

For Lease

# W. Regency Way & S. Virginia St.



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35 W. Regency Way  
Suite B  
Reno, NV 89509

**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



**\$1.85 MG\***  
Lease Rate



**± 1,800 SF**  
Available Square Footage



**Mixed-Use**  
Zoning

## Property Highlights

- Ideal professional office space
- Located in the coveted MidTown area
- High-end finishes
- Lofty, extraordinary two story suite in Midtown area with large upstairs patio

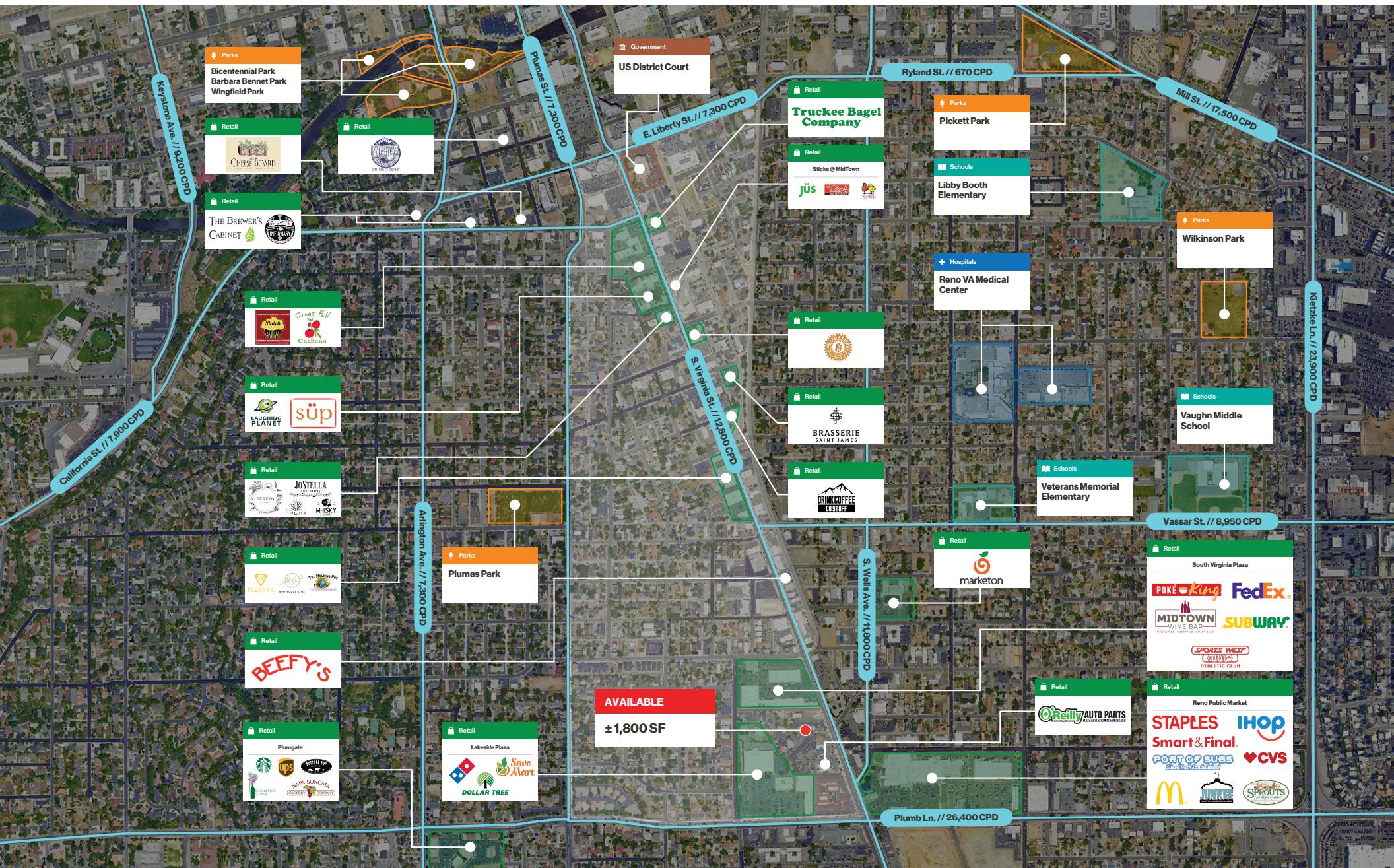
*\*Tenant responsible for phone/internet, power, and janitorial*

## Demographics

	1-mile	3-mile	5-mile
2024 Population	25,477	124,152	239,850
2024 Average Household Income	\$81,646	\$91,266	\$96,757
2024 Total Households	12,182	54,628	101,544



## Aerial



 AVAILABLE

±1,800 SF

Downtown Reno

 BEEFY's

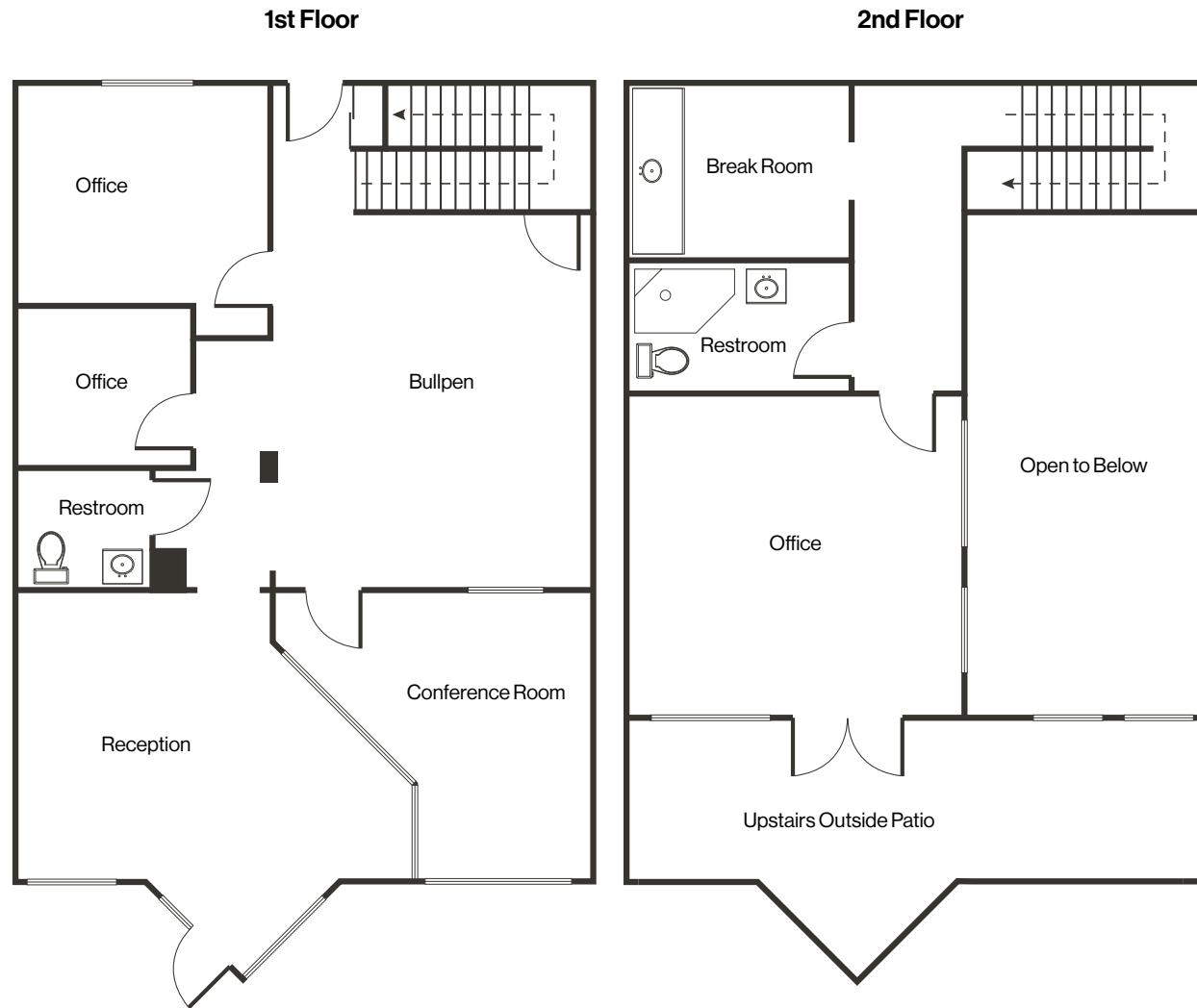
# Site Plan

■ Available   ■ NAP

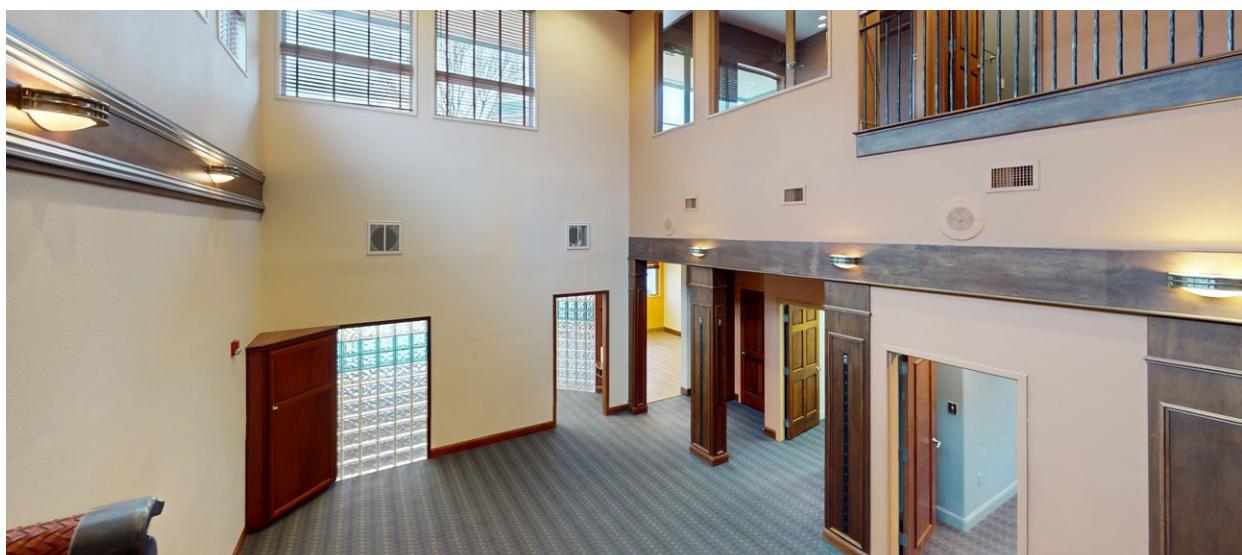
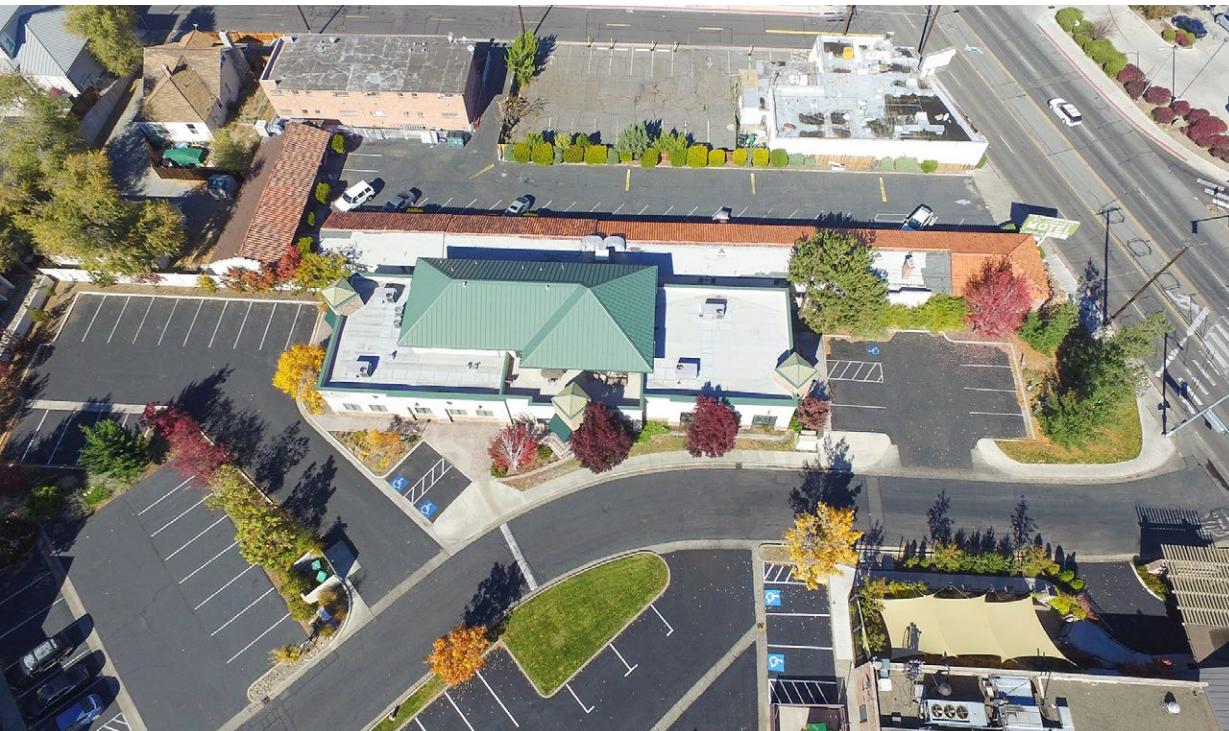


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# Floor Plan | Suite B | $\pm 1,800$ SF

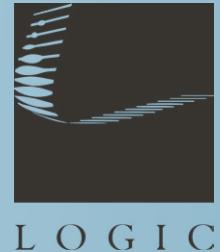


## Property Photos



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