

For Lease

University Crossing



LOGIC



705 N. Virginia St.
Reno, NV 89501

Paul Evans
Senior Vice President
775.745.8100
pevans@logicCRE.com
S.0193234

Rylee Buckmaster
Associate
775.217.0297
rbuckmaster@logicCRE.com
S.0200156

Listing Snapshot



Negotiable
Lease Rate



± 1,447 SF
Available Square Footage



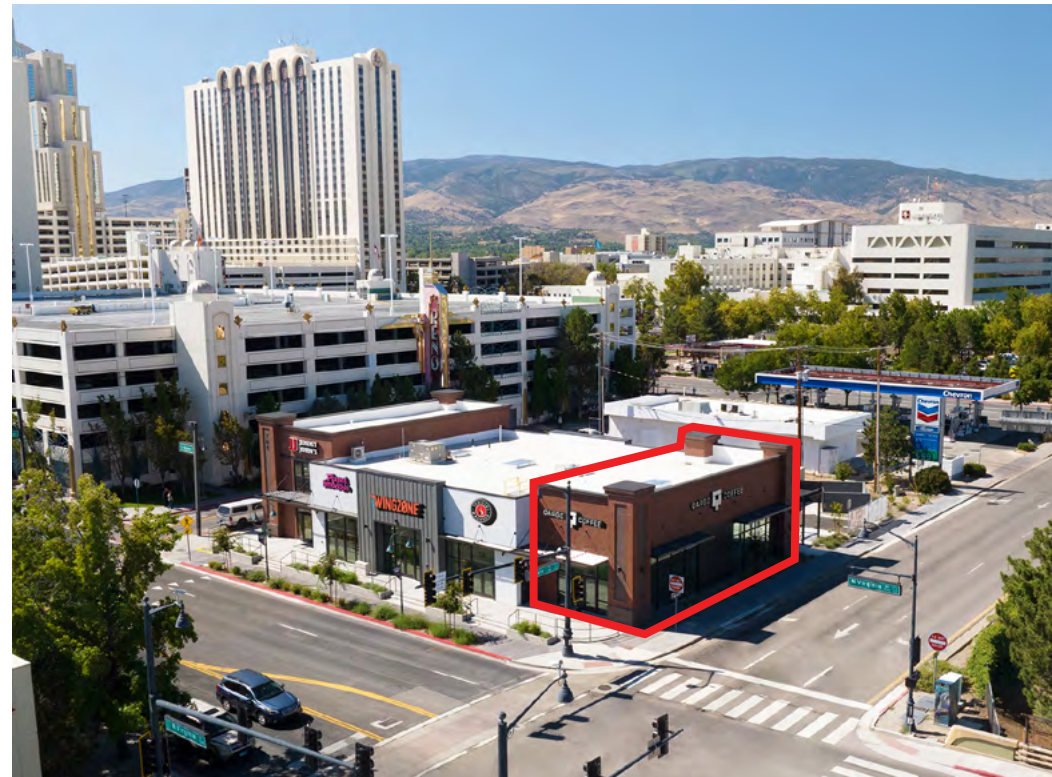
\$0.87
NNN Fee

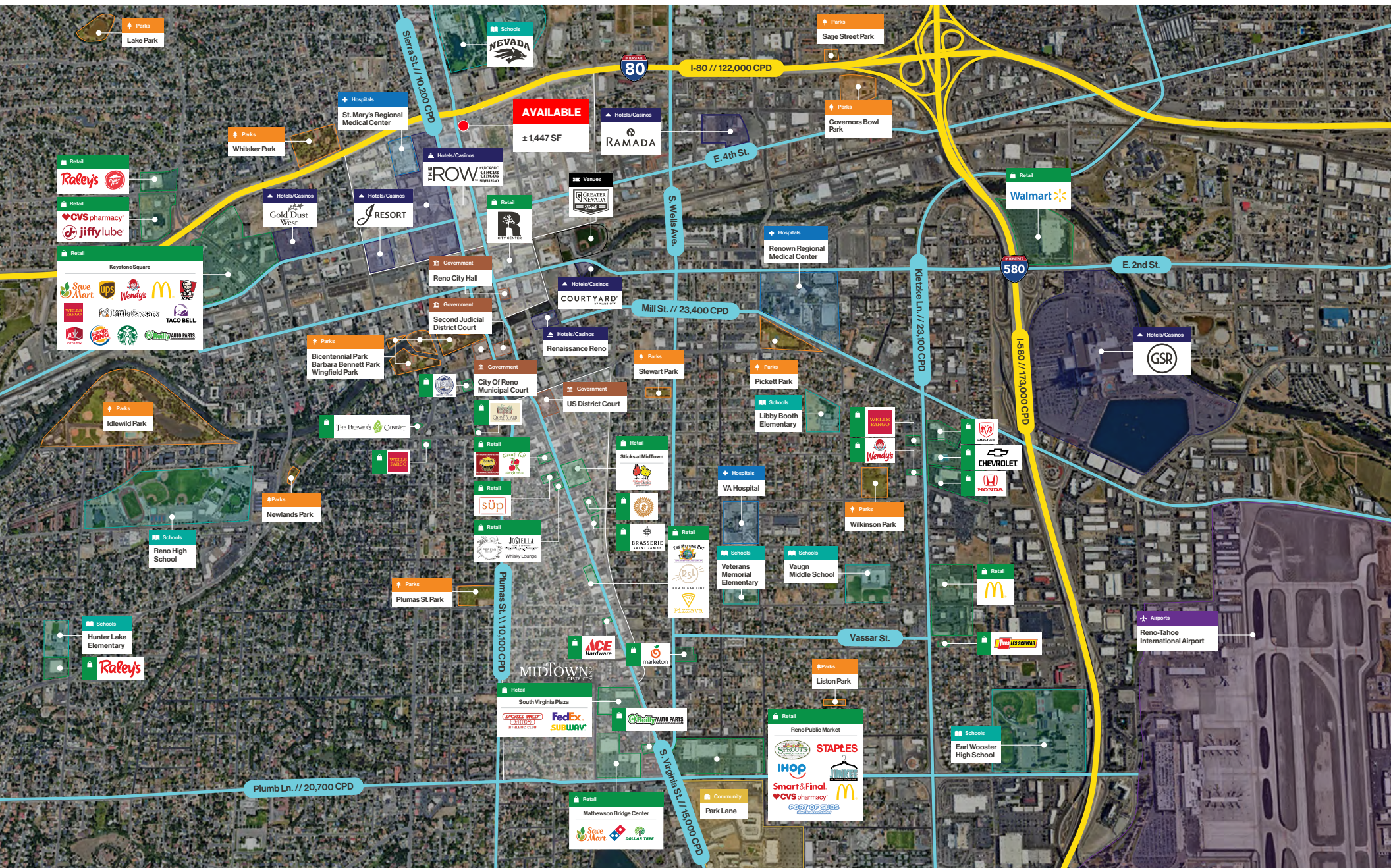
Property Highlights

- Grey shell space equipped with a grease interceptor
- Ground up construction completed in summer of 2023. Class A finished used for all exterior construction
- Property is located along I-80 with frontage along N. Virginia St., two blocks from the University of Nevada, Reno
- Sixteen (16) on site parking spaces available
- High population area with over 21,828 residents within a 1-mile radius and a daytime populations over 46,700.

Demographics

	1-mile	3-mile	5-mile
2025 Population	21,325	141,643	249,295
2025 Average Household Income	\$74,234	\$86,521	\$101,092
2025 Total Households	9,913	60,964	103,488







↔ Mixed-Use
R
± 150,000 SF Office Space
± 78,500 SF Retail
530 Apartment Units
CITY CENTER

🏨 Hotels / Casinos
THE ROW
ELDORADO | CIRCUS CIRCUS | SILVER LEGACY

+ Hospitals
St. Mary's Regional Medical Center
± 380 Beds

🏠 Multifamily
Canyon Flats
± 508 Units

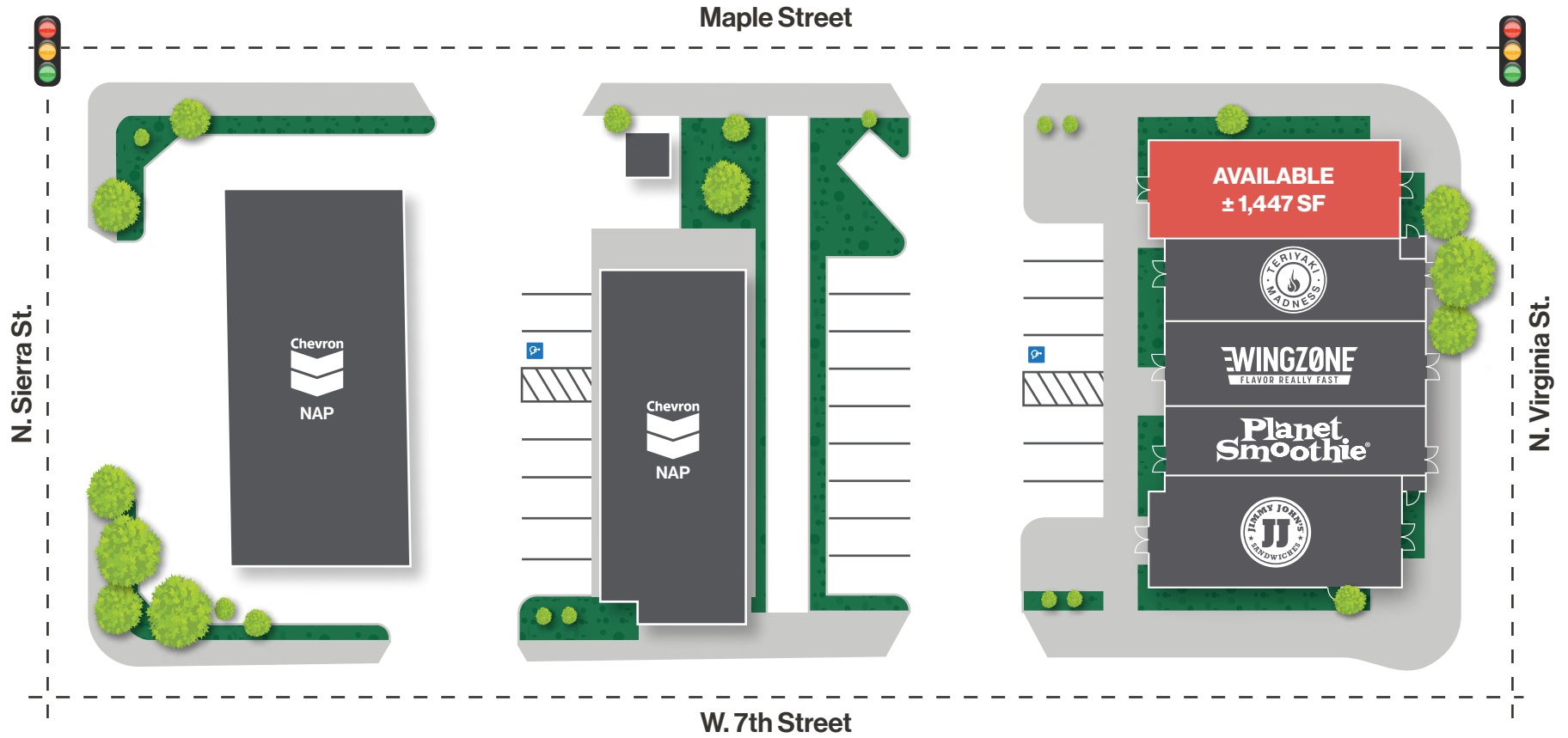
🏪 Retail
Bank of America

AVAILABLE
± 1,447 SF

🏪 Retail
Chevron

🏪 Retail
Walgreens

🏪 Retail
Roberto's TACO SHOP



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For inquiries please reach out to our team.

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