

FOR LEASE

# BOSMA

BUSINESS CENTER

401 Ryland St., Reno, NV 89502

LOGIC



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## 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)

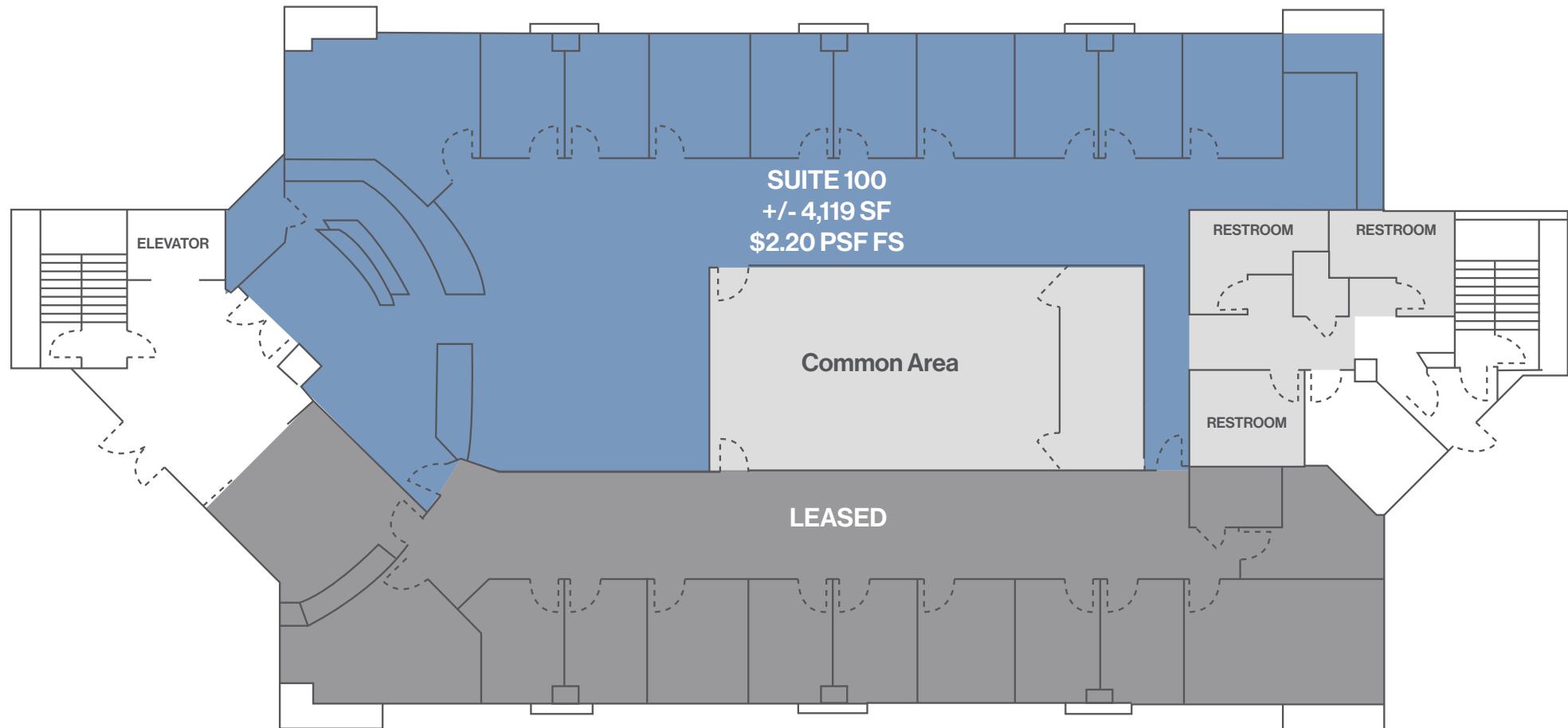
## Demographics

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

## Maps, Aerial, & Plans



## Ground Floor Floorplan

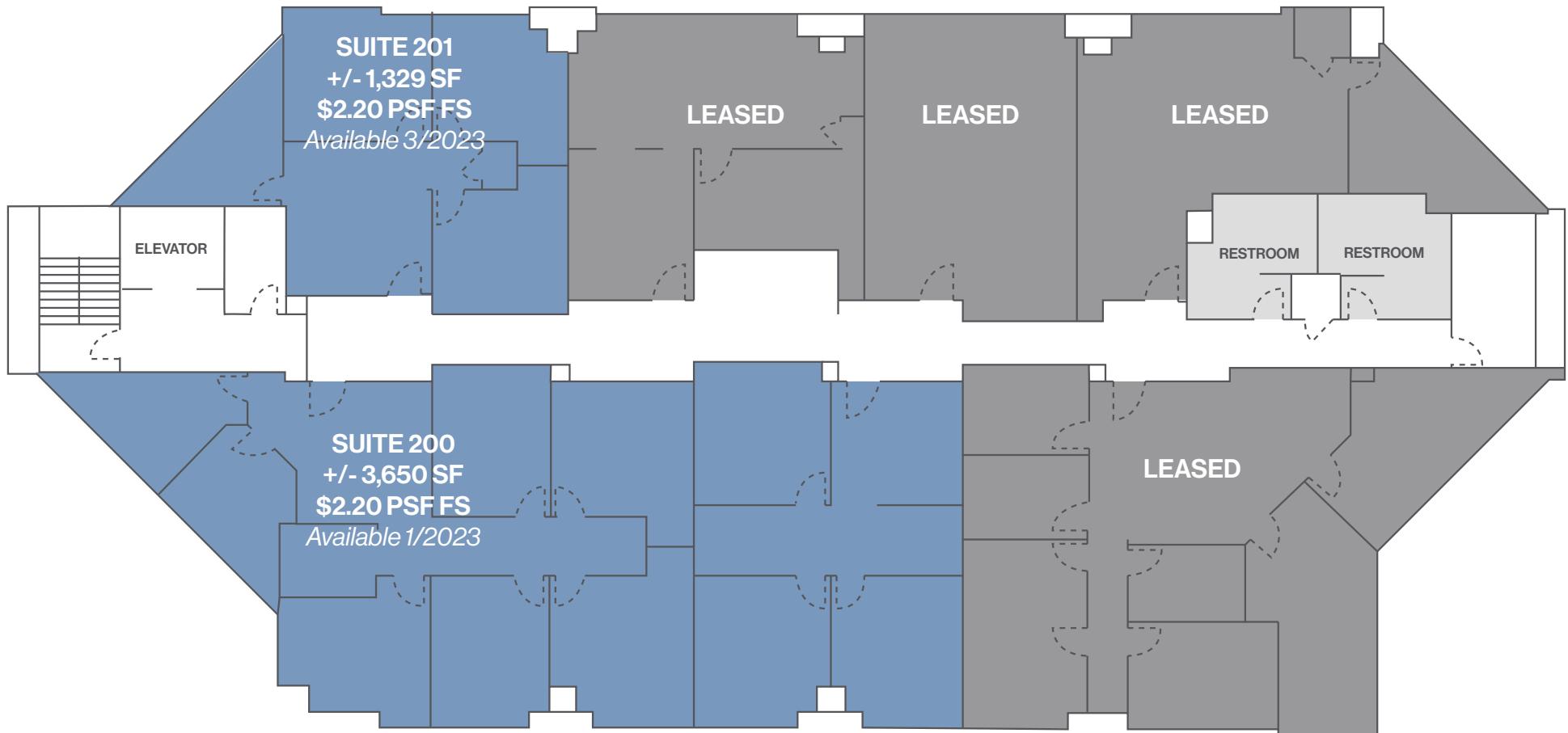


Available for Lease    Common Space    Leased

**LOGIC** [f](#) [t](#) [in](#)

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## 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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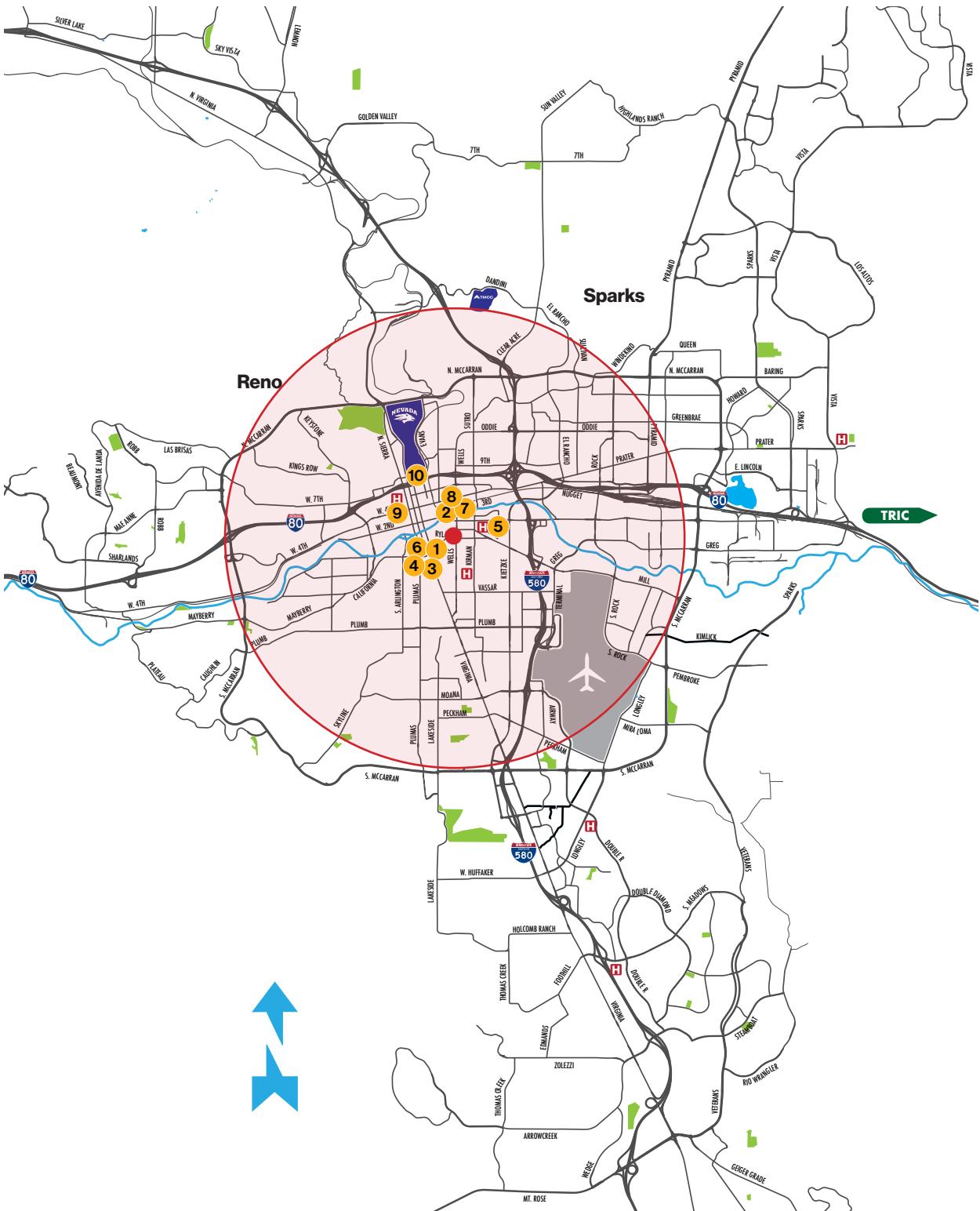
Click to View  
**VIRTUAL TOUR** 360°

# 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



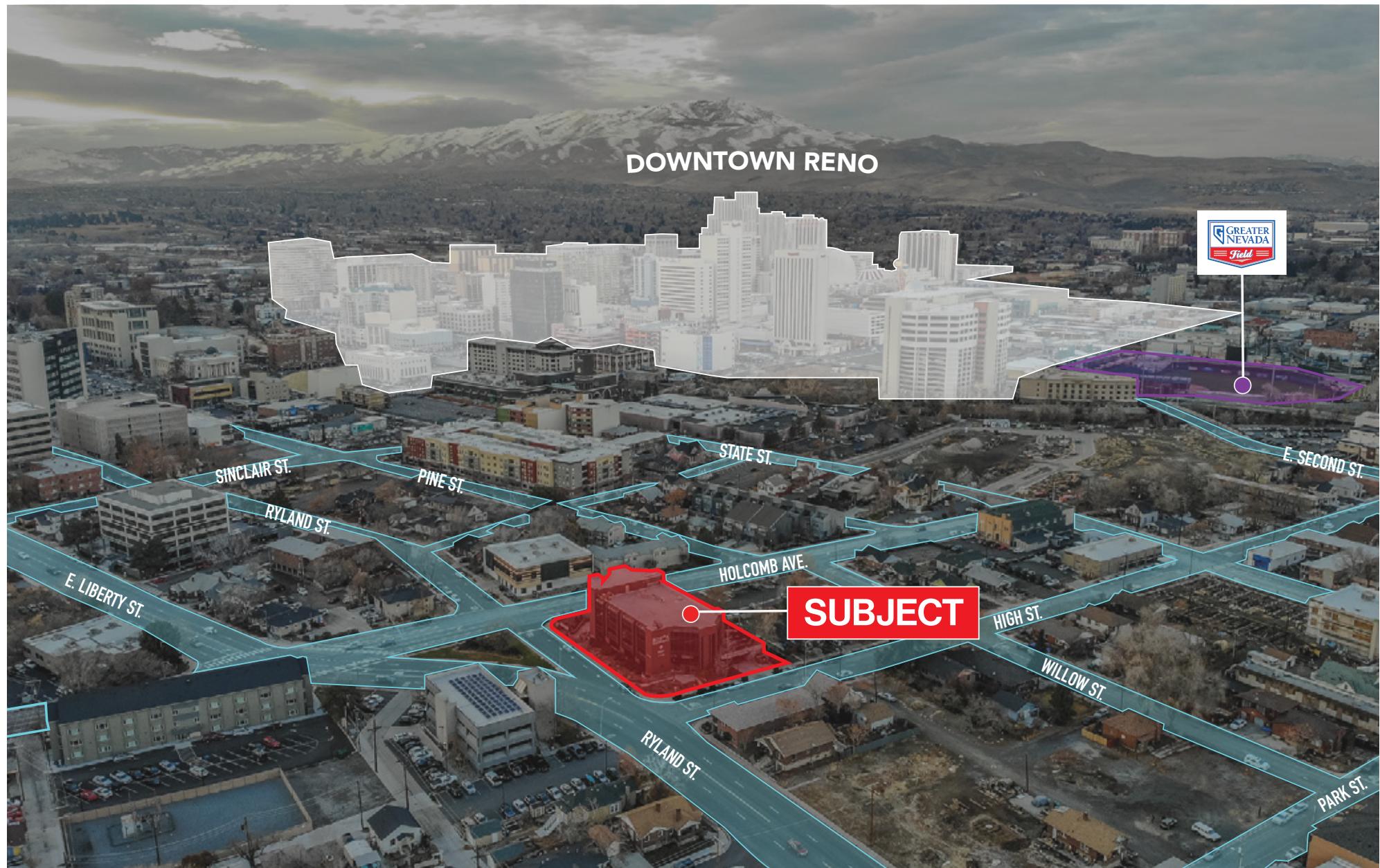
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**Hospitals**   **Power Centers**   **Civil Building**   **Neighborhood Center**



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# Maps, Aerial, & Plans



## Property Photos

