

For Sublease

# S. McCarran Blvd. & Talbot Ln.



LOGIC



6554 S. McCarran Blvd.  
Reno, NV 89509

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Listing Snapshot




**\$1.98 PSF NNN**  
Lease Rate



**± 1,885 - 6,052 SF**  
Available Square Footage



**\$0.75 PSF**  
NNN Expense



**11/30/27**  
Master Lease Expires

Property Highlights

- Medical office sublease
  - Prime medical office location
  - Surrounded by other medical, professional office & retail users
  - Located in Quail Corners Business Park
  - Kitchen & break room
- Open conference room with private entrance
  - Six (6) private offices, eleven (11) exam rooms, and one (1) lab
  - Four (4) private restrooms
  - Demising options available - see floor plan for additional details

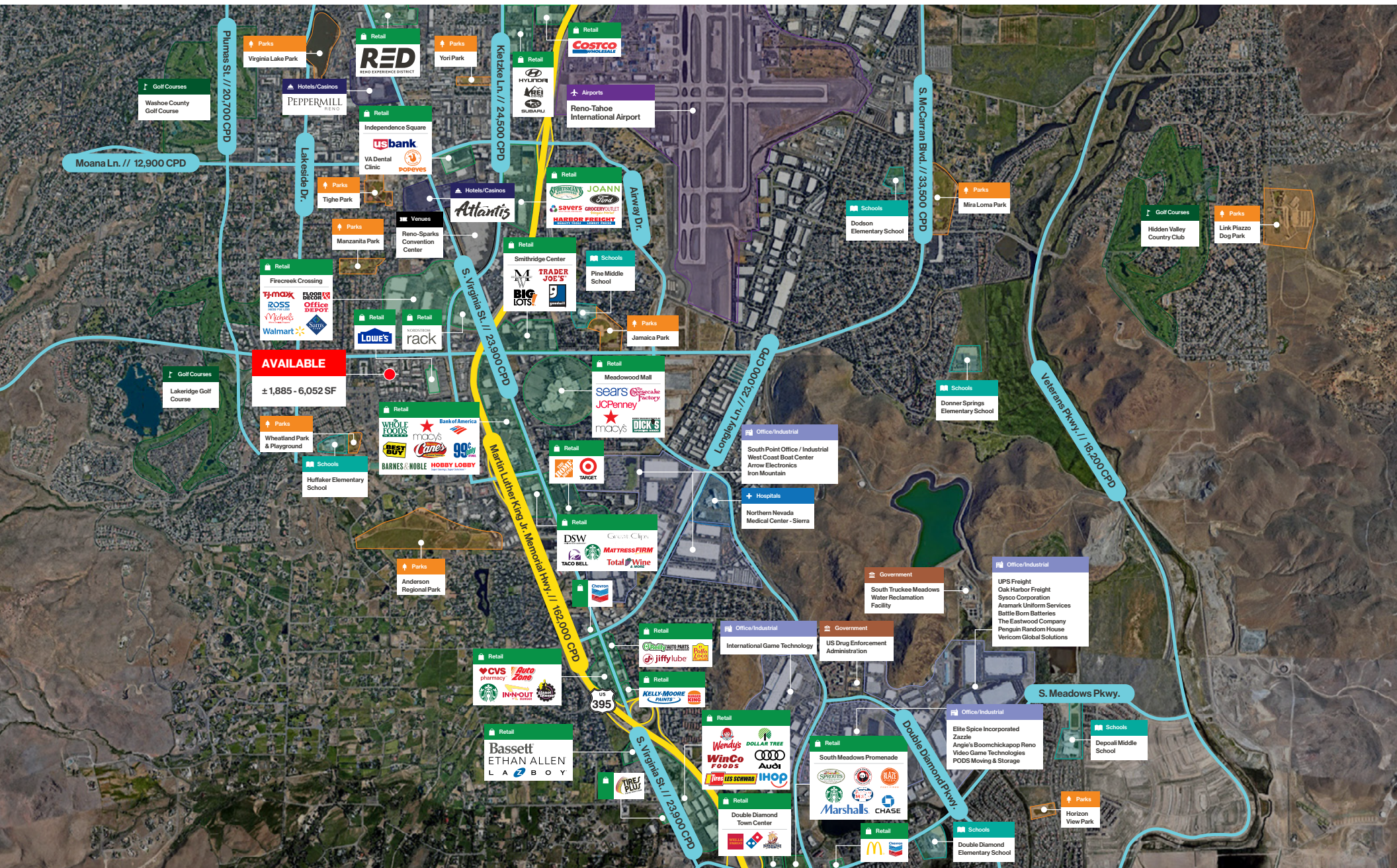
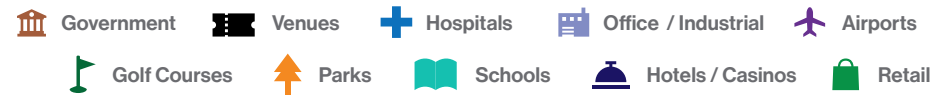
Demographics

	1-mile	3-mile	5-mile
2024 Population	10,260	79,722	187,003
2024 Average Household Income	\$111,362	\$107,529	\$110,395
2024 Total Households	4,667	34,840	81,920





## Aerial





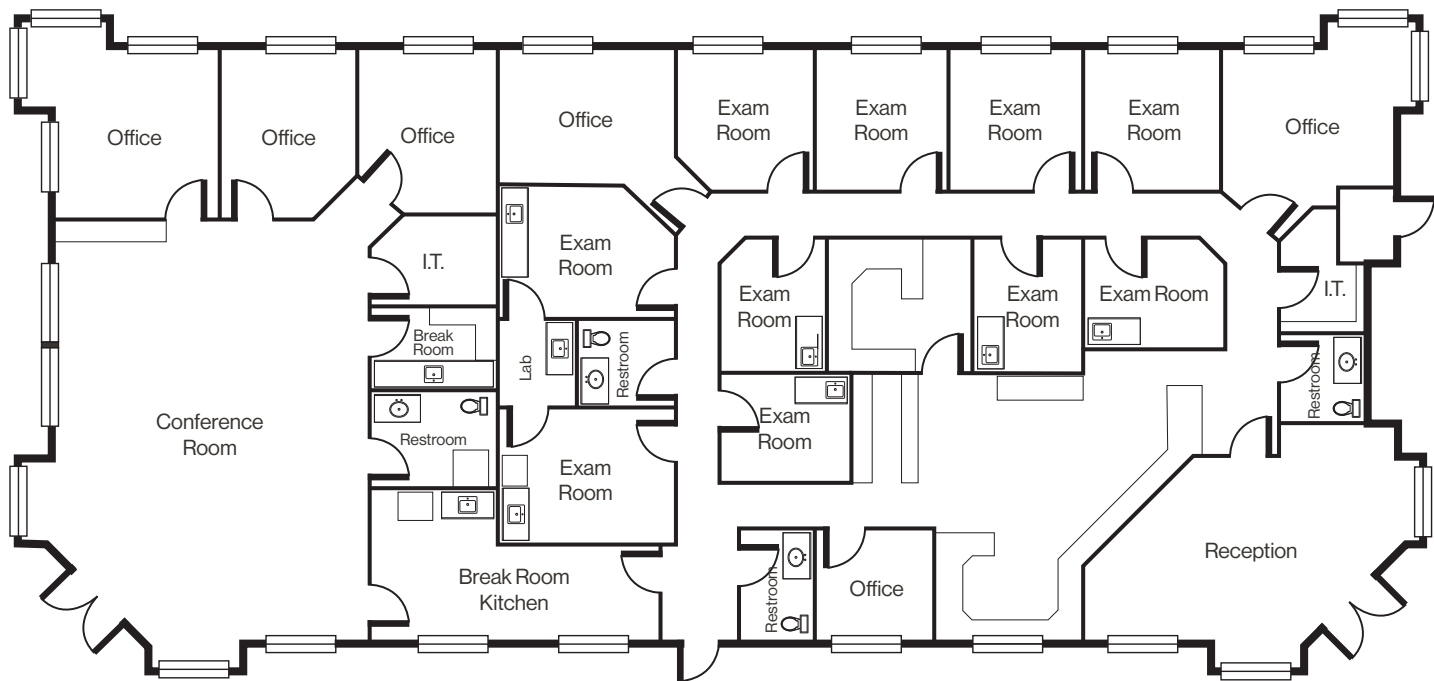




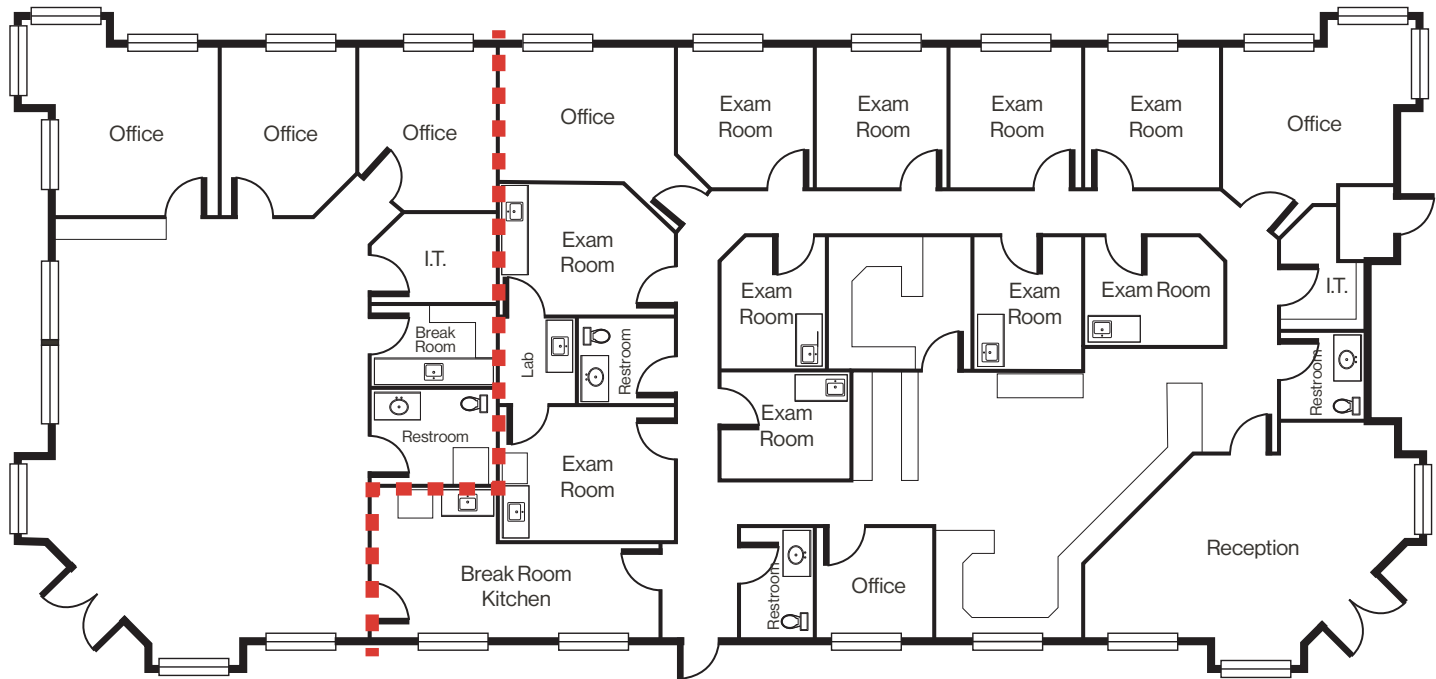




Floor Plan | ± 6,052 SF







**± 1,885 SF**  
Square Footage

- Three (3) private offices
- Break room
- Private restroom
- Private entrance

**± 4,167 SF**  
Square Footage

- Three (3) private offices
- Ten (10) exam rooms
- Lab
- Three (3) private restrooms
- Break room
- Reception



Property Photos





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For inquiries please reach out to our team.

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