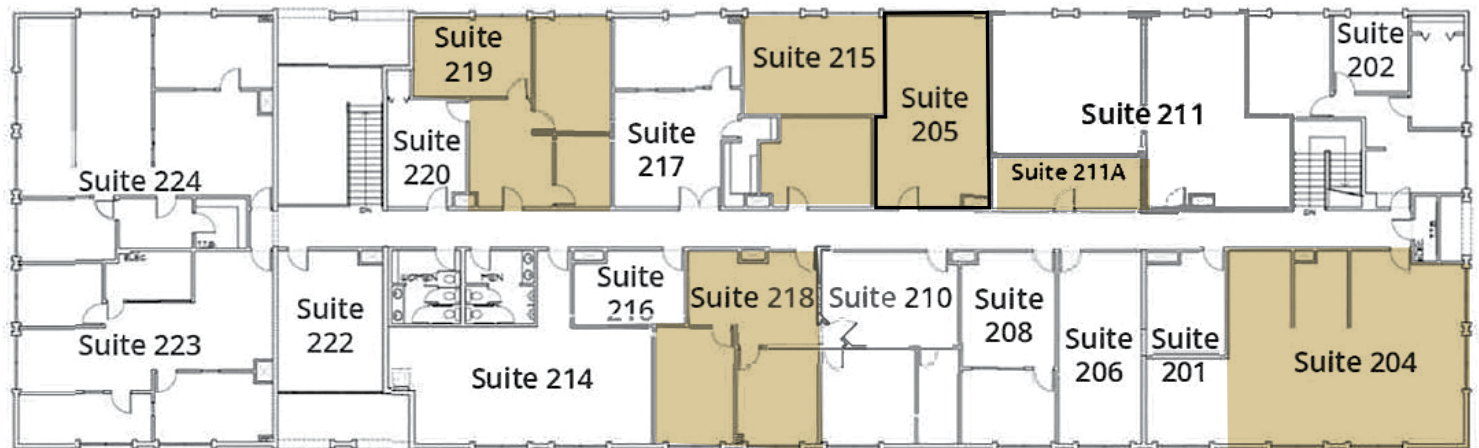
1ST FLOOR

Suite	Size
111	±991 SF



2ND FLOOR

Suite	Size
204	±1,214 SF
205	±547 SF
211A	±380 SF
215	±628 SF
218	±801 SF
219	±892 SF



PROPERTY PHOTOS



DEMOGRAPHICS

1201 & 1281 TERMINAL WAY | RENO, NV



2024 Population

1-MILE: 5,056
3-MILE: 127,366
5-MILE: 247,672



2024 Businesses

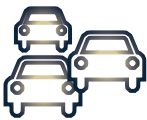
1-MILE: 1,037
3-MILE: 9,307
5-MILE: 13,143



2024 Employees

1-MILE: 18,672
3-MILE: 136,322
5-MILE: 192,114

Source: Esri.com



Daily Traffic Counts

1. VASSAR ST, 165 FT. W OF TERMINAL WAY: **5,400**
2. TERMINAL WAY, 320 FT. S OF VASSAR ST: **8,400**
3. TERMINAL WAY, 520 FT. S OF MILL ST: **8,000**
4. E PLUMB LN, 240 FT. W OF TERMINAL WAY: **11,000**
5. IR-580, N/B OFF-RAMP OF THE PLUMB/VILLANOVA INTCH 'EXIT 33': **9,700**
6. IR-580, N/B OFF-RAMP OF THE MILL INTCH 'EXIT 34': **6,600**

Source: NDOT.com



LOCATION

The location is the most central in the Reno/Sparks market. The location offers some of the easiest freeway access including fast and easy access to major thoroughfares. Close to Reno Tahoe International Airport. Nearby numerous retail and restaurant amenities.



15 MINUTES TO THE CALIFORNIA BORDER

UNIVERSITY OF NEVADA

SPARKS

DOWNTOWN RENO

MIDTOWN

AIRPORT CENTER

 Reno-Tahoe International Airport





AIRPORT CENTER

1201 & 1281 TERMINAL WAY

RENO, NEVADA

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