

FOR LEASE: OFFICE/RETAIL

**6330, 6340 & 6370 Mae Anne Ave.
Reno, NV 89523**

\$.90/SF/Month

Operating expenses are approx. \$.028/SF/Month.

Property Information

SF

-6330 Mae Anne Ave., Unit 1, 2,388 SF

-6330 Mae Anne Ave., Unit 4, 2,388 SF

-6340 Mae Anne Ave., Unit 7, 2,800 SF

PRICE |

\$.90/SF/Month

AREA

Extremely busy Northwest location. Your business built out to your specifications. Buildings are one story in shell condition with concrete flooring and walls. Units can be demised and/or combined. Mature professional landscaping included in managed association, common area with plentiful parking. Originally built in 2005-2006



Contact: Jeanette Williams

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KimberRidge Commercial Real Estate

2295 S. Virginia Street, Ste. 16

Reno, NV 89502

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Traffic Information:

Collection Street	Cross Street	Traffic	Year	Distance in miles
Mae Anne Ave	Robb Dr	12,300	2018	0.32
Mae Anne Ave	Robb Dr	12,900	2018	0.36
Robb Dr	Citation Str	5,600	2018	0.38
Ave de Landa	Sandia Dr	5,090	2018	0.42
Ave de Landa	Sandia Dr	3,800	2018	0.42

Area

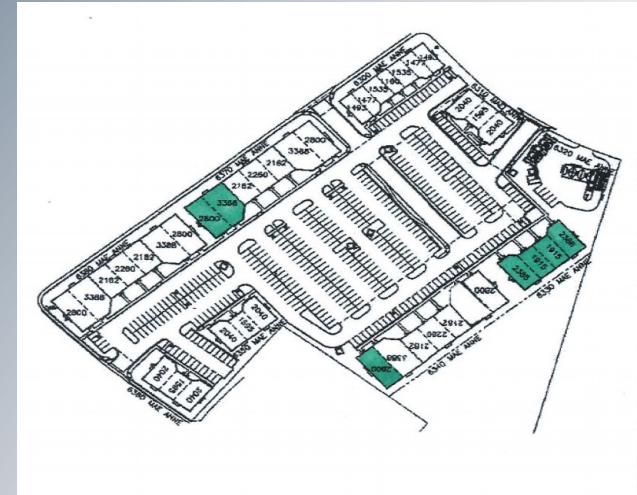
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LEASE DETAILS

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***Available Units Indicated in Green**



The information furnished has been obtained from sources we deem reliable and is submitted subject to errors, omissions and changes. Although KimberRidge Commercial Real Estate has no reason to doubt its accuracy, we do not guarantee it. All information should be verified by the recipient prior to lease, purchase, exchange or execution of legal documents.

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