

# For Sale or Lease

3,724 Square Foot Medical Office



View Virtual  
Tour Here

845 Aitken Street  
Reno, NV 89502

Asking Price: \$1,450,000

Lease Rate: \$1.95/SF/MO MG



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Accelerating success.





## Property Highlights



Located near Renown Medical Center



Standalone structure, providing increased visibility



Ready for immediate medical office occupancy



High-visibility signage along Aitken Street



Mixed-use Zoning Allows for Multiple Purposes



Office space includes full access to  $\pm 3,500$  SF basement storage



Spacious waiting room and reception area



14 on-site parking spaces for staff and visitors





## Property Summary

Freestanding turnkey medical office building located near Renown Medical Center. The building features a welcoming waiting room/reception area, 9 exam rooms, 2 laboratories, 3 private offices, multiple restrooms and a break area for staff. The office space includes full access to ±3,500 square feet of basement storage. The property has street front signage opportunities and features 14 parking spaces.

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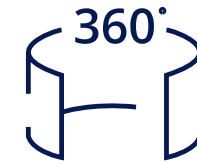
## Area Demographics

	1 mile	3 mile	5 mile
2024 Population	9,100	72,980	175,423
Daytime Population	18,892	99,946	236,687
Average Household Income	\$57,134	\$80,587	\$89,221
Total Households	3,363	29,741	75,029

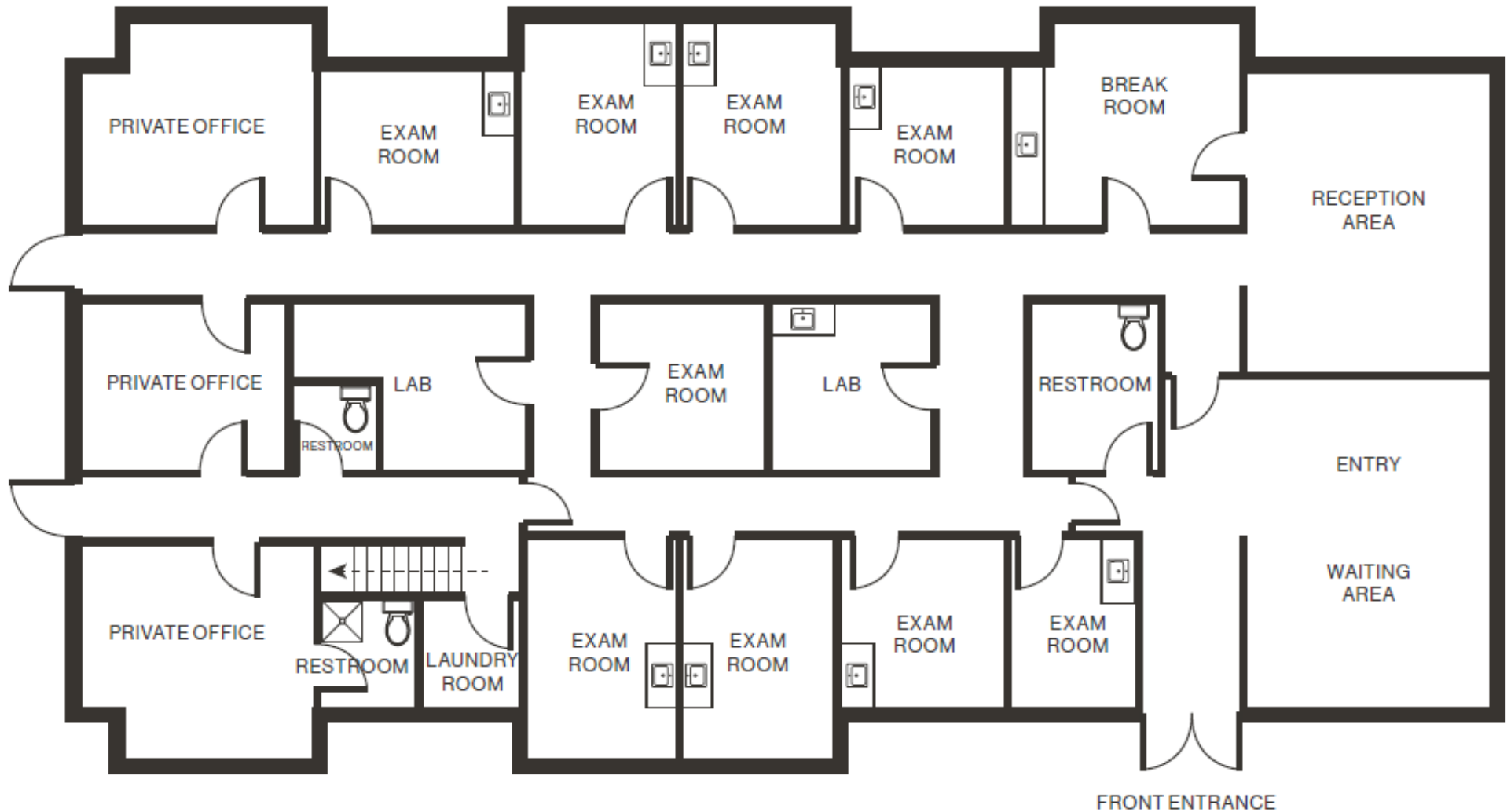


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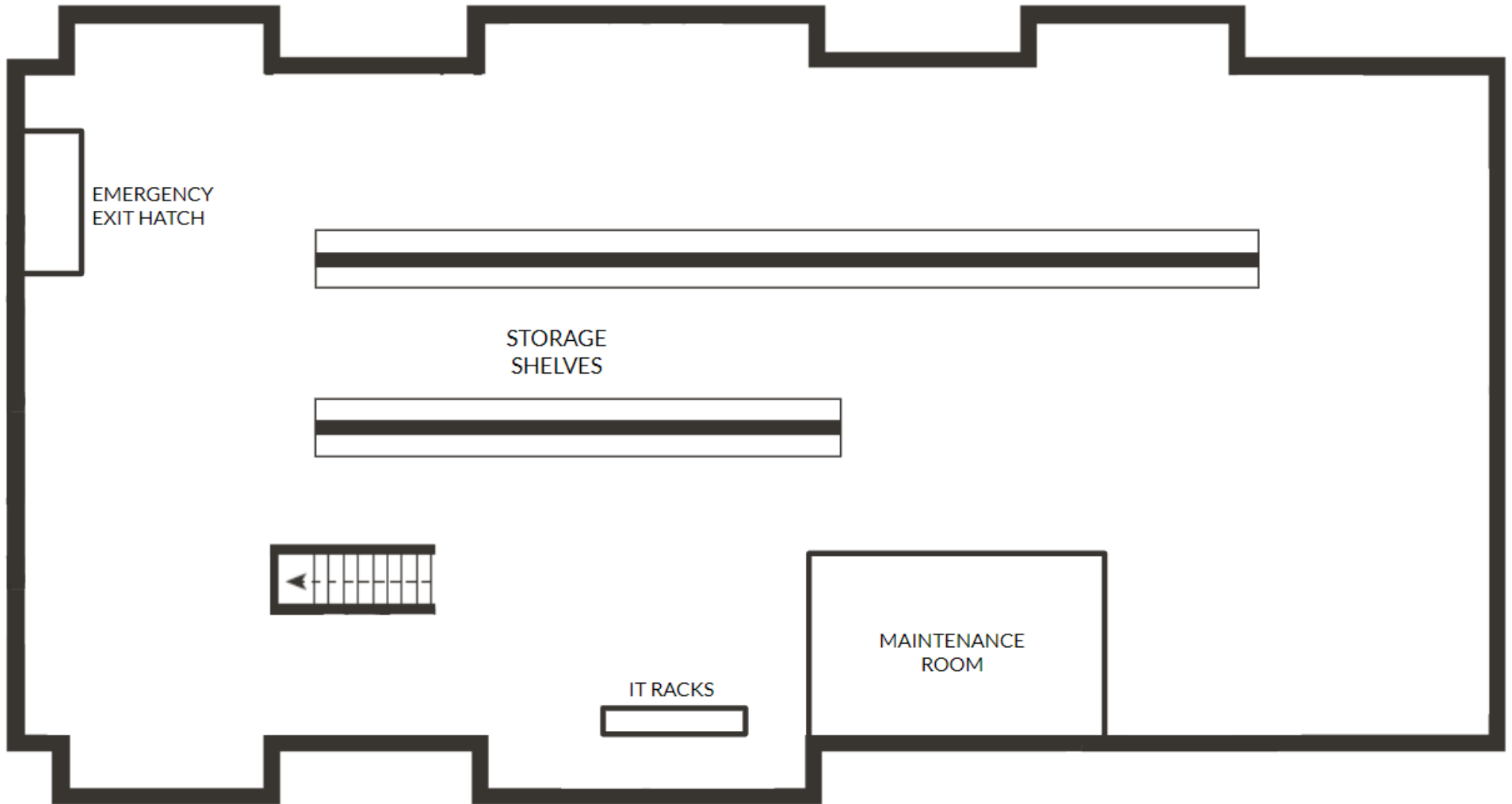
# Building Layout – 3,724 Square Feet



[View Virtual Tour Here](#)

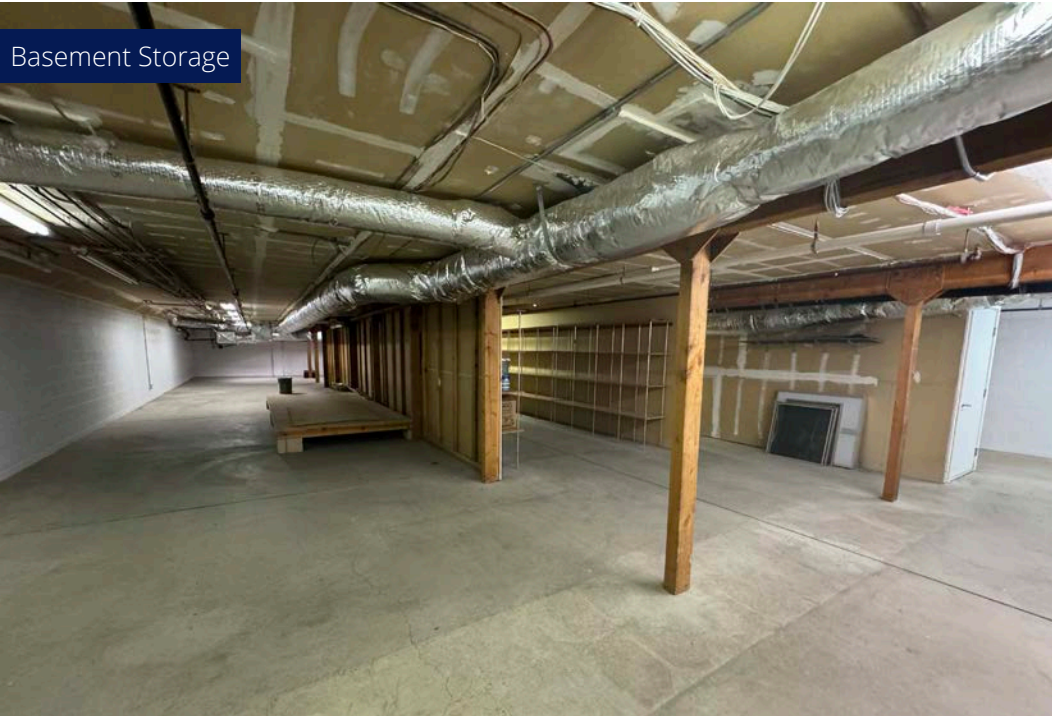


# Basement Layout – 3,500 Square Feet (Full access included to office tenant)





Interior Photos





Interior Photos





Located Near Renown Medical Center



**Renown**<sup>®</sup>  
HEALTH

East 2nd Street

Mill Street

Kirman Avenue

845 Aitken Street

Aitken Street



# Surrounding Area



**Renown**<sup>®</sup>  
**HEALTH**

Pickett Park

Ryland Street

Mill Street

Mill Street

845 Aitken Street

Aitken Street

Kirman Avenue

Locust Street

East 2nd Street

East 2nd Street

Manuel Street

Kuenzli Street

Kuenzli Street

Truckee River

Sutro Street

Truckee River



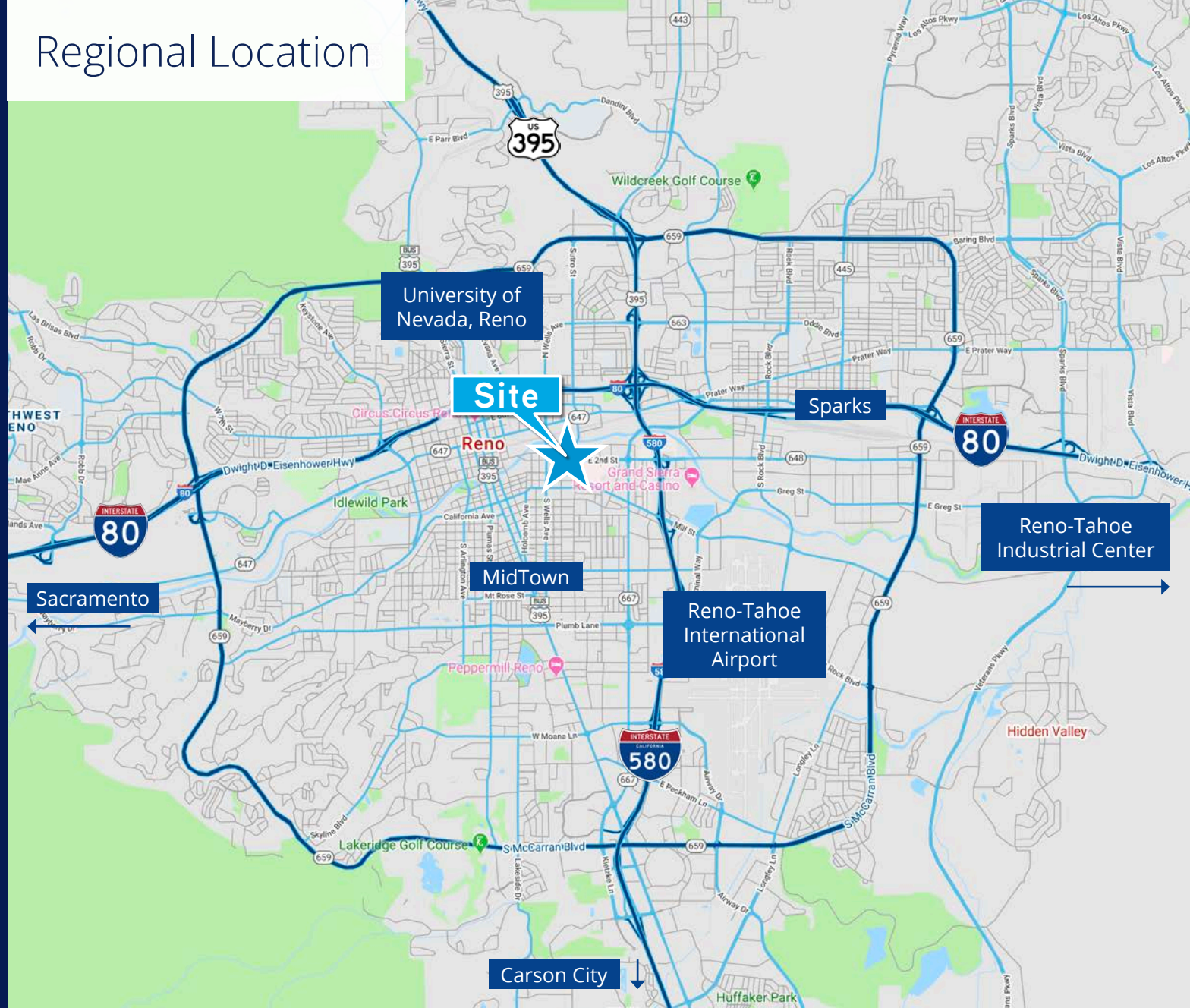


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# Regional Location



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