

For Lease

# Mixed-Use Building in the Heart of MidTown



LOGIC



1401 S. Virginia St.  
Reno, NV 89502

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

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

**Greg Ruzzine, CCIM**  
Partner  
775.450.5779  
gruzzine@logicCRE.com  
BS.0145435

## Listing Snapshot



**\$1.75 PSF NNN**  
Lease Rate



**± 3,385 SF**  
Available Square Footage



**\$0.40 PSF**  
Estimated Lease Expense

## Property Highlights

- Turn-key 2nd floor office space available in mixed-use building at the heart of MidTown
- On-site parking and recently completed S. Virginia St. road improvements add additional street parking with a total of 41 parking spaces
- Excellent visibility along S. Virginia St. with traffic counts over 24,000 CPD
- Close proximity to the recently redeveloped Reno Public Market and Reno Entertainment District
- Walk score of 92 and bike score of 41

## Demographics

|                               | 1-mile   | 3-mile   | 5-mile   |
|-------------------------------|----------|----------|----------|
| 2024 Population               | 23,674   | 126,759  | 243,052  |
| 2024 Average Household Income | \$84,710 | \$89,267 | \$96,590 |
| 2024 Total Households         | 11,294   | 55,385   | 102,789  |





# A look at MidTown Nevada

MIDTOWN  
DISTRICT  
RENO

The heart of Reno and home to over 250 businesses

The MidTown district continues to boost the Reno economy by bringing together entrepreneurs and business developers in the area. Through a mix of redeveloped buildings and residential conversions, retailers and office users have brought their ideas to life, collaborating and inspiring the community. Annual events hosted by the business and property owners in the area promote engagement throughout Reno and Sparks.

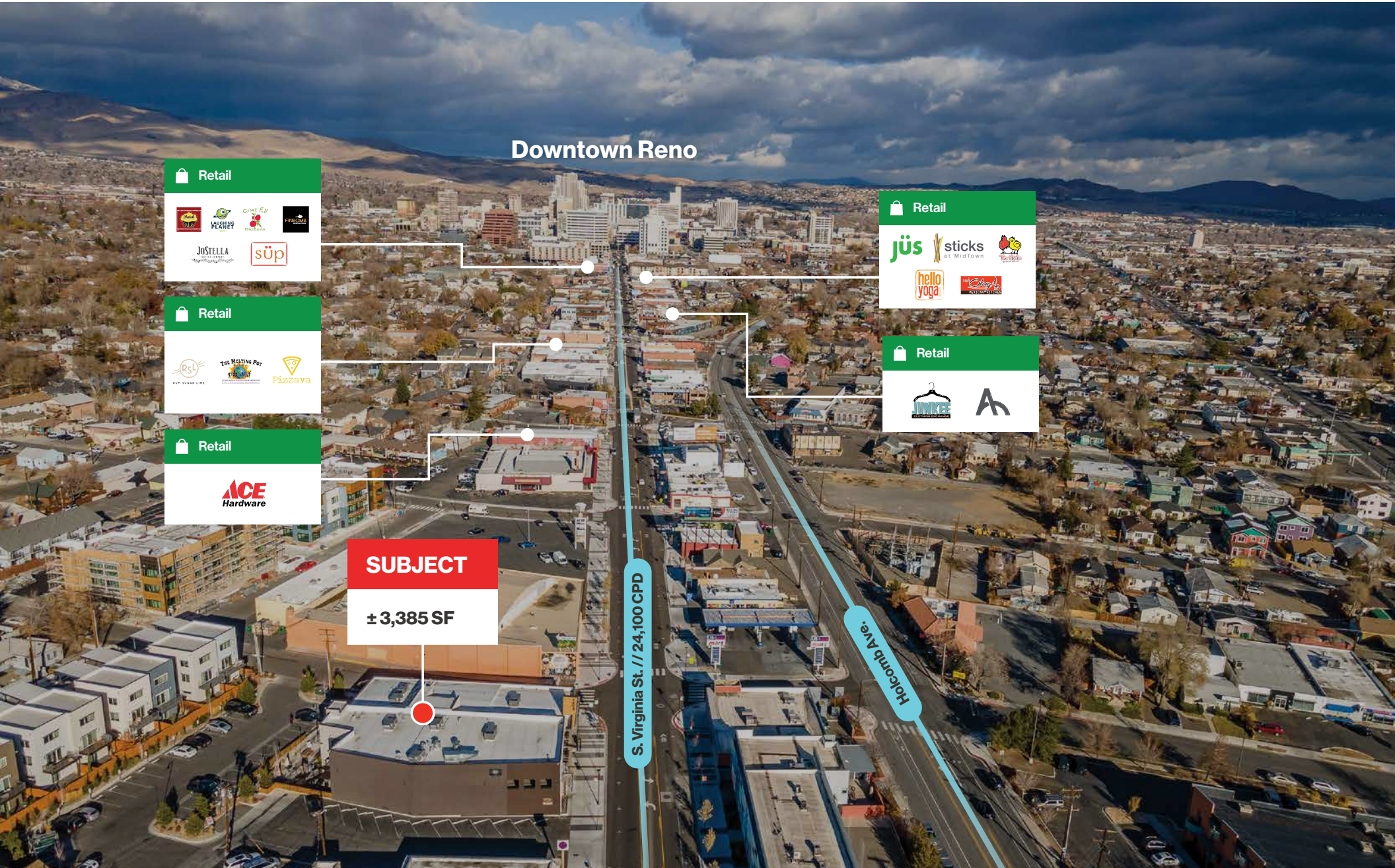
Over the past five years, MidTown has increasingly become a go-to spot for investors. While many of the properties in this part of town were built in the early 1900's, developers have focused on renovating the buildings bringing modern art and architecture to the building.











# Downtown Reno

**Retail**

Logos: Jostella, sūp, and other retail brands.

**Retail**

Logos: PSL, The Meeting Post, and Pizzava.

**Retail**

Logo: ACE Hardware.

**SUBJECT**  
± 3,385 SF

S. Virginia St. // 24,100 CPD

Holcomb Ave.

**Retail**

Logos: jū's, sticks, hello yoga, and other retail brands.

**Retail**

Logos: JUNKIEE and another retail brand.



# Site Plan

Available  NAP

| Suite      | Tenant                    | SF                |
|------------|---------------------------|-------------------|
| 100        | ReMax Gold                | ± 5,216 SF        |
| 150/200    | Michael & Son's Jewelers  | ± 7,520 SF        |
| 175        | Biggest Little Steakhouse | ± 2,305 SF        |
| <b>225</b> | <b>VACANT</b>             | <b>± 3,385 SF</b> |
| 250/275    | Midnight Coffee Roasters  | ± 2,772 SF        |



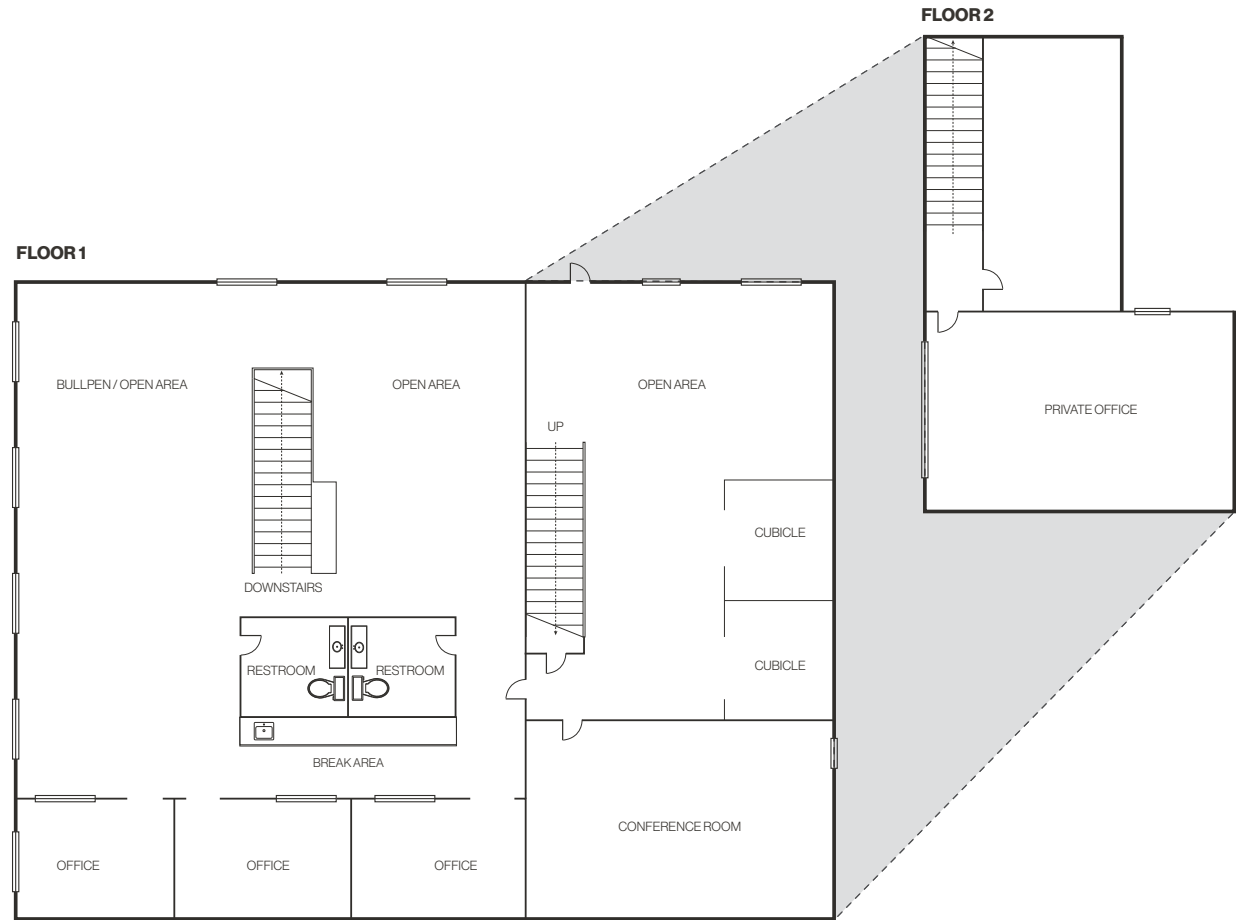


# Floor Plan | Suite 225



- Second floor Class-A office space
- Open floor plan with two (2) restrooms and kitchenette
- ± 3,027 SF on second floor with ± 358 SF private office on third floor.

[Click for a Virtual Tour](#) 



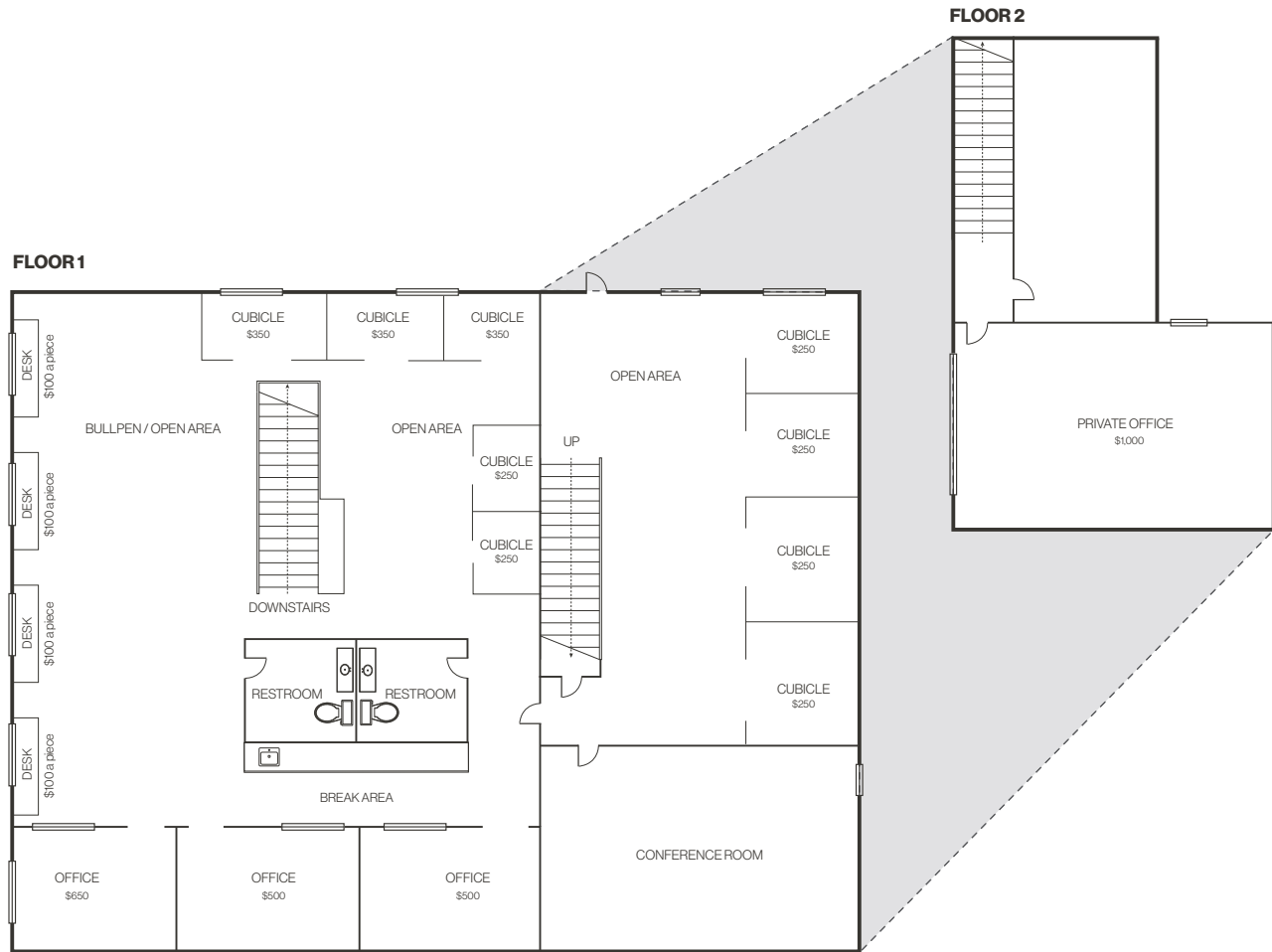


# Floor Plan | Executive Suites



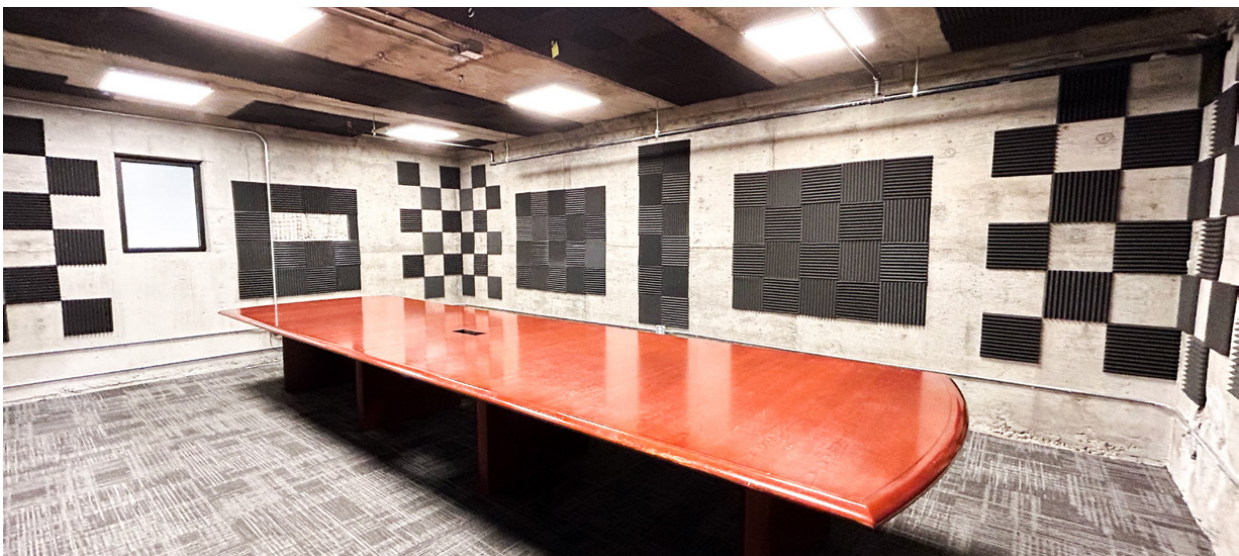
- Common areas:
  - Restrooms
  - Kitchenette
  - Conference room

[Click for a Virtual Tour](#) 





Property Photos



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For inquiries please reach out to our team.

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