

FOR LEASE
BOSMA
BUSINESS CENTER
401 Ryland St., Reno, NV 89502



BOSMA
BUSINESS CENTER



EDAWN

401 RYLAND

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401 Ryland St.
Reno, NV 89502



Property Highlights

- Professional office building
- Ample parking in garage and surface parking lot
- Turn-key office suites
- Central location with easy access to I-580
- Downtown and mountain views
- Close proximity to courthouses and financial district
- Building equipped with fiber internet

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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.



Listing Snapshot



\$2.20 PSF FS
Lease Rate



Multiple Suites
Varying Sizes
Available SF



012-135-10
Parcel Number (APN)

Demographics

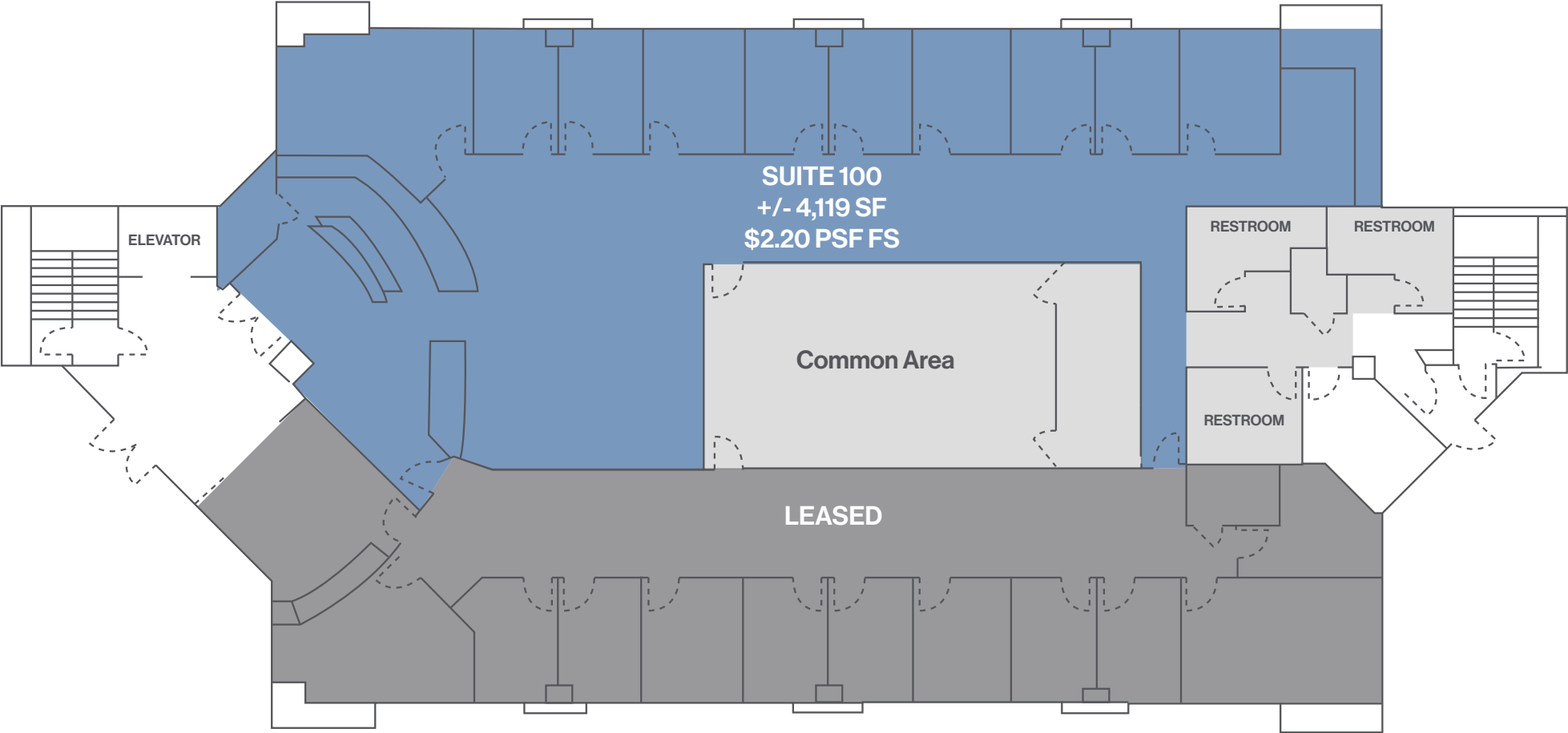
Population	1-mile	3-mile	5-mile
2022 Population	20,588	137,323	249,452
Income	1-mile	3-mile	5-mile
2022 Average Household Income	\$67,593	\$76,885	\$87,506
Households	1-mile	3-mile	5-mile
2022 Total Households	10,929	58,670	103,380

Updated: 07.02.21

Maps, Aerial, & Plans

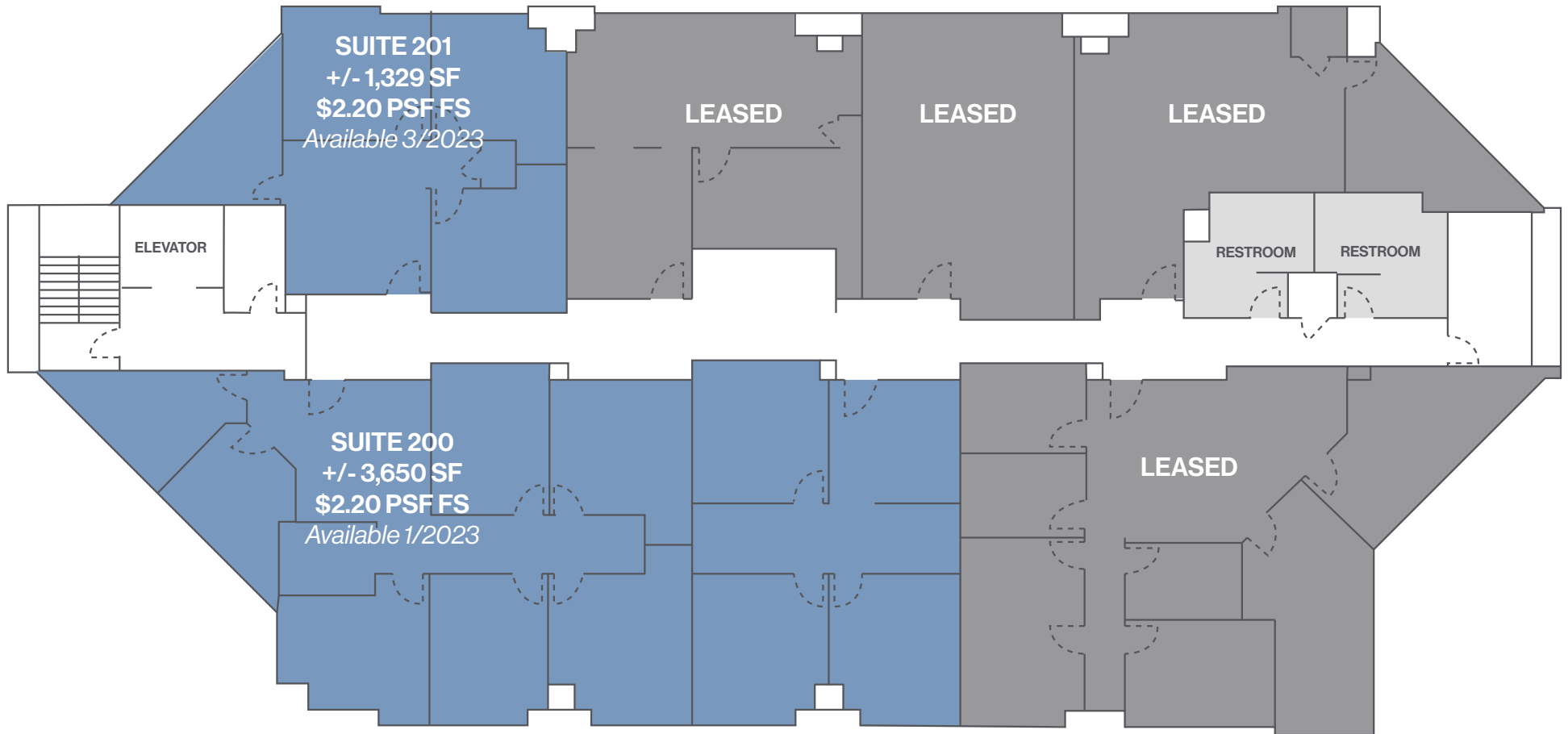


Ground Floor Floorplan



Available for Lease Common Space Leased

2nd Floor Floorplan



Available for Lease Common Space Leased

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Maps, Aerial, & Plans



Available for Lease Common Space Leased

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Click to View
VIRTUAL TOUR 360°

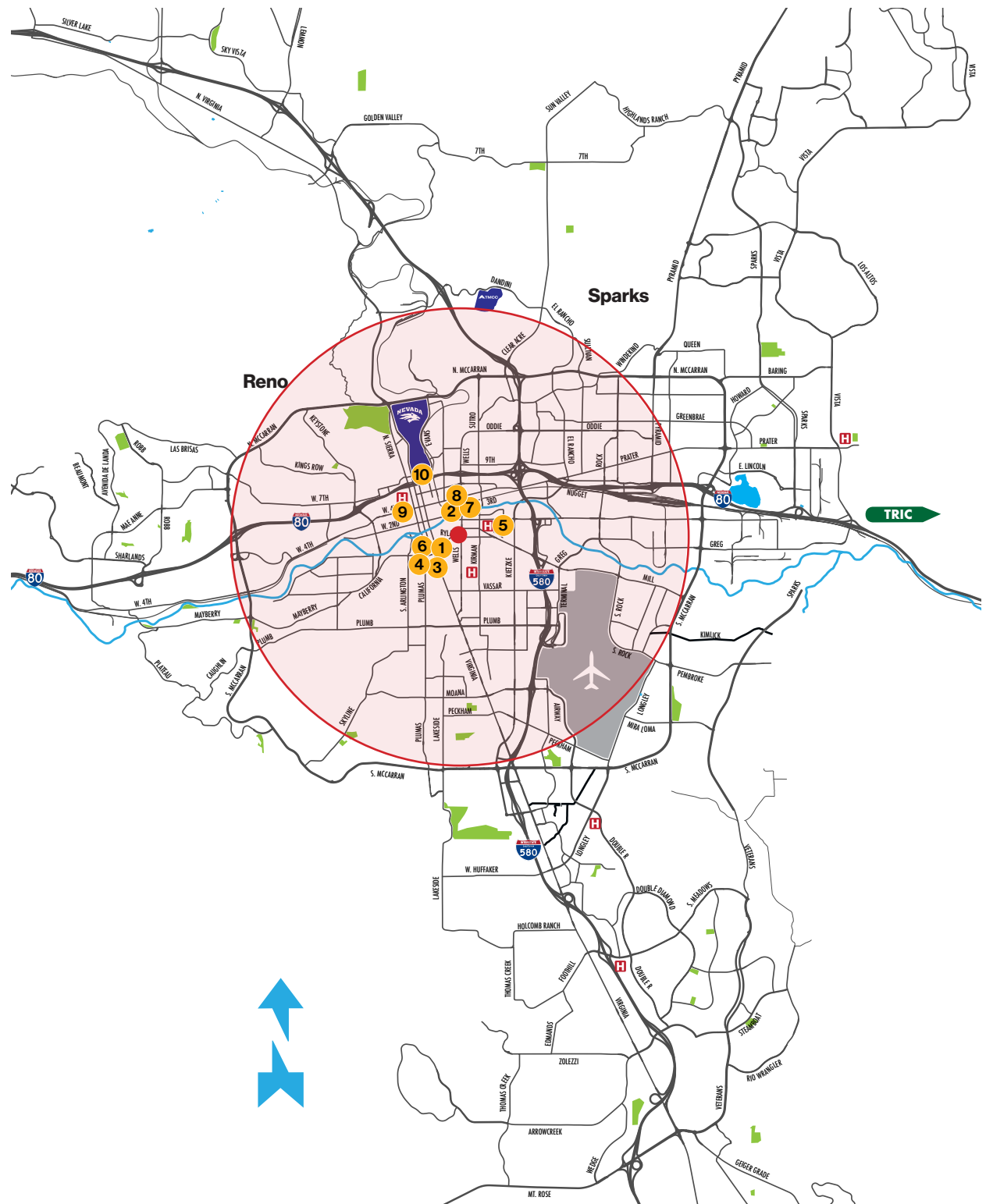
Vicinity Map

The Bosma Business Center is centrally located in between MidTown and downtown Reno with the Truckee River nearby. This asset is within walking distance to dining and entertainment districts of Reno. The location of the Bosma Business Center offers easy access to I-80 via S. Wells Ave. and I-580 via Mill St.

Amenities within 3-miles of Radius

- 1 University of Nevada, Reno Innevation Center**
- 0.2 miles
- 2 National Automobile Museum**
- 0.3 miles
- 3 US District Court Clerk**
- 0.4 miles
- 4 Bruce R. Thompson Courthouse & Federal Bldg.**
- 0.4 miles
- 5 Renown Regional Medical Center**
- 0.5 miles
- 6 Nevada Museum of Art**
- 0.5 miles
- 7 Washoe County Courthouse**
- 0.5 miles
- 8 City of Reno Municipal Court**
- 0.6 miles
- 9 Saint Mary's Regional Medical Center**
- 1.3 miles
- 10 University of Nevada, Reno**
- 1.9 miles

■ Subject ■ Major Parks ■ Hospitals ■ Airports

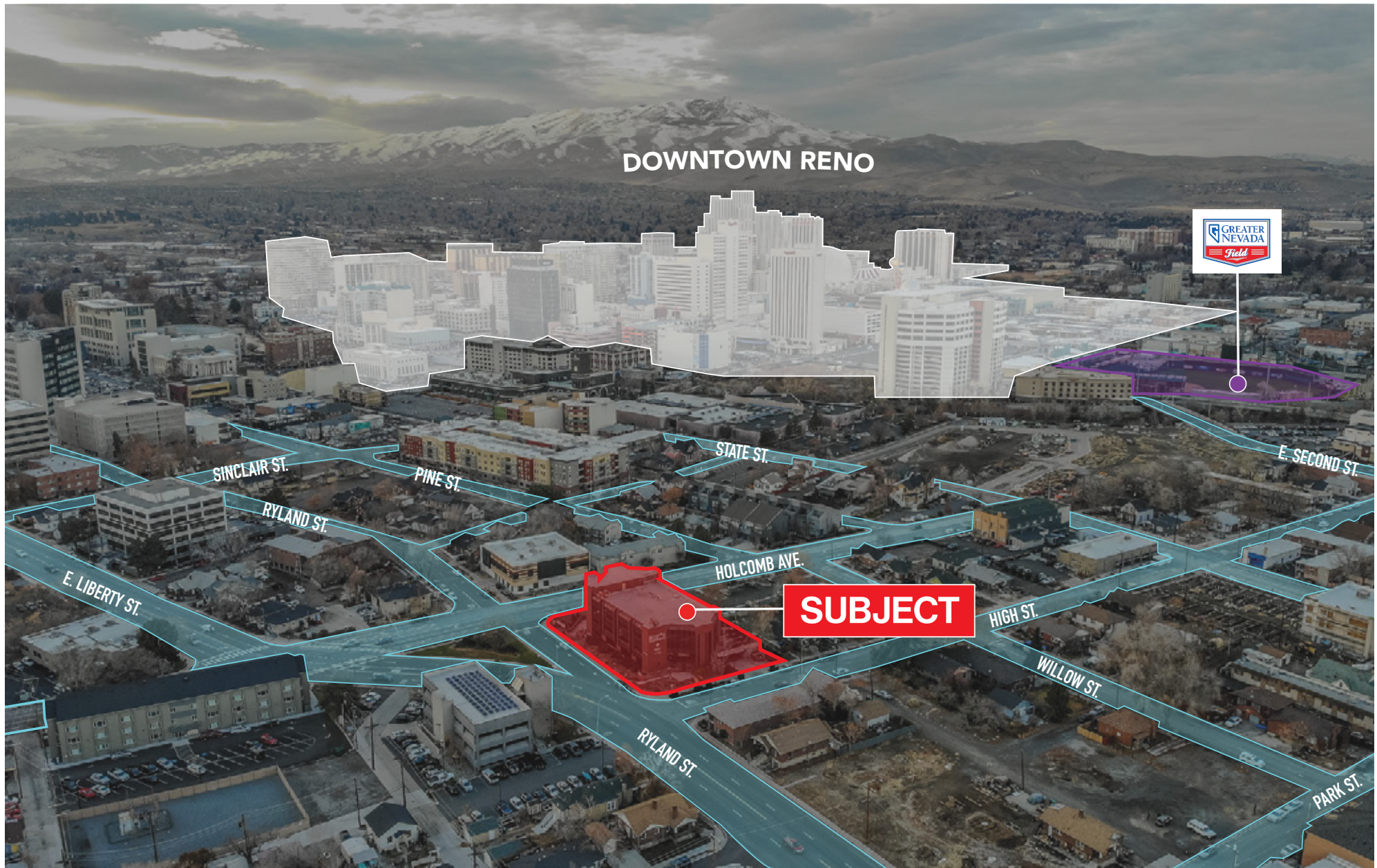


Maps, Aerial, & Plans

Hospitals Power Centers Civil Building Neighborhood Center



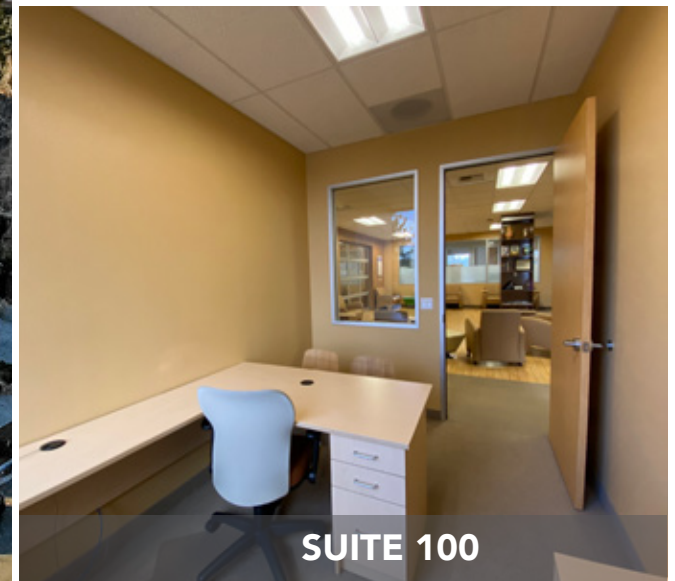
Maps, Aerial, & Plans



Property Photos



SUITE 100



SUITE 100