

PROPERTY SUMMARY



PROPERTY DESCRIPTION

Johnson Group is please to offer 3740 Lakeside #202 for Lease. This is a 1,700 sq ft professional office space located in desirable South West Reno. The office consists of 5+ Large Private offices with lots of natural light and a bullpen area. Located near the corner of Moana and Lakeside. Easy access to Freeways and McCarran Blvd.

PROPERTY HIGHLIGHTS

- Great Location located in a Professionally Managed Office Complex
- Lots of Natural Light
- Great Price (No CAM or NNN)

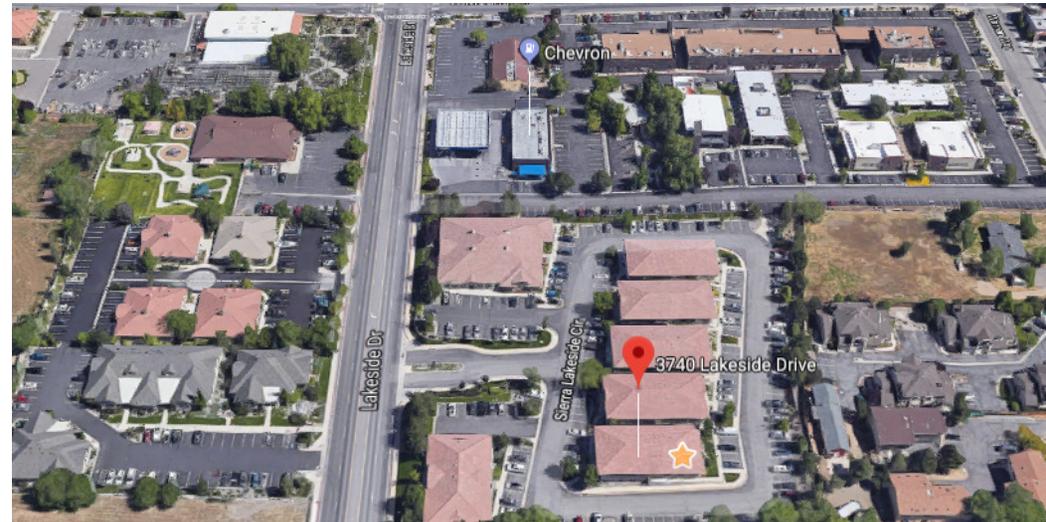
OFFERING SUMMARY

Lease Rate:	\$2.00 SF/month (MG)
Available SF:	1,700 SF
	Available Now

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	7,135	39,659	86,655
Total Population	15,937	89,537	205,788
Average HH Income	\$59,577	\$64,873	\$65,004

RYAN JOHNSON, CCIM | NV #BS.1707 | 775.823.8877 X202 | RYAN@JOHNSONGROUP.NET

ADDITIONAL PHOTOS



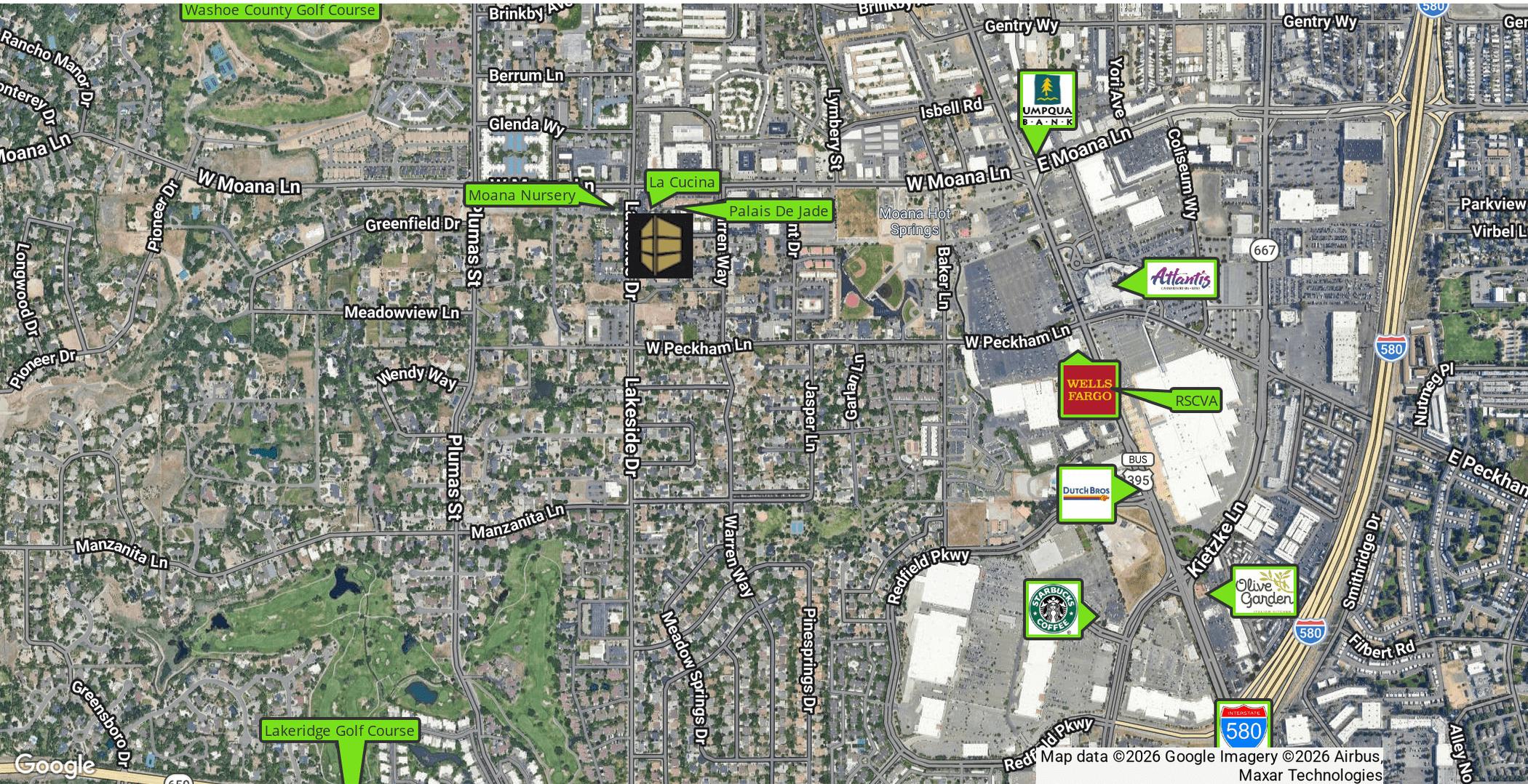
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LOCATION MAP



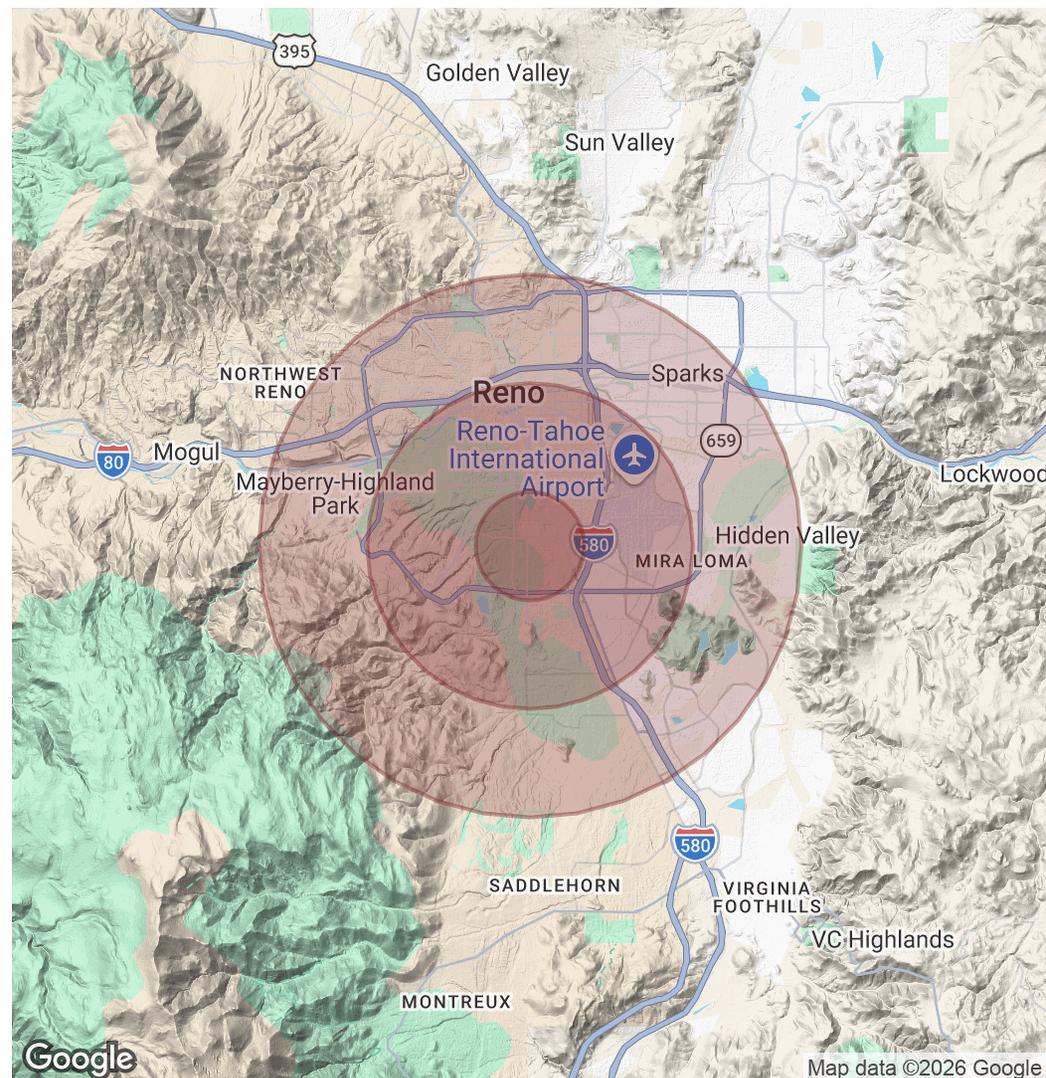
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DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	15,937	89,537	205,788
Average Age	35.1	37.9	36.4
Average Age (Male)	35.7	37.0	35.6
Average Age (Female)	34.9	38.6	37.1

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	7,135	39,659	86,655
# of Persons per HH	2.2	2.3	2.4
Average HH Income	\$59,577	\$64,873	\$65,004
Average House Value	\$340,517	\$368,139	\$383,949

2020 American Community Survey (ACS)



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ADVISOR BIO 1



RYAN JOHNSON, CCIM

Principal

Ryan@johnsongroup.net

Direct: 775.823.8877 x202 | Cell: 775.232.8551

NV #BS.1707

PROFESSIONAL BACKGROUND

Ryan Johnson is a Principal at Johnson Group Commercial, widely recognized for his leadership and success in the industry. He specializes in leasing and sales of retail, office, and industrial properties, with a focus on investment sales. Ryan provides advisory and consulting services to landlords, investors, and developers in Northern Nevada, having completed over \$600 million in investment sales and hundreds of lease agreements.

5 time COSTAR Power Broker Award Winner

2018, 2019, 2020 and 2021 Summit Award Winner.

EDUCATION

Graduate of the University OF Nevada in 1999 – Computer Information Systems

CCIM certification earned May 2007

MEMBERSHIPS

5+ years CCIM Board of Directors Norther NV Chapter

CCIM for over 15 years

JOHNSON GROUP COMMERCIAL

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