

FOR LEASE

OFFICE/FLEX



RENO CORPORATE

- SUITE 102 - 6,180 SF Flex space; approx. +/- 5,080 SF warehouse space. 12' roll up door. Includes approx. +/- 1,100 SF office space with private entrance and security system.
- Private Executive Office Suites
- Hardwood Floors
- Excellent Location
- Full Service Lease, utilities, janitorial and WiFi included in rate
- Available Immediately

RE/MAX
COMMERCIAL®

RE/MAX PREMIER PROPERTIES

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Each Office Independently Owned and Operated.

PROPERTY SUMMARY



Property Summary

Suite 102	6,180 SF
Suite D/E	783 SF
Suite M	194 SF
Suite O	155 SF
Suite P	155 SF
Suite R	155 SF
Suite S	155 SF

Property Overview

Single story, Class B office building with a quality build out using high end finishes. The building is located in the Longley Professional Campus with direct access to the South Reno and Meadowood sub-markets.

Location Overview

Excellent location near the new Northern Nevada Medical Center. Easy access both to the South Reno and Meadowood sub-markets, as well as the Southeast connector.

AVAILABLE SPACES

Available Spaces

Space	Size	Term	Rate	Space Use	Condition	Available
102	6,180	3-5 Years	\$1.35 /sf/mo	Flex Industrial	Excellent	01/01/2025
D/E	783	Negotiable	\$2.40 /sf/mo	Executive Office Suite	Excellent	10/01/2024
M	194	Negotiable	\$2.40 /sf/mo	Executive Office Suite	Excellent	Now
O	155	Negotiable	\$2.40 /sf/mo	Executive Office Suite	Excellent	Now
P	155	Negotiable	\$2.40 /sf/mo	Executive Office Suite	Excellent	Now
R	155	Negotiable	\$2.40 /sf/mo	Executive Office Suite	Excellent	Now
S	155	Negotiable	\$2.40 /sf/mo	Executive Office Suite	Excellent	Now

Highlights

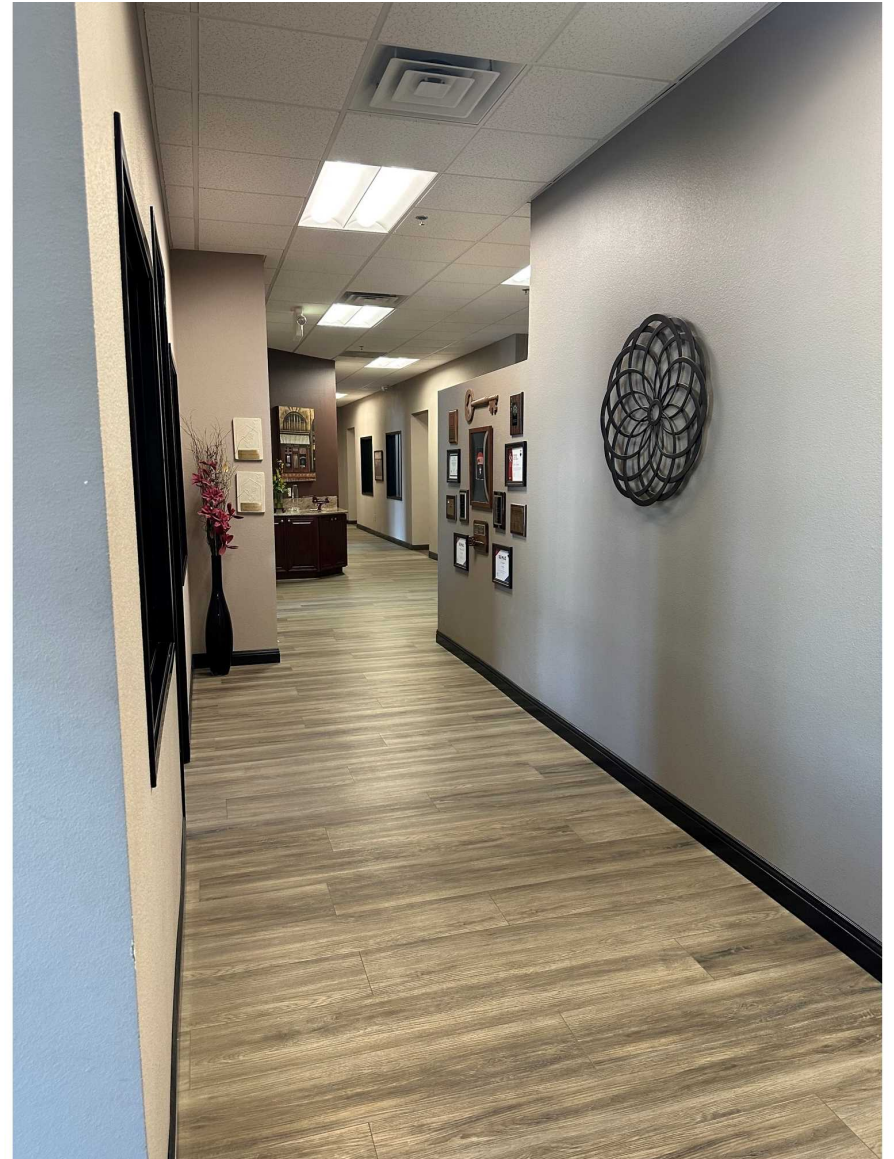
Executive Office Suite Features:

- Full Service Lease
- Utilities, Janitorial and WiFi included in rate
- Hardwood Floors
- Security System in place
- 24 hour access
- Excellent location

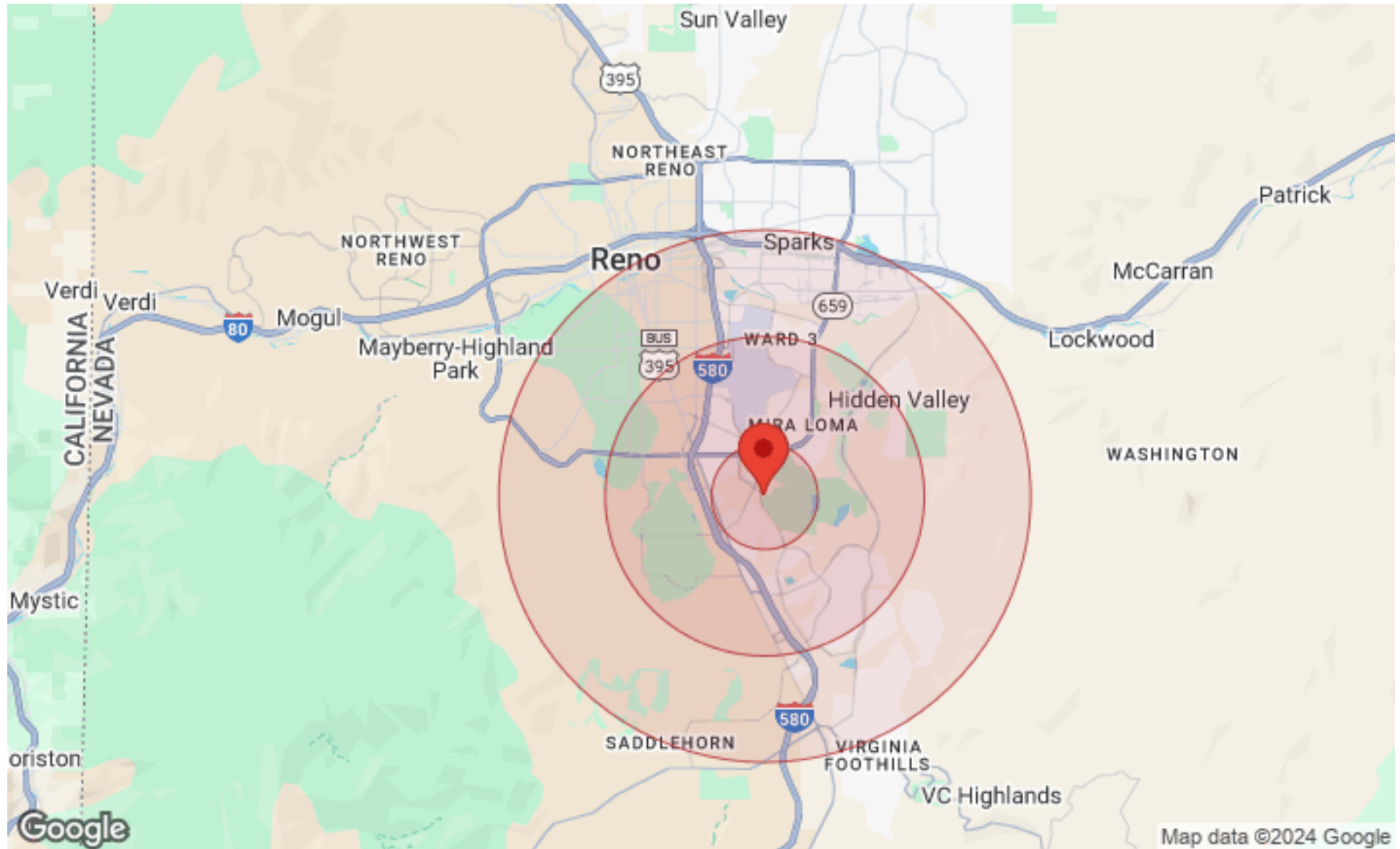
Nearby Locations

- Northern Nevada Medical Center
- Meadowood Mall
- Southeast Connector
- Reno Tahoe International Airport

PROPERTY PHOTOS



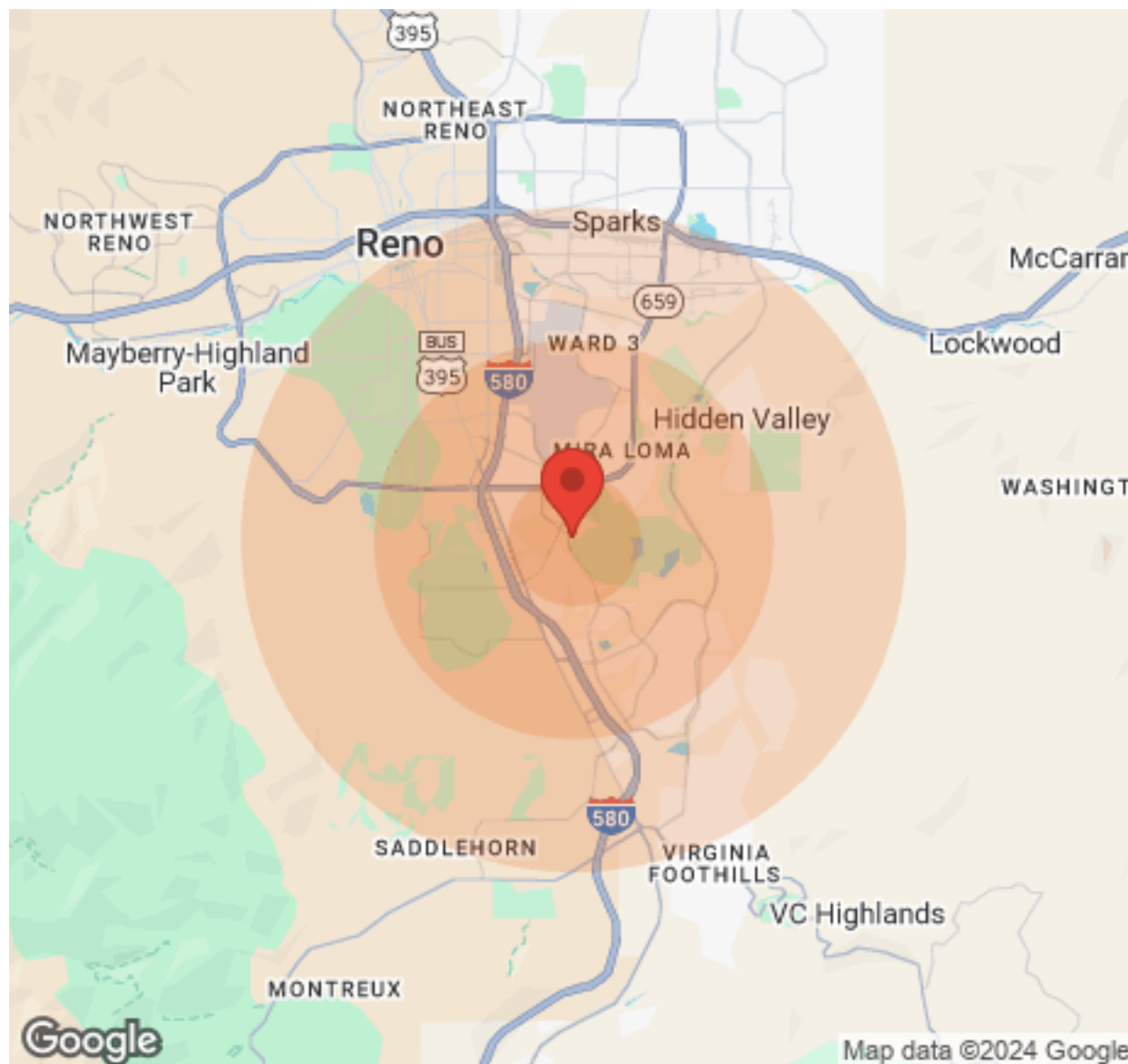
REGIONAL MAP



AERIAL MAP



DEMOGRAPHICS



Population	1 Mile	3 Miles	5 Miles
Male	2,783	29,864	65,064
Female	2,970	29,763	63,625
Total Population	5,753	59,627	128,689

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	1,193	12,463	24,725
Ages 15-24	636	7,347	15,204
Ages 25-54	2,415	24,313	50,819
Ages 55-64	683	7,209	16,853
Ages 65+	826	8,295	21,088

Income	1 Mile	3 Miles	5 Miles
Median	\$45,032	\$56,648	\$53,100
< \$15,000	260	2,913	7,089
\$15,000-\$24,999	323	2,709	6,487
\$25,000-\$34,999	449	2,706	5,780
\$35,000-\$49,999	393	3,125	7,363
\$50,000-\$74,999	468	4,804	8,743
\$75,000-\$99,999	273	3,173	6,057
\$100,000-\$149,999	276	3,010	7,448
\$150,000-\$199,999	9	867	2,108
> \$200,000	23	776	2,912

Housing	1 Mile	3 Miles	5 Miles
Total Units	2,807	27,159	62,692
Occupied	2,514	24,260	55,662
Owner Occupied	1,063	11,434	27,153
Renter Occupied	1,451	12,826	28,509
Vacant	293	2,899	7,030

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PRESENTED BY:**JUSTIN SIGSTAD**

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