

FOR LEASE
820 Kuenzli St.
Reno, NV 89502



LOGIC



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VIRTUAL TOUR 360°

820 Kuenzli St.
Reno, NV 89502



Property Highlights

- 50% warehouse/50% office space
- Reception area and six private offices
- Stand-alone flex building
- Yard space available (Contact broker for pricing)
- Charter & AT&T fiber available
- LED lighting
- Two (2) grade level 12' x 13.5' roll-up doors
- 200 amp 3 phase power

Listing Snapshot



\$1.10 NNN
Lease Rate



+/- 6,738 SF
Available SF



012-073-02
Parcel Number (APN)



\$0.10
Net Estimate Price PSF

Demographics

Population	1-mile	3-mile	5-mile
2022 Population	18,311	136,259	254,641
Income	1-mile	3-mile	5-mile
2022 Average Household Income	\$62,366	\$73,134	\$87,602
Households	1-mile	3-mile	5-mile
2022 Total Households	9,234	57,833	104,781

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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.

Vicinity Map

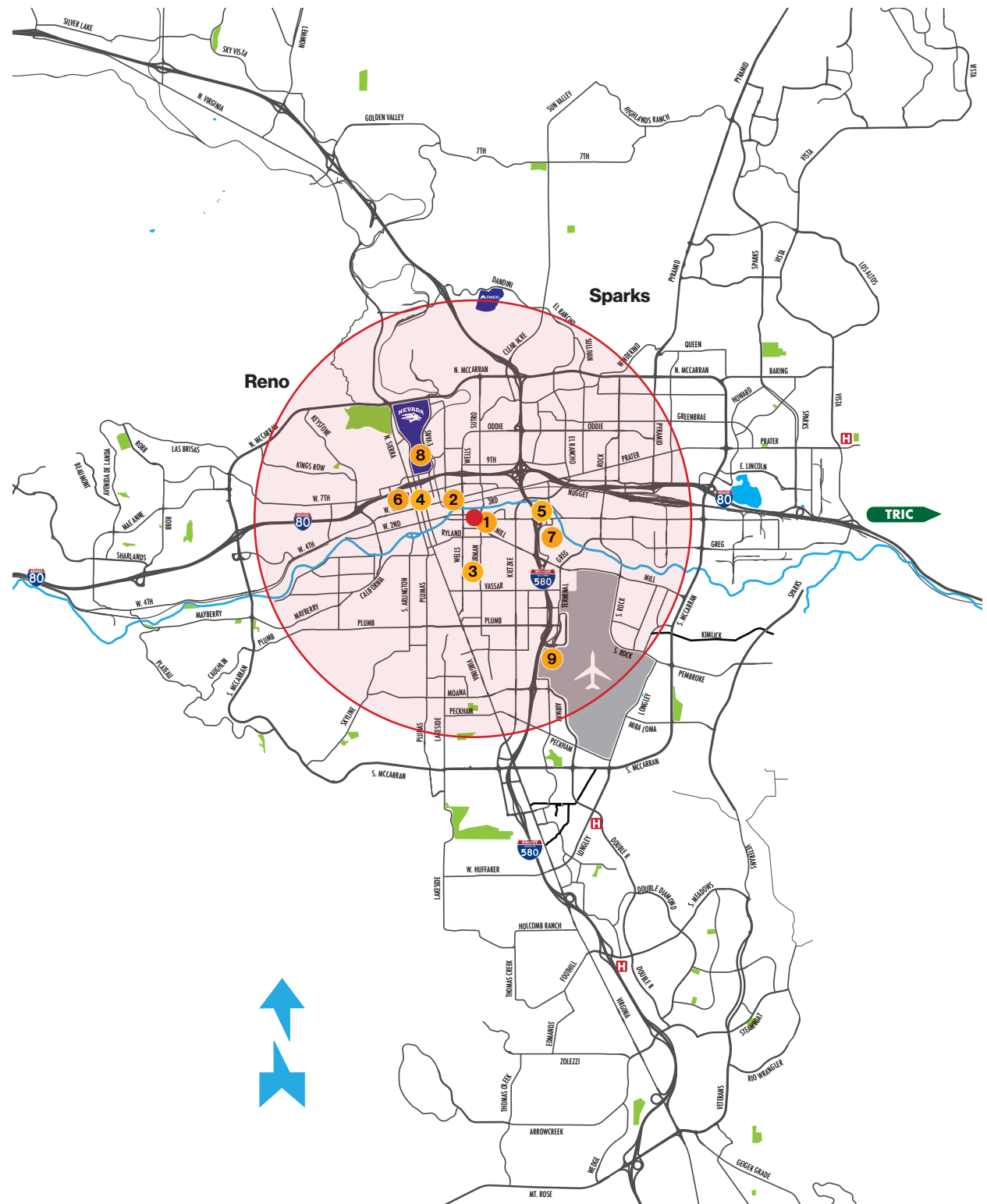
The property is strategically located in a dense and mature residential area servicing +/- 254,641 residents with an average household income of +/- \$87,602 within a 5-mile radius.

Amenities within 3-miles of Radius

- 1 Renown Regional Medical Center**
- 0.29 miles
- 2 Greater Nevada Field**
- 0.44 miles
- 3 Reno VA Medical Center**
- 0.83 miles
- 4 Downtown Reno**
- 0.84 miles
- 5 Walmart Supercenter**
- 0.96 miles
- 6 Saint Mary's Regional Medical Center**
- 1.08 miles
- 7 Grand Sierra Resort and Casino**
- 1.10 miles
- 8 University of Nevada, Reno**
- 1.46 miles
- 9 Reno-Tahoe International Airport**
- 1.98 miles

■ Major Landmark ■ Major Park ■ Hospital ■ Airport

— RTC Bus Route — RTC Bus Route — RTC Bus Route



Large Aerial

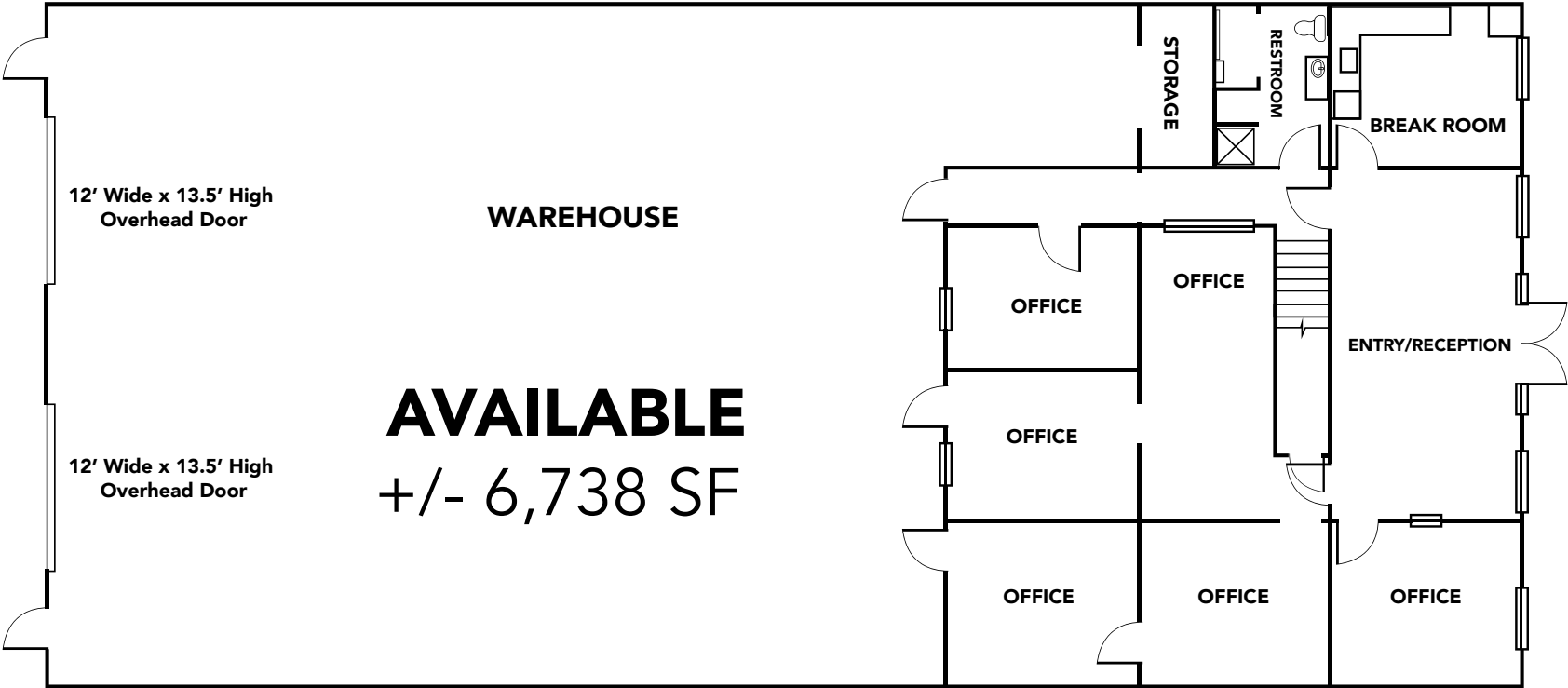
■ Airport
 ■ Hospital
 ■ Hotel
 ■ Power Center
 ■ School
 ■ Master Planned Community



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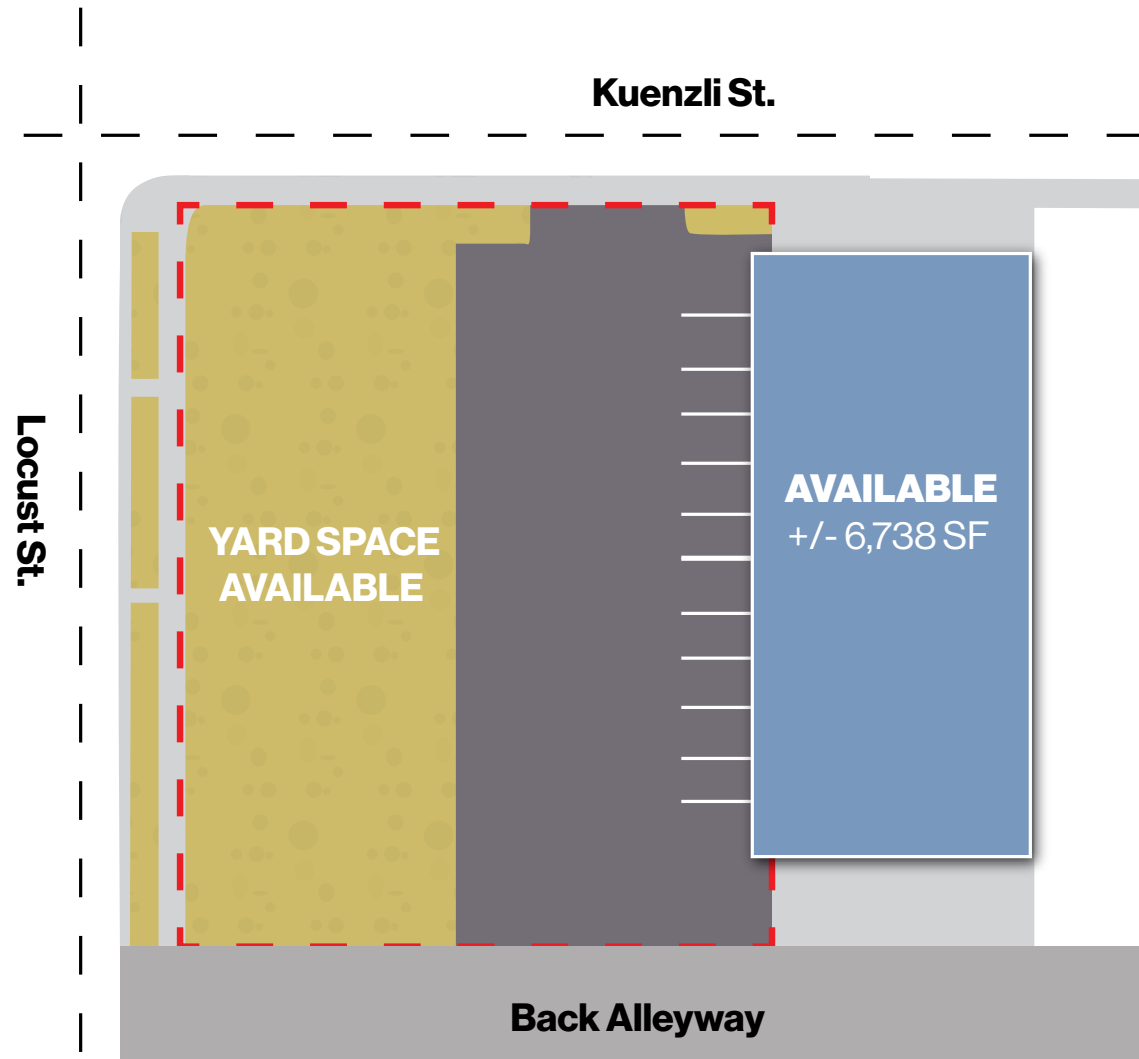
Floor Plan
Floor 1



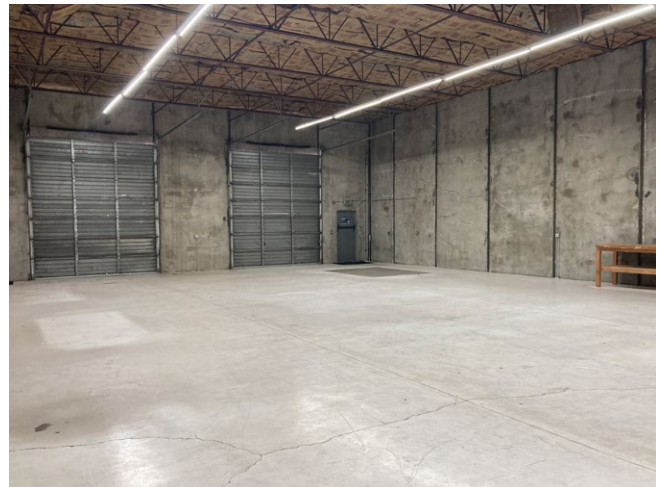
Floor Plan
Floor 2



Site Plan



Property Photos



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