

For Lease

Mixed-Use Building in the Heart of MidTown



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Reno, NV 89502

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Listing Snapshot



\$1.50 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

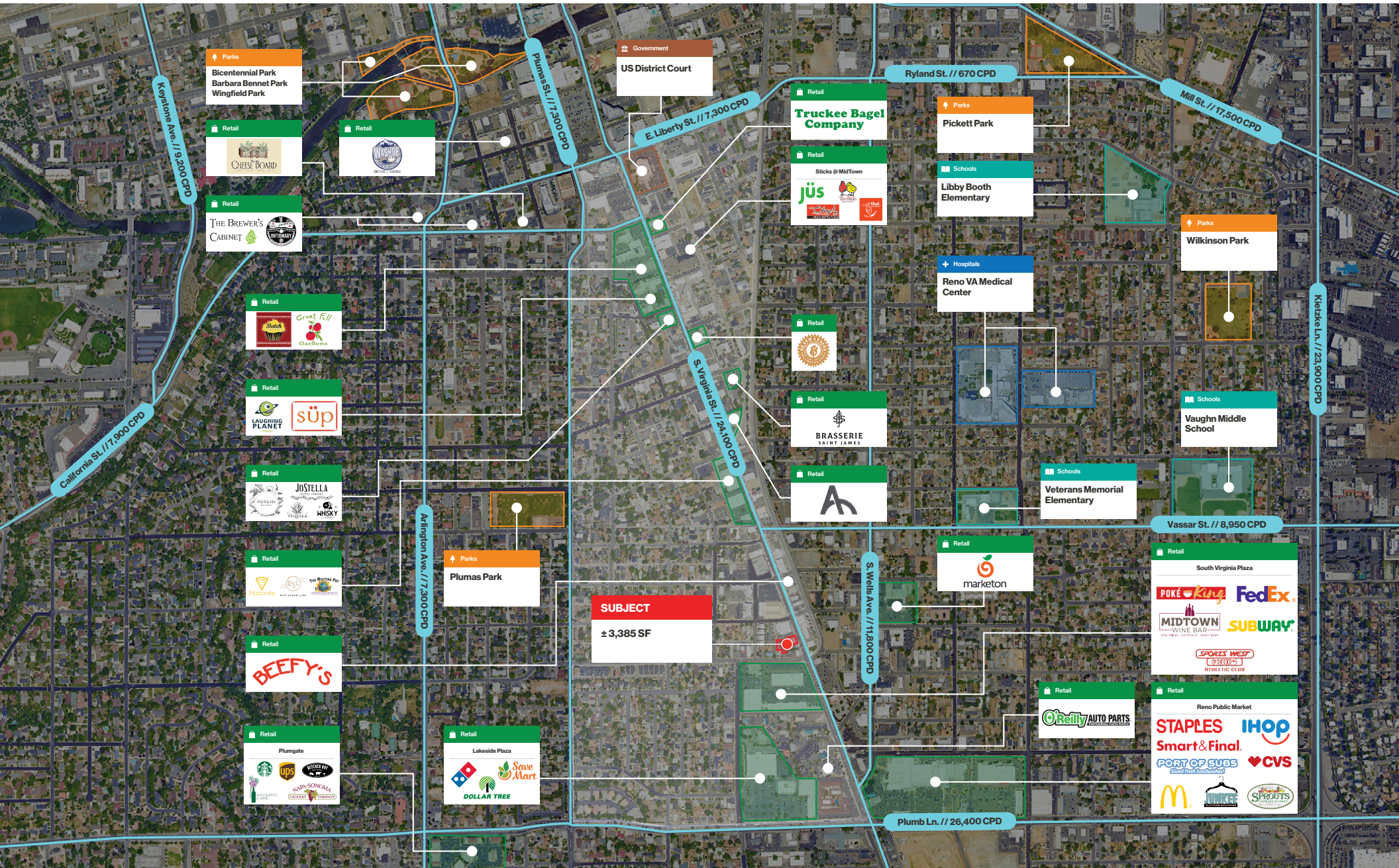
MIDTOWN
DISTRICT RENO

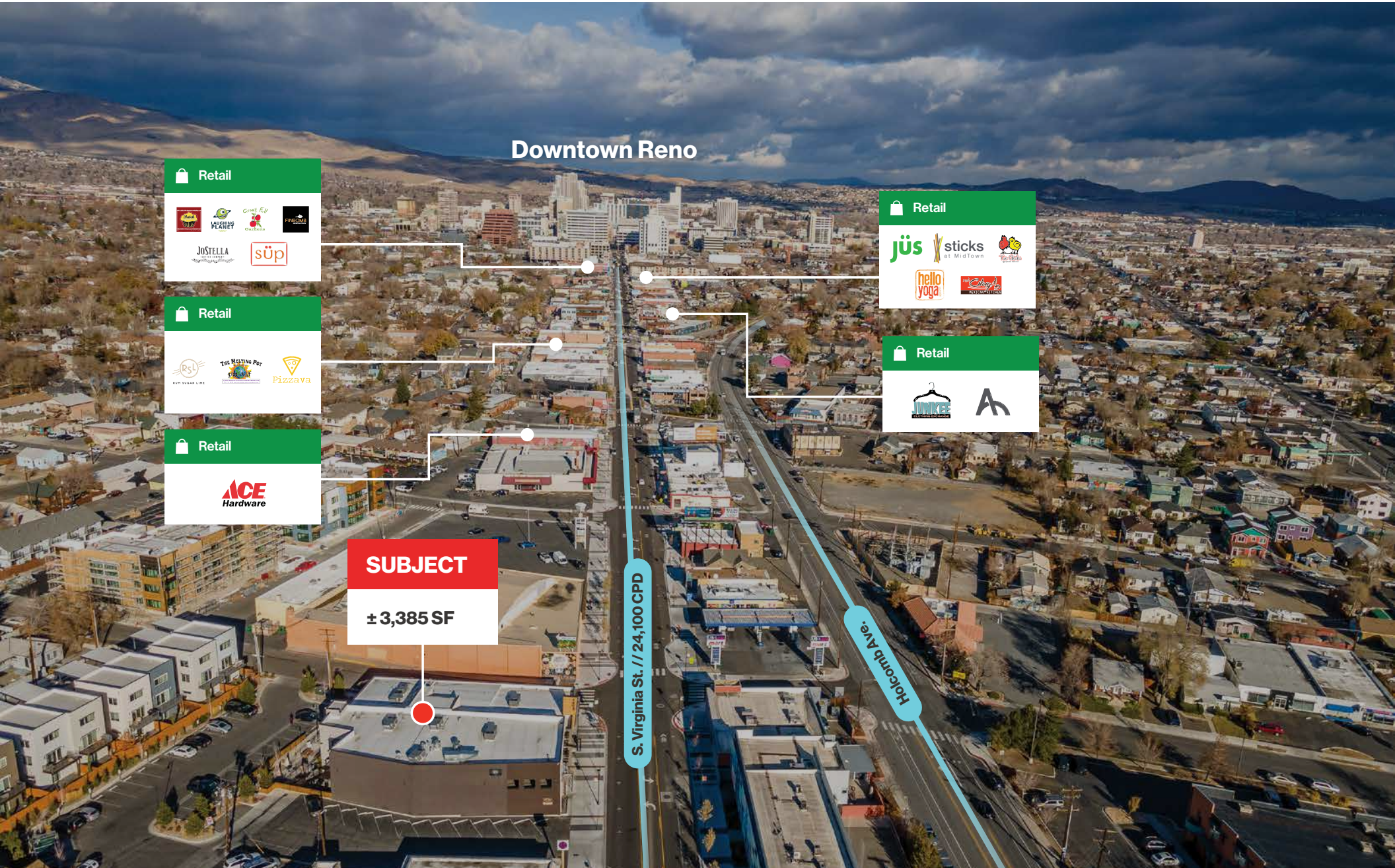
The heart of Reno and home to over 250 businesses

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

JOStELLA
süp

Retail

PSL
THE MELTING POT
Pizzava

Retail

ACE
Hardware

SUBJECT

± 3,385 SF

Retail

jus sticks
hello yoga

Retail

JUVKEE
A

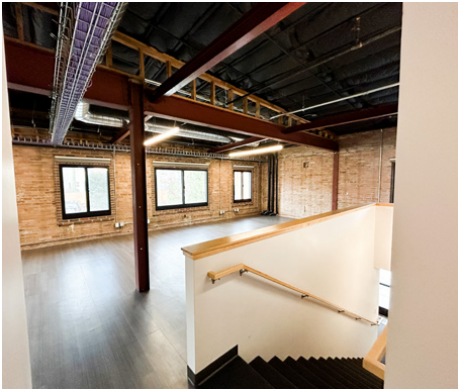
Site Plan

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
225	VACANT	± 3,385 SF
250/275	Midnight Coffee Roasters	± 2,772 SF

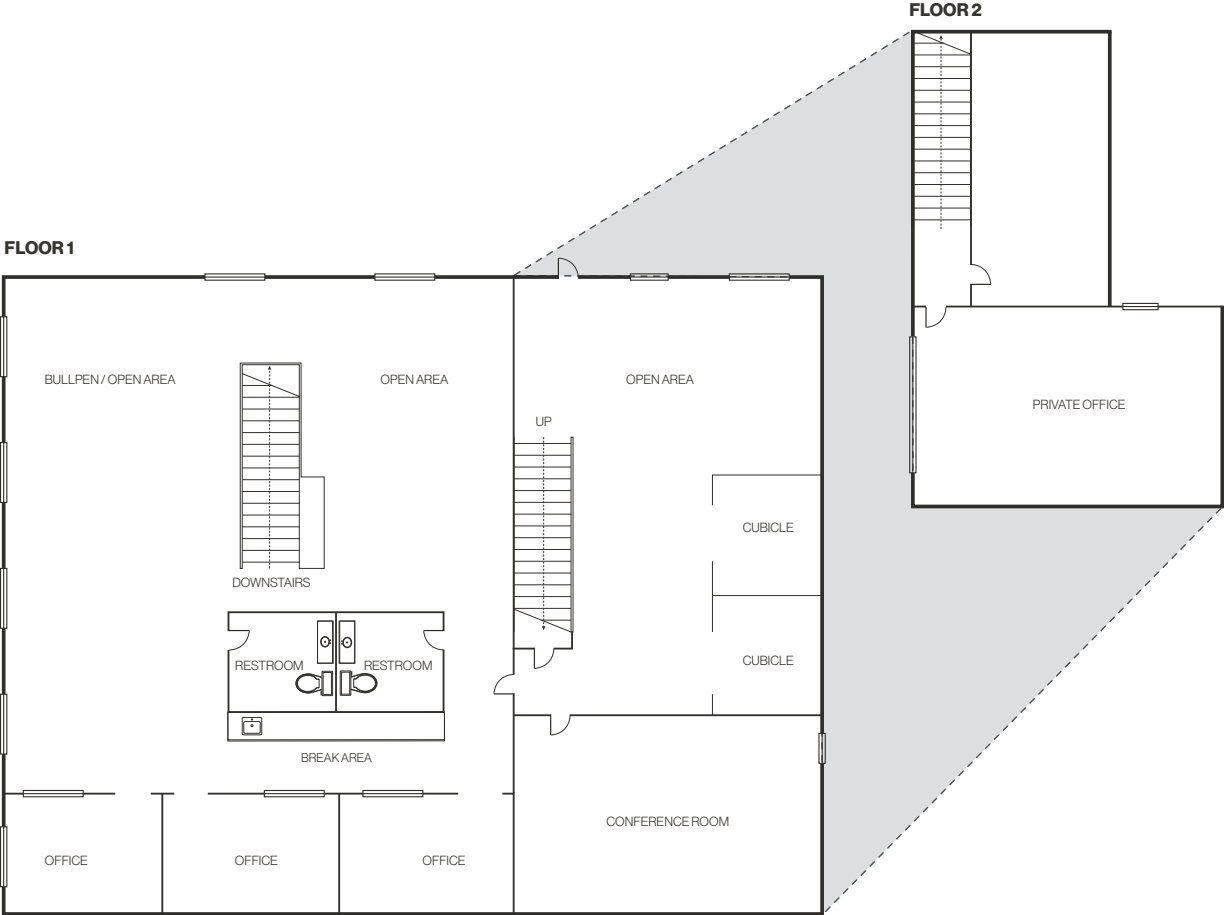


Floor Plan | Suite 225

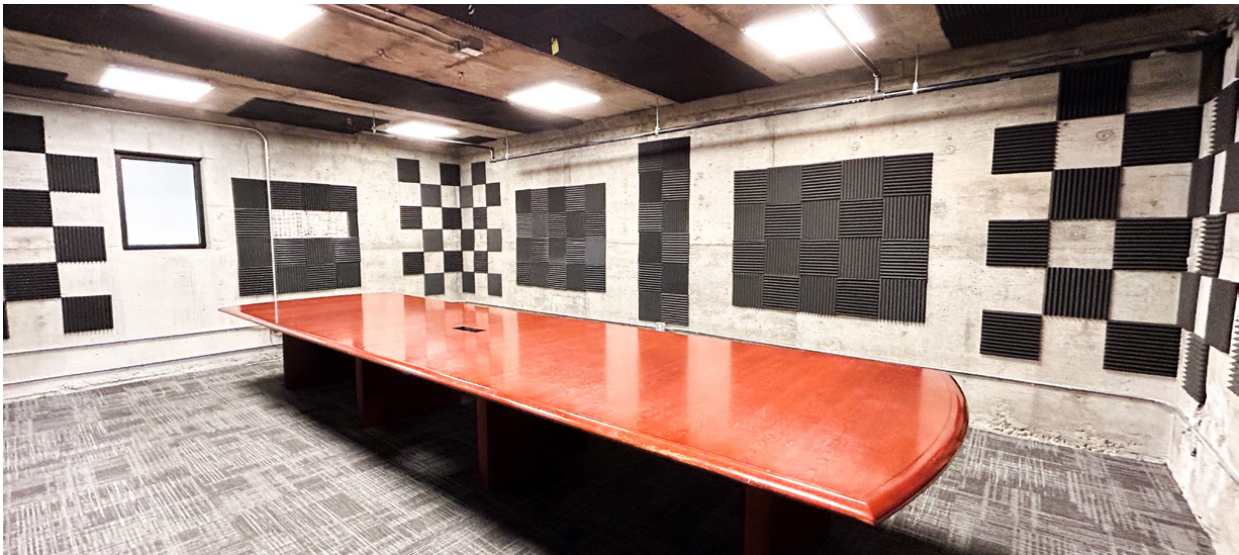


- Second floor Class-A office space
- Open floor plan with two (2) restrooms and kitchenette
- ± 3,027 SF on second floor with ± 358 SF private office on third floor.

[Click for a Virtual Tour](#)



Property Photos



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For inquiries please reach out to our team.

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