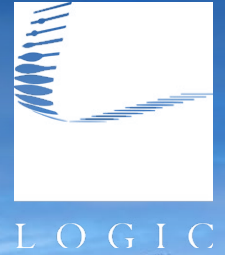


For Sale

# Caughlin Professional Office Building



4747 Caughlin Pkwy.  
Reno, NV 89519

**Casey Prostinak**  
Vice President  
775.813.2866  
cprostinak@logicCRE.com  
S.0177148.LLC

**Landon Gonzalez**  
Vice President  
775.741.6397  
lgonzalez@logicCRE.com  
S.0179599.LLC

**Kami Kaba**  
Associate  
775.433.1119  
kkaba@logicCRE.com  
S.0197606



## Listing Snapshot



**\$1,375,000**  
Sale Price



**± 3,840 SF**  
Total Square Footage



**\$358 PSF**  
Price Per Square Foot

## Property Highlights

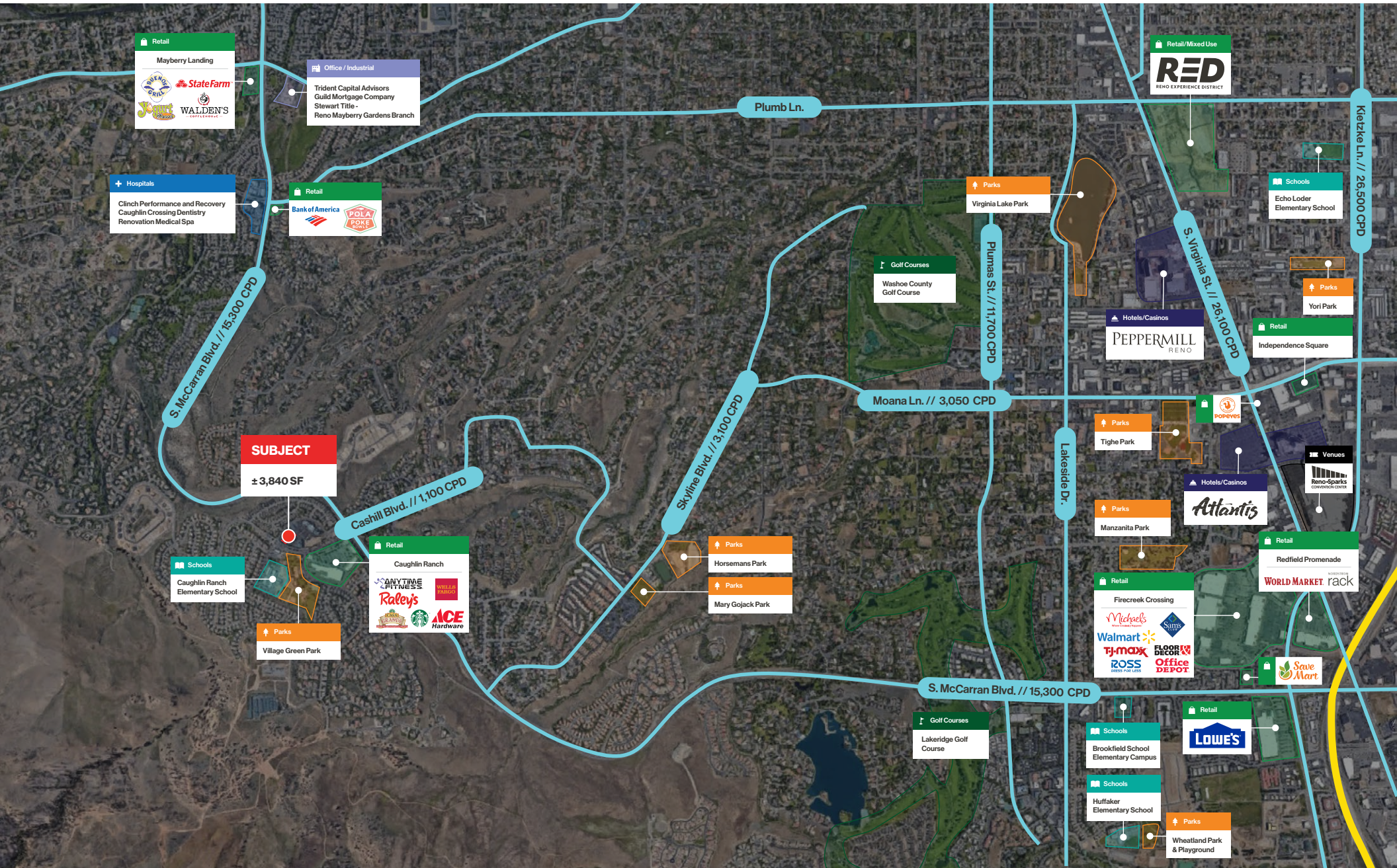
- Owner-User office building
- Standalone office building in Caughlin Ranch
- Strong surrounding population and income demographics
- Priced below replacement cost
- Thirteen (13) private offices, four (4) restrooms, and one (1) break area

## Demographics

	1-mile	3-mile	5-mile
2024 Population	5,643	53,480	157,092
2024 Average Household Income	\$227,257	\$133,328	\$108,098
2024 Total Households	2,371	24,550	68,753











Hotels/Casinos  
**GSR**

Airports  
Reno-Tahoe  
International Airport

Hotels/Casinos  
PEPPERMILL  
RENO

**SUBJECT**  
±3,840 SF

Hotels/Casinos  
*Atlantis*

Venues  
Reno-Sparks  
CONVENTION CENTER

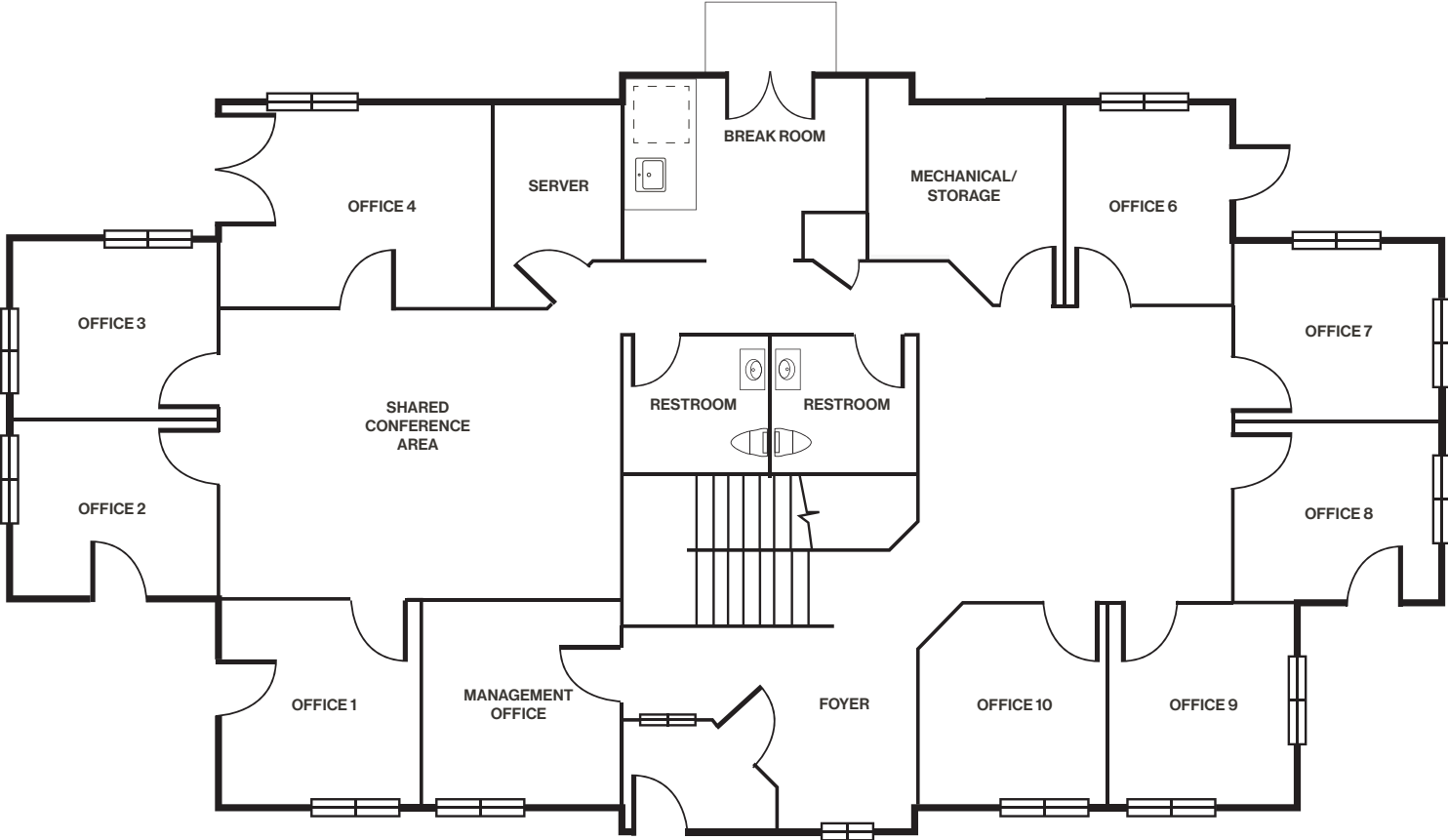
Retail  
**Caughlin Ranch**  
ANYTIME FITNESS  
WHEEL & FARGO  
Raley's  
STARBUCKS  
ACE Hardware

Caughlin Square

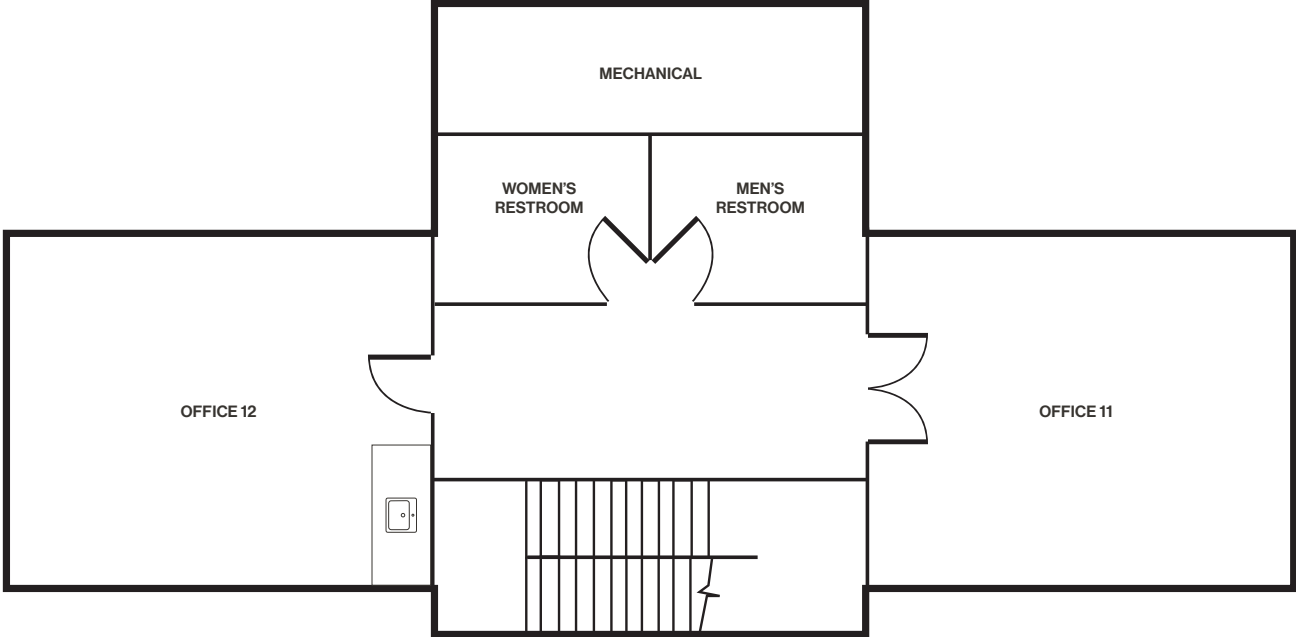
Caughlin Pkwy.



Floor Plan | First Floor



Floor Plan | Second Floor





Property Photos





# LOGIC Commercial Real Estate

## Specializing in Brokerage and Receivership Services



Join our email list and  
connect with us on LinkedIn

The information herein was obtained from sources deemed reliable; however LOGIC Commercial Real Estate makes no guarantees, warranties or representation as to the completeness or accuracy thereof.

For inquiries please reach out to our team.

**Casey Prostinak**

Vice President  
775.813.2866  
cprostinak@logicCRE.com  
S.0177148.LLC

**Landon Gonzalez**

Vice President  
775.741.6397  
lgonzalez@logicCRE.com  
S.0179599.LLC

**Kami Kaba**

Associate  
775.433.1119  
kkaba@logicCRE.com  
S.0197606