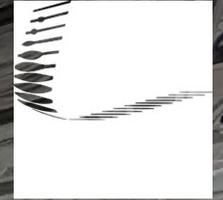


For Sublease

E. Patriot & S. Virginia St.



LOGIC



75 E. Patriot Blvd., Ste. 6
Reno, NV 89521

Michael Keating, SIOR
Partner
775.386.9727
mkeating@logicCRE.com
S.0174942

Michael Dorn
Senior Associate
775.453.4436
mdorn@logicCRE.com
S.0189635

Listing Snapshot



\$1.10 PSF - NNN
Lease Rate



± 2,322 SF
Available Square Footage



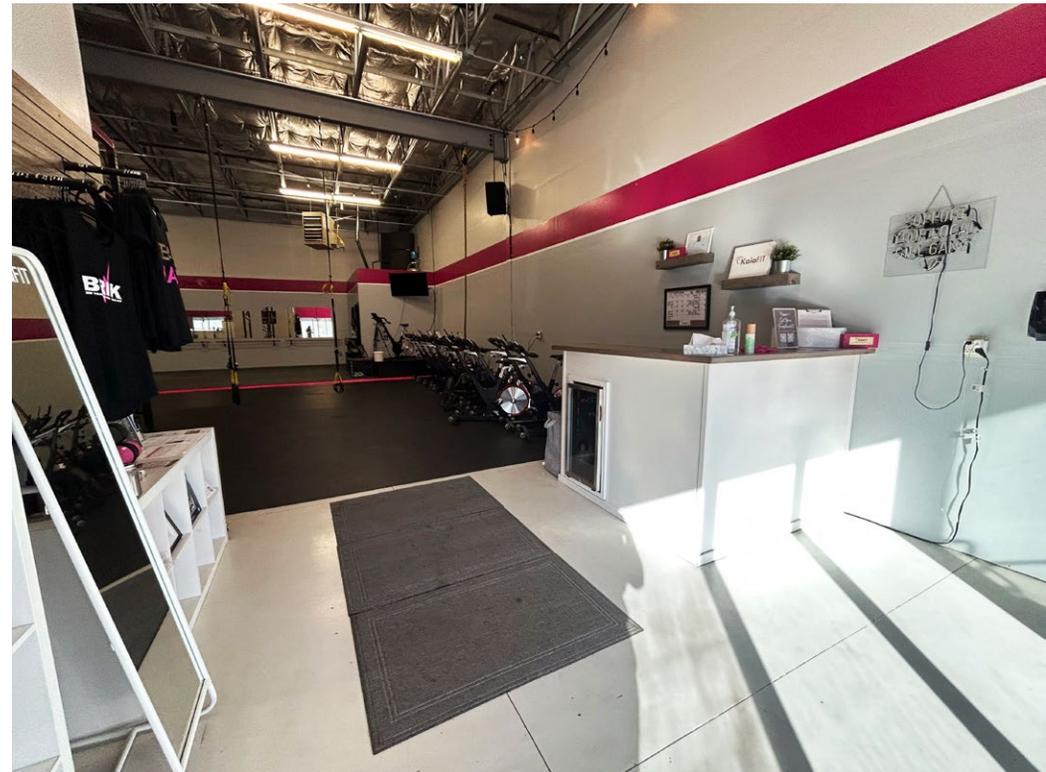
\$0.40 PSF
Estimated NNN Cost

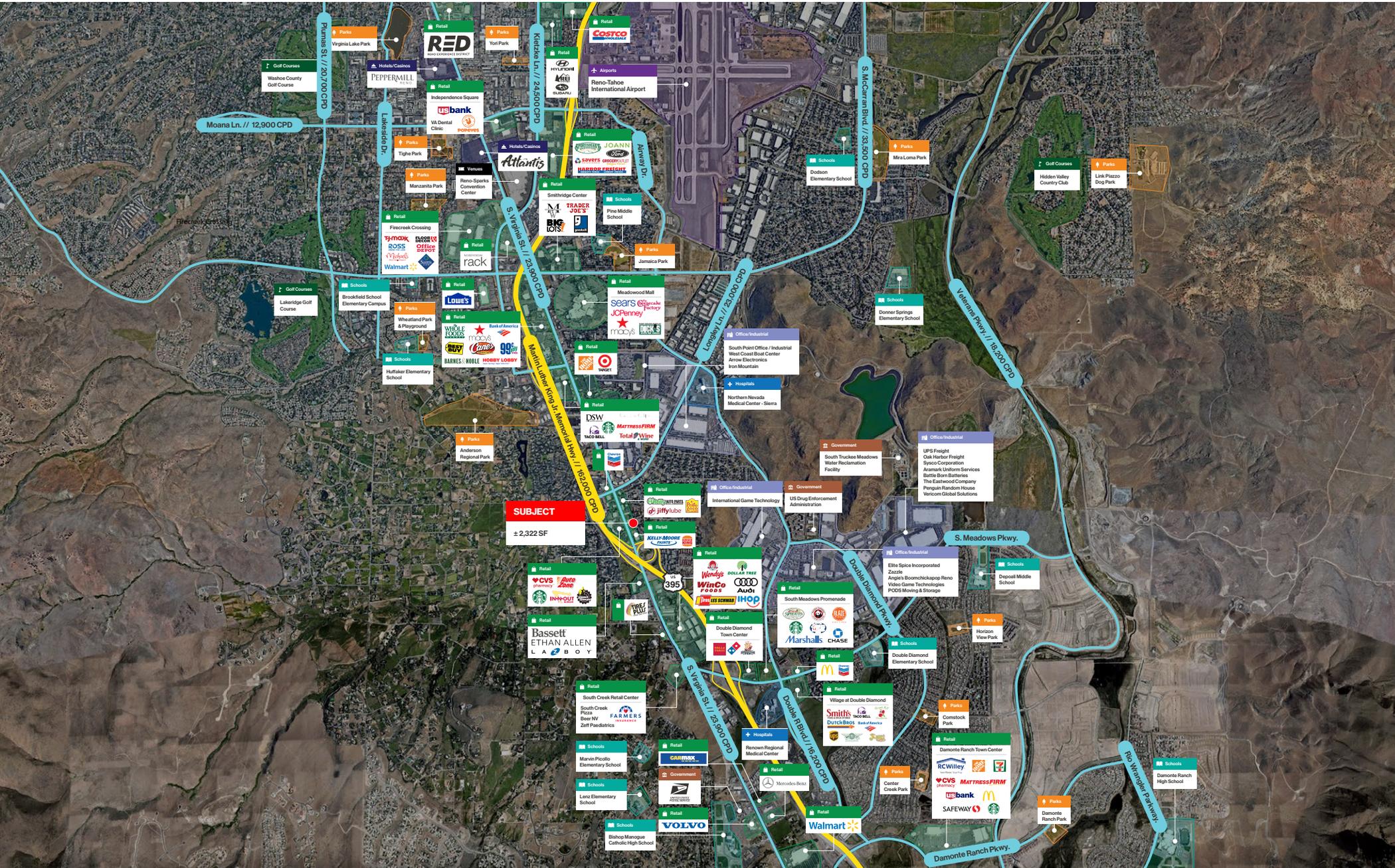
Property Highlights

- Retail gym space available for sublease
- 16' clear height
- Reznor heated
- Master lease expires 8/31/26
- MS zoning

Demographics

	1-mile	3-mile	5-mile
2024 Population	7,312	62,817	146,187
2024 Average Household Income	\$111,025	\$128,073	\$128,276
2024 Total Households	3,265	26,802	61,969



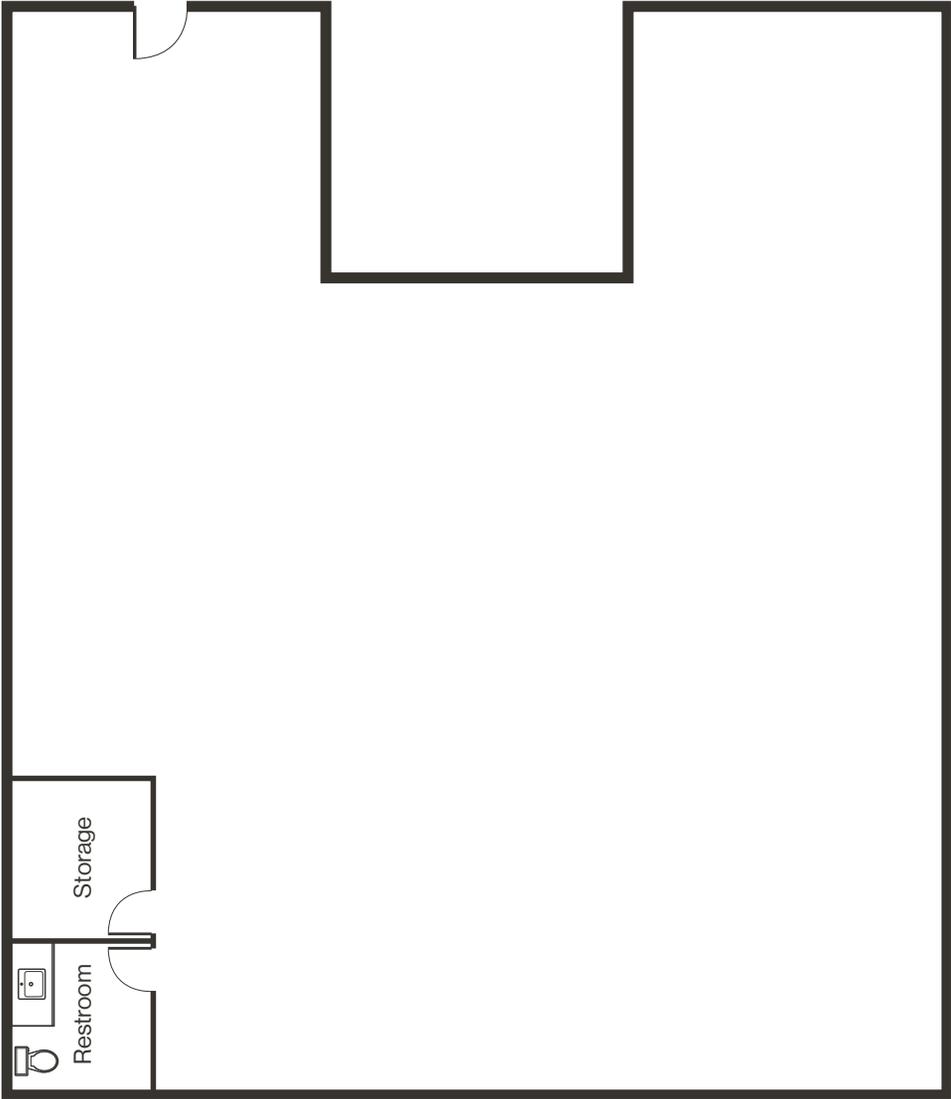


SUBJECT
±2,322 SF

Bassett
ETHAN ALLEN
LABOY

VOLVO

Floor Plan



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.

Michael Keating, SIOR

Partner
775.386.9727
mkeating@logicCRE.com
S.0174942

Michael Dorn

Senior Associate
775.453.4436
mdorn@logicCRE.com
S.0189635