

780

SMITHRIDGE DRIVE

SUITE 250, RENO, NV

TID SYSTEMS

INDUSTRIAL COMMERCIAL RESIDENTIAL

BUSINESS HOURS

OPEN

M-F: 8am - 5pm
Sat-Sun: Closed

tidsystems.com
(775) 360 - 5856

For Sublease
±1,728 SF



CUSHMAN &
WAKEFIELD



// BUILDING SPECS

±1,728 SF office/flex suite available for sublease featuring a functional layout with open office, private work areas, and a dedicated warehouse/storage component. The space includes a rear roll-up (grade-level) door, high exposed ceilings in the warehouse area, private restroom, and break area. Existing improvements are in place, making this a plug-and-play opportunity for a variety of users including office, IT, service-based businesses, or light industrial operations. Term through July 31, 2028.

APN
025-021-20

COUNTY
Washoe

TOTAL SF
42,050 SF

AVAILABLE SF
1,728 SF

ACRES
3.41 AC

ZONING
MU

PROPERTY TYPE
Flex Showroom

YEAR BUILT
1997

LEASE RATE/RENT
Negotiable

OCCUPANCY
Multi

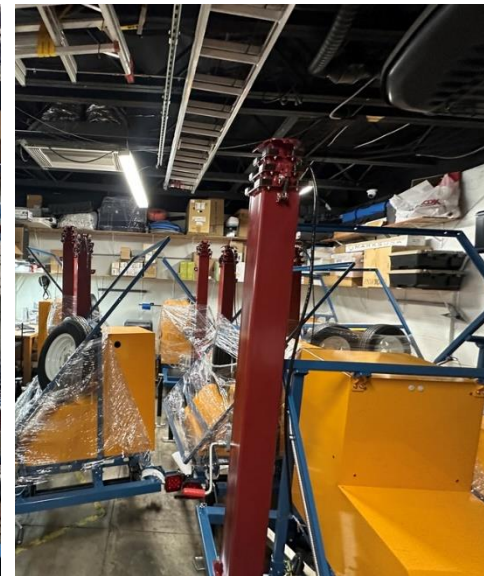
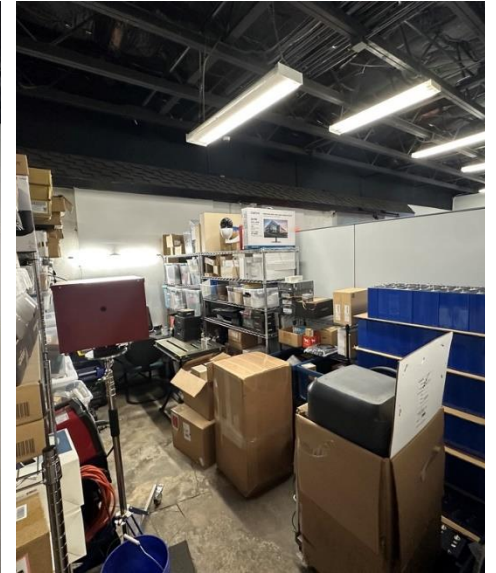
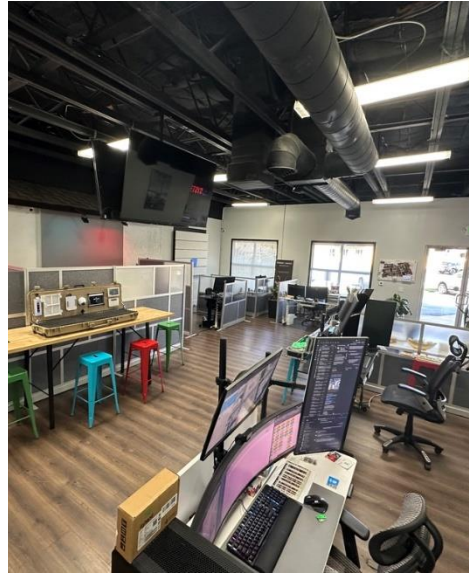
TENANTS
TID Systems

PARKING
Ample shared parking

DOCK/GRADE DOORS
1 Grade

// 780 Smithridge Drive, Suite 250
Reno, NV

// GALLERY



VIEW VIDEO
WALKTHROUGH

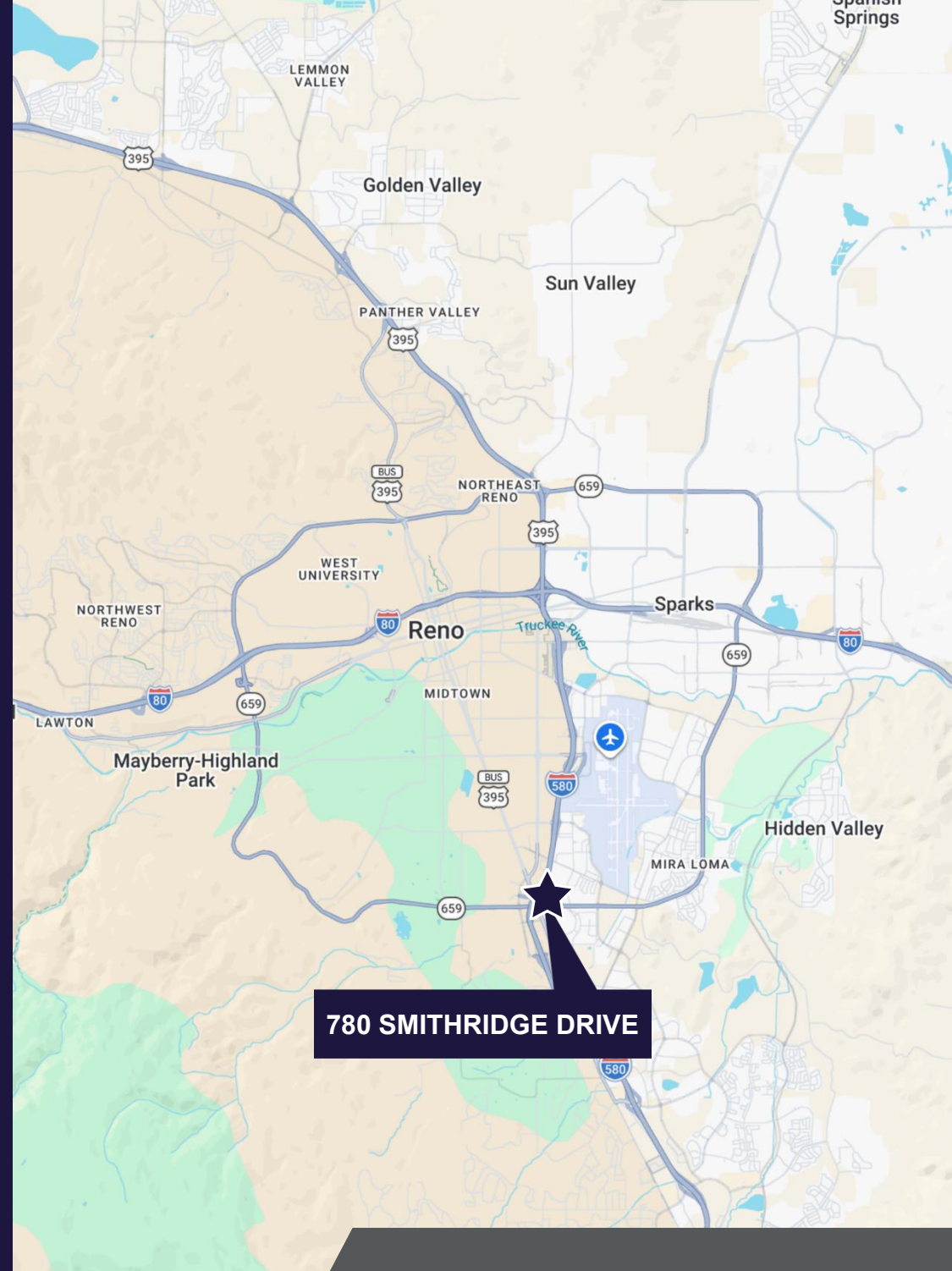


// 780 Smithridge Drive, Suite 250
Reno, NV

// LOCATION HIGHLIGHTS

Located within the Smithridge Business Center in South Reno, the property offers excellent access to US-395/I-580 and is just minutes from the Reno-Tahoe International Airport. The central location provides convenient connectivity to Midtown, Downtown, and South Meadows, with nearby access to Meadowood Mall, restaurants, and other retail amenities. The area is well-established with a strong mix of businesses, making it an ideal location for both employees and clients.

- Prime South Reno / Smithridge corridor location
- Immediate access to US-395 / I-580
- Minutes to Reno-Tahoe International Airport
- Central location with quick access to Midtown, Downtown, and South Meadows
- Surrounded by dense residential and business population
- Established business park with strong tenant mix
- Close proximity to Meadowood Mall, restaurants, and retail amenities



// 780 Smithridge Drive, Suite 250
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// AERIAL MAP



// 780 Smithridge Drive, Suite 250
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// CONTACT

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