

RETAIL FOR LEASE



LOGIC

presented by:

IAN COCHRAN, CCIM
Director
775.225.0826
icochran@logicCRE.com
B.145434.LLC

GREG RUZZINE, CCIM
Director
775.450.5779
gruzzine@logicCRE.com
BS.145435

AMANDA LAVI
Associate
775.399.2202
alavi@logicCRE.com
S.180915

**655 S. VIRGINIA
ST.**

LEASING DETAILS

For Lease:
\$1.75 PSF NNN

Space Available:
+/- 1,400 SF



PROPERTY HIGHLIGHTS

- Standalone retail in the heart of MidTown
- Ideal for creative office user
- Traffic count of 18,110 CPD
- On-site parking available
- Monument signage with excellent visibility throughout MidTown

DEMOGRAPHICS

POPULATION	1-mile	3-mile	5-mile
2018 Population	22,095	131,061	236,472
HOUSEHOLDS	1-mile	3-mile	5-mile
2018 Households	11,255	54,802	94,691
INCOME	1-mile	3-mile	5-mile
2018 Average HH Income	\$45,692	\$55,786	\$63,185

Updated: 01.22.20



LOGIC

We provide a host of services to our clients that include Property Management and Capital Markets.



PROPERTY MANAGEMENT

LOGIC Property Management team members are tenured professionals with a comprehensive knowledge and understanding of commercial real estate management. We methodically approach each assignment with customized management strategies that meet the client's needs, maintain the property's physical plant, and effectively service tenants.

We know our priority is to cooperate with our tenants by working intelligently to reduce expenses and to serve our owner-clients by identifying creative ways to drive income. We provide for accountability in every step we take, from management to accounting. Logic Property Management will pinpoint a client's goals and objectives, meet challenges, and achieve expected results from your investment.

Contact:

JAMIE K. NELSON

Property Manager

775.800.4100

jnelson@logicCRE.com

BS.144274

PM.165994

CAPITAL MARKETS

LOGIC Capital Markets is a preferred funding source for investors, developers and operators of commercial real estate. Our loan brokerage service & origination platform provide our clients access to the market's wide range of competitive products for all property types.

Through our relationships which include banks, conduits, life companies, mortgage funds, and hard money lenders, we are able to offer debt and equity financing for the purpose of acquisition, development, refinance, buyouts, and more.

Contact:

JEFF MAHONEY

775.800.4100

jmahoney@logicCRE.com

NV Lic: 62248

NMLS: 1724377