

PROPERTY SUMMARY



360° VIRTUAL TOUR

PROPERTY DESCRIPTION

The Johnson Group is excited to present a prime office - for SALE OR LEASE - just one block from the new Northern Nevada Medical Center. This location boasts close proximity to amenities such as Meadowood Mall and the recently completed Longley Commerce Center. The space offers numerous private offices and includes a garage/storage area. To view this premier and highly sought-after office, please contact the listing agent today. Some uses other than general office include medical offices such as physicians, dentist, chiropractors, psychiatrists, and related medical disciplines or child care, plasma donor center, Animal Clinic or school etc..

PROPERTY HIGHLIGHTS

- - Prime location in Reno, NV near the new Northern Nevada Medical Center
- - Spacious and versatile floor plan & Ample parking
- - 5053 office Plus 1013 sq ft garage = Total of 6066 sq ft

OFFERING SUMMARY

Sale Price:	\$2,195,000
Lease Rate:	\$1.95 SF/month MG
NNN:	NONE
Building Size:	6,063 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	3,156	28,497	57,606
Total Population	6,978	68,444	137,075
Average HH Income	\$103,220	\$111,963	\$123,149

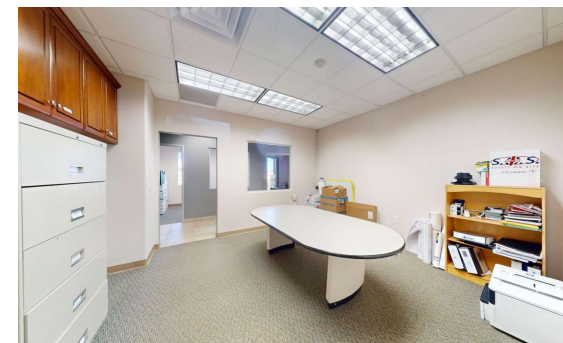
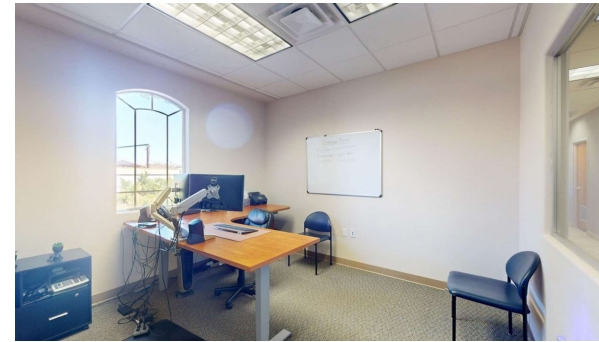
RYAN JOHNSON, CCIM | NV #BS.1707 | 775.823.8877 X202 | RYAN@JOHNSONGROUP.NET

OUTSIDE IMAGES



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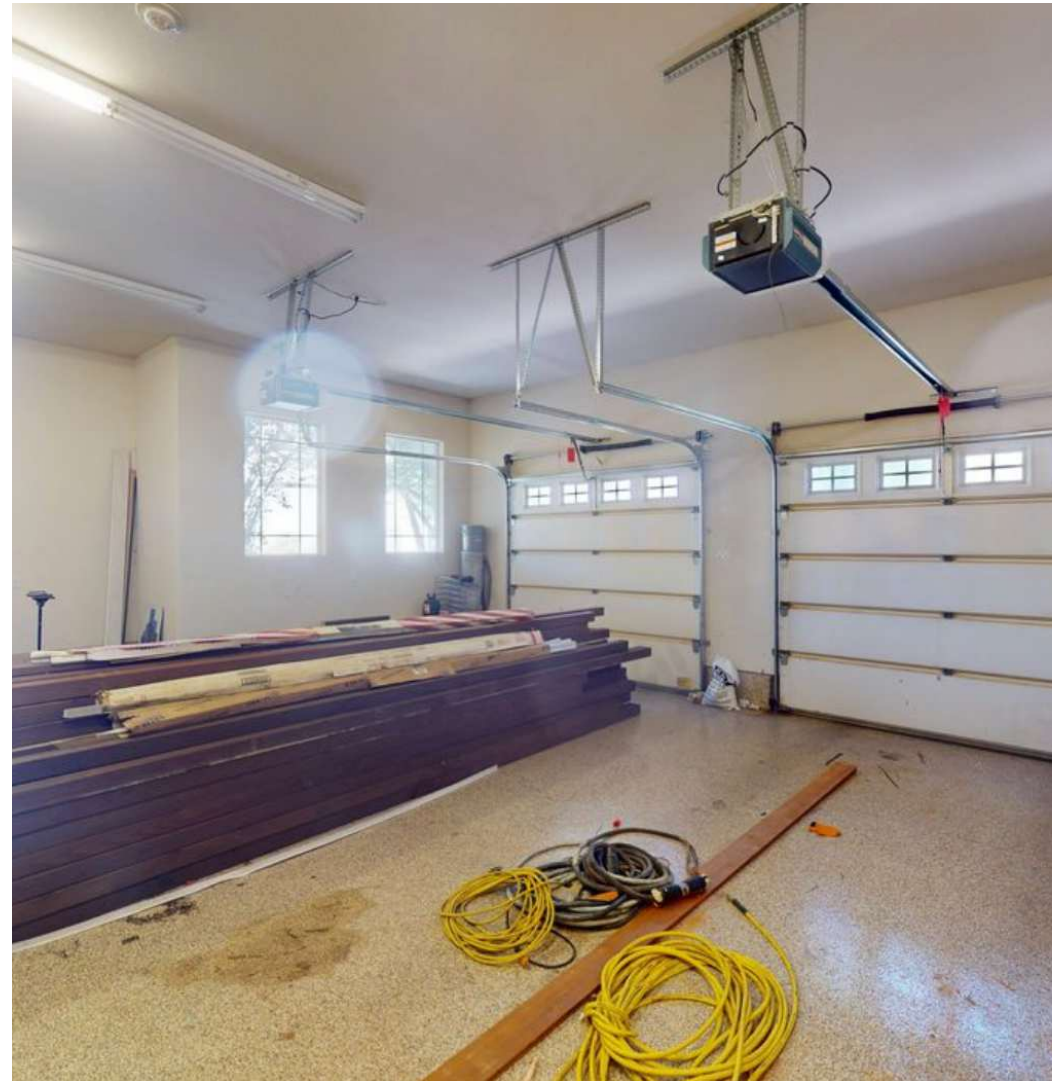
INTERIOR IMAGES



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FOR SALE 835 MAESTRO DR, RENO, NV

GARAGE AND/OR STORAGE AREA



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FLOORPLAN



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LOCATION MAP



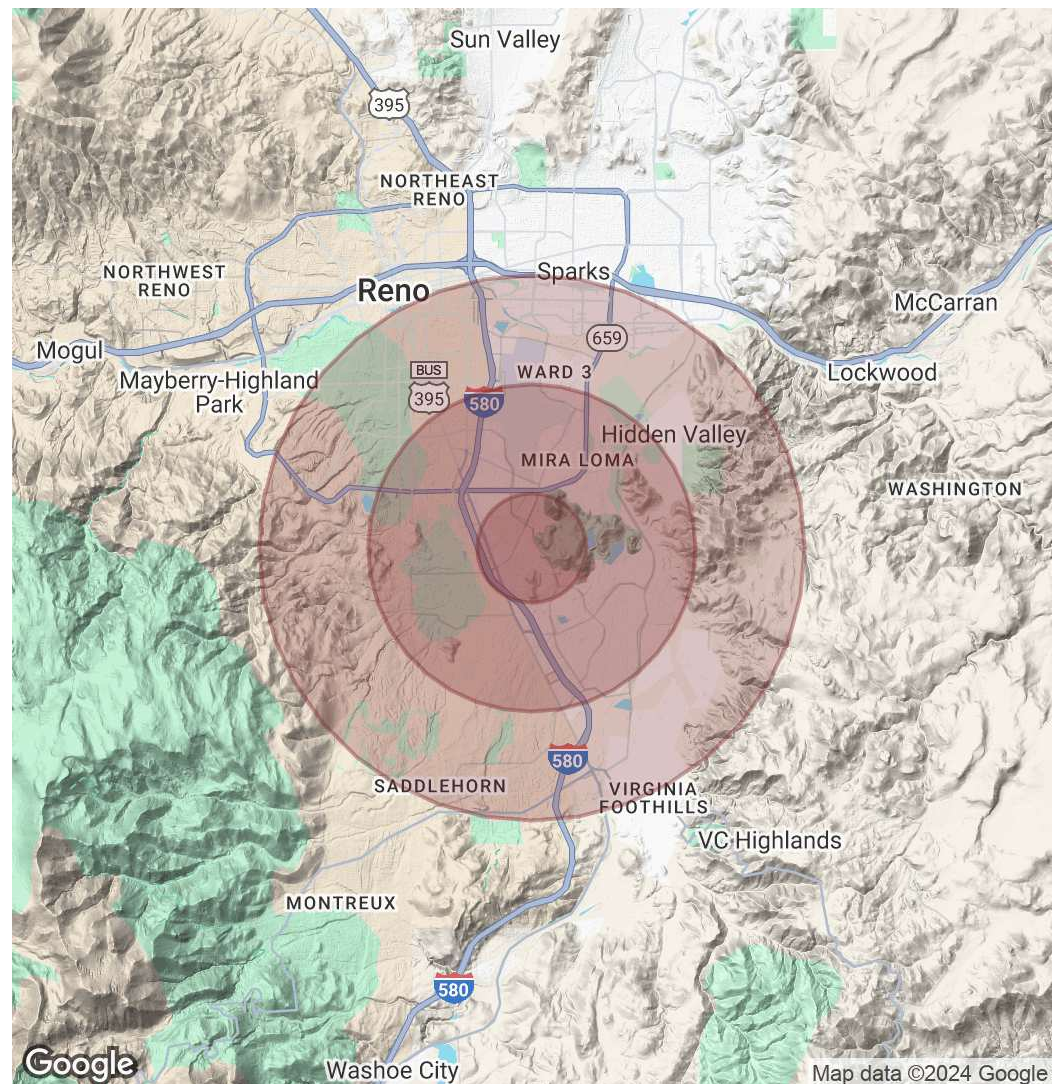
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DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,978	68,444	137,075
Average Age	38	41	42
Average Age (Male)	37	40	41
Average Age (Female)	39	42	42

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,156	28,497	57,606
# of Persons per HH	2.2	2.4	2.4
Average HH Income	\$103,220	\$111,963	\$123,149
Average House Value	\$570,864	\$567,985	\$653,719

Demographics data derived from AlphaMap



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ADVISOR BIO 1



RYAN JOHNSON, CCIM

Principal

Ryan@johnsongroup.net

Direct: 775.823.8877 x202 | Cell: 775.232.8551

NV #BS.1707

PROFESSIONAL BACKGROUND

Ryan Johnson is a Principal at Johnson Group Commercial, widely recognized for his leadership and success in the industry. He specializes in leasing and sales of retail, office, and industrial properties, with a focus on investment sales. Ryan provides advisory and consulting services to landlords, investors, and developers in Northern Nevada, having completed over \$575 million in investment sales and hundreds of lease agreements.

5 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 for over 15 years

JOHNSON GROUP COMMERCIAL

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