



OFFICE FOR LEASE



presented by:

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**4101 CAUGHLIN
SQUARE #6**

LEASING DETAILS

Lease Size:
+/- 2,046 SF

Lease Price:
\$1.85 NNN

Lease Expenses:
\$0.50 PSF



PROPERTY HIGHLIGHTS

- Turn-key dental or medical office in Caughlin Ranch
- Available April 1, 2020
- Zoned for dental or medical use
- Build out includes reception area, six operatories, breakroom, lab, sterile room, X-Ray room, patient restroom, private office with separate restroom
- Dental Equipment available at tenant request for additional charge
- Situated in a +/- 14,000 SF Dental / Medical office complex
- Easy access from S. McCarran Blvd.
- NNN expenses include sewer, water, trash, biohazard pickup, HOA fees, property taxes, and property insurance

DEMOGRAPHICS

POPULATION	1-mile	3-mile	5-mile
2019 Population	6,808	54,469	155,334
HOUSEHOLDS	1-mile	3-mile	5-mile
2019 Households	2,888	24,969	65,951
INCOME	1-mile	3-mile	5-mile
2019 Average HH Income	\$153,751	\$100,953	\$80,006

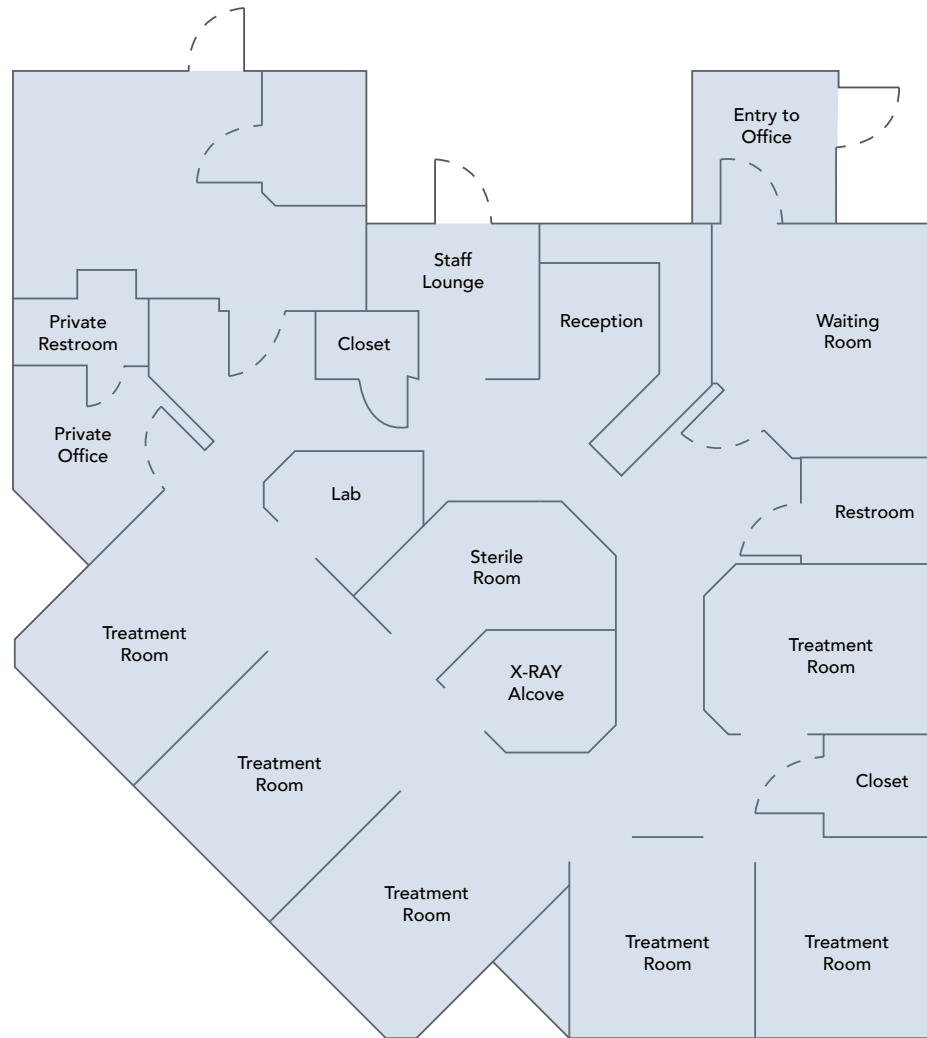
Updated: 08.27.20



S. McCARRAN BLVD. // 17,600 CPD

CAUGHLIN PKWY.

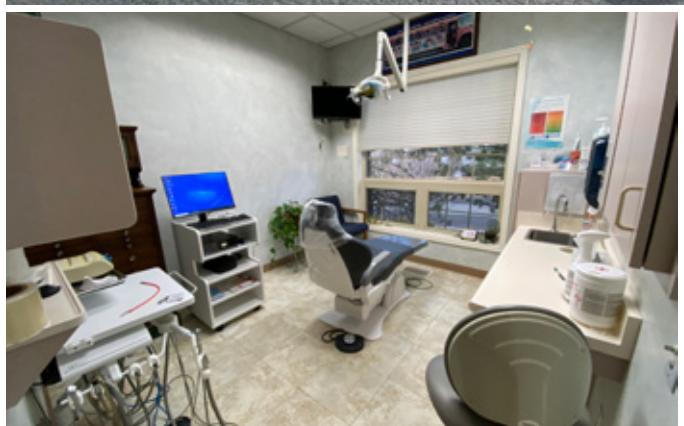




AVAILABLE
+/- 2,046 SF

4101 Caughlin Sq. #6
Reno, NV 89519

PROPERTY PHOTOS



LOGIC

We provide a host of services to our clients that include Property Management and Capital Markets.



PROPERTY MANAGEMENT

LOGIC Property Management team members are tenured professionals with a comprehensive knowledge and understanding of commercial real estate management. We methodically approach each assignment with customized management strategies that meet the client's needs, maintain the property's physical plant, and effectively service tenants.

We know our priority is to cooperate with our tenants by working intelligently to reduce expenses and to serve our owner-clients by identifying creative ways to drive income. We provide for accountability in every step we take, from management to accounting. Logic Property Management will pinpoint a client's goals and objectives, meet challenges, and achieve expected results from your investment.

Contact:

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CAPITAL MARKETS

LOGIC Capital Markets is a preferred funding source for investors, developers and operators of commercial real estate. Our loan brokerage service and origination platform provide our clients access to the market's wide range of competitive products for all property types.

Through our relationships which include banks, conduits, life companies, mortgage funds, and hard money lenders, we are able to offer debt and equity financing for the purpose of acquisition, development, refinance, buyouts, and more.