

235 & 245 WASHINGTON ST.

Reno, NV 89503



LOGIC

CASEY PROSTINAK

Vice President

775.813.2866

cprostinak@logicCRE.com

S.177148

LANDON GONZALEZ

Vice President

775.741.6397

lgonzalez@logicCRE.com

S.179599

245 Washington St.
Reno, NV 89503

SCHOOL

Listing Snapshot



\$1.20/SF NNN*

Lease Rate



+/- 0.109 AC

Fenced Yard Space



+/- 4,750 SF

Available SF

Property Highlights

- Freestanding flex building
- Fenced yard space
- Two (2) grade level doors
- Central location in downtown Reno
- 209 amp 240 volt 1-Phase

*NNN Lease Rate excludes: NNN expenses - estimated at \$0.15/SF/Mo, utilities, telecommunications, maintenance and repair of Premises. To be further detailed in Lease.

LOGIC



The information herein was obtained from sources deemed reliable; however Logic Commercial Real Estate makes no guarantees, warranties or representation as to the completeness or accuracy thereof.

Demographics



232,660

Total Population



265,361

Daytime Population



11,238

of Businesses



158,789

Total Employees



0.8%

2010-2020 Pop. Growth



\$55,604

Median Home Income

Population	1-mile	3-mile	5-mile
2021 Population	22,134	130,595	232,660

Income	1-mile	3-mile	5-mile
2021 Average Household Income	\$61,124	\$71,296	\$77,642

Households	1-mile	3-mile	5-mile
2021 Total Households	11,294	55,958	94,465

Updated 12/28/2021

Vicinity Map

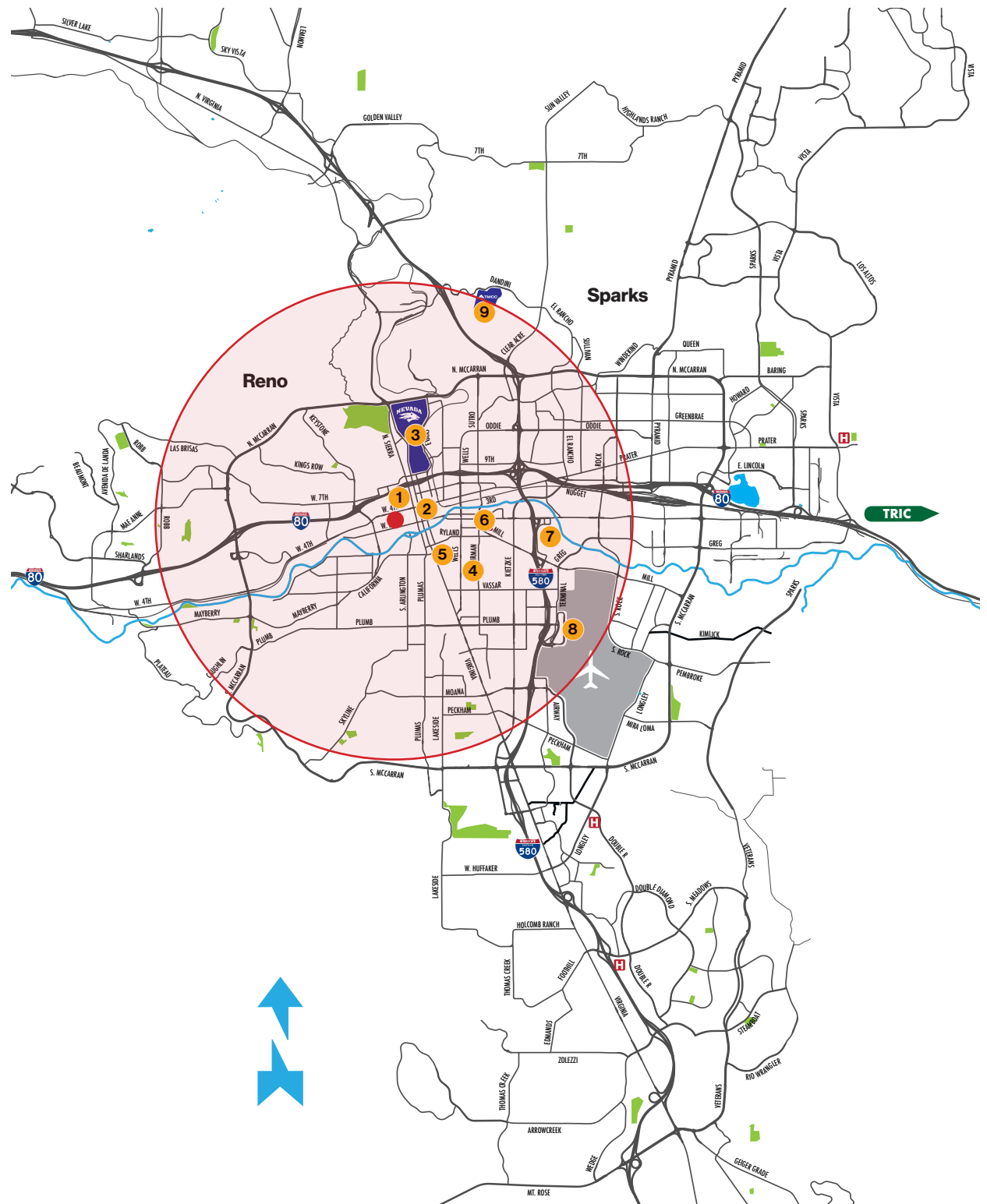
The campus is strategically located in a dense and mature residential area servicing +/-232,660 residents with an average household income of \$77,642 within a 5-mile radius.

Amenities within 5-miles of Radius

- 1** Saint Mary's Regional Medical Center
- 0.49 miles
- 2** Downtown Reno
- 0.52 miles
- 3** University of Nevada, Reno
- 1.31 miles
- 4** Reno VA Medical Center
- 1.42 miles
- 5** MidTown
- 1.42 miles
- 6** Renown Regional Medical Center
- 1.55 miles
- 7** Grand Sierra Resort and Casino
- 2.32 miles
- 8** Reno-Tahoe International Airport
- 2.81 miles
- 9** Truckee Meadows Community College
- 3.41 miles

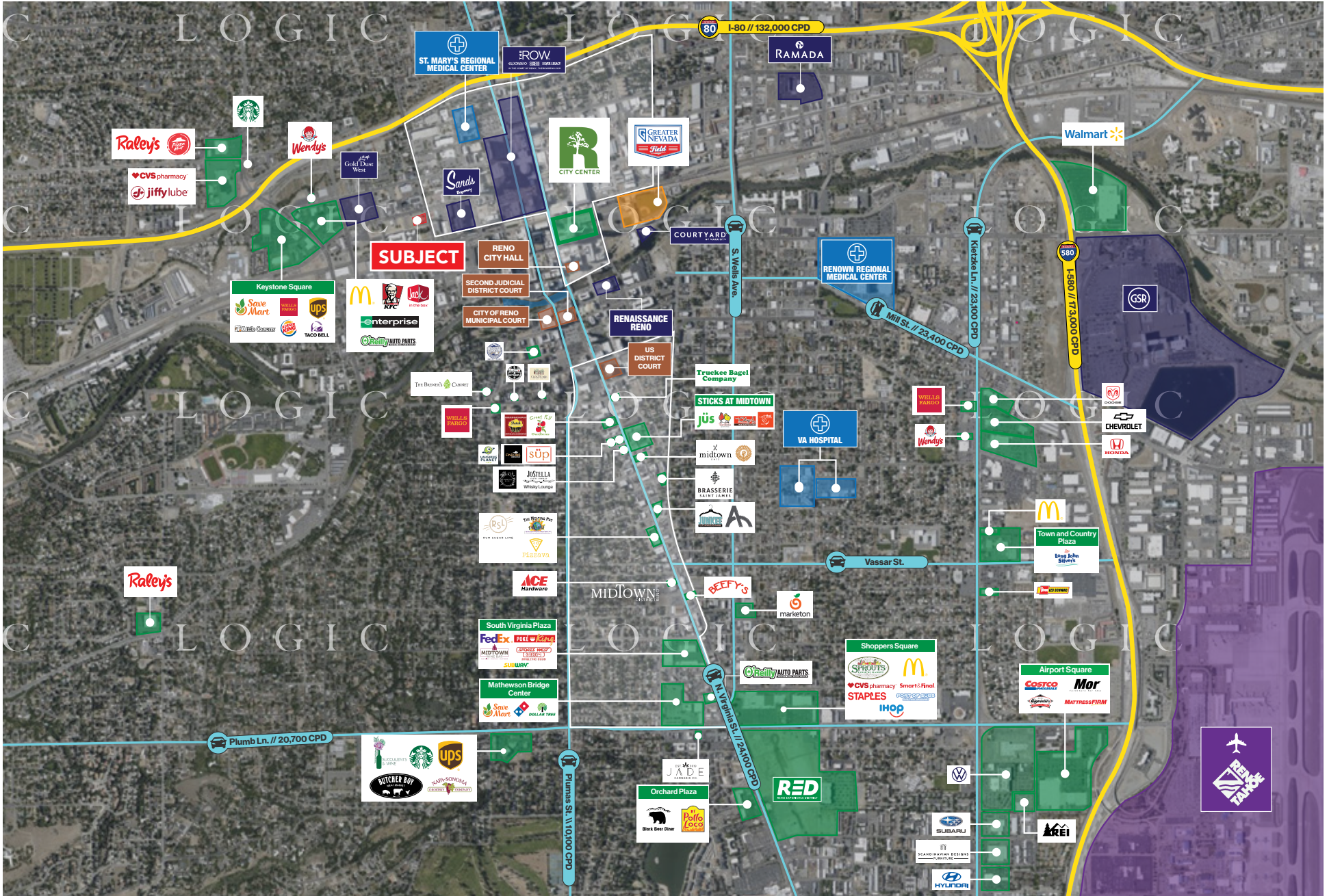
■ Major Landmarks
 ■ Major Parks
 H Hospitals
 ■ Airports

— RTC Bus Route
 — RTC Bus Route
 — RTC Bus Route



Maps, Aerial, & Plans

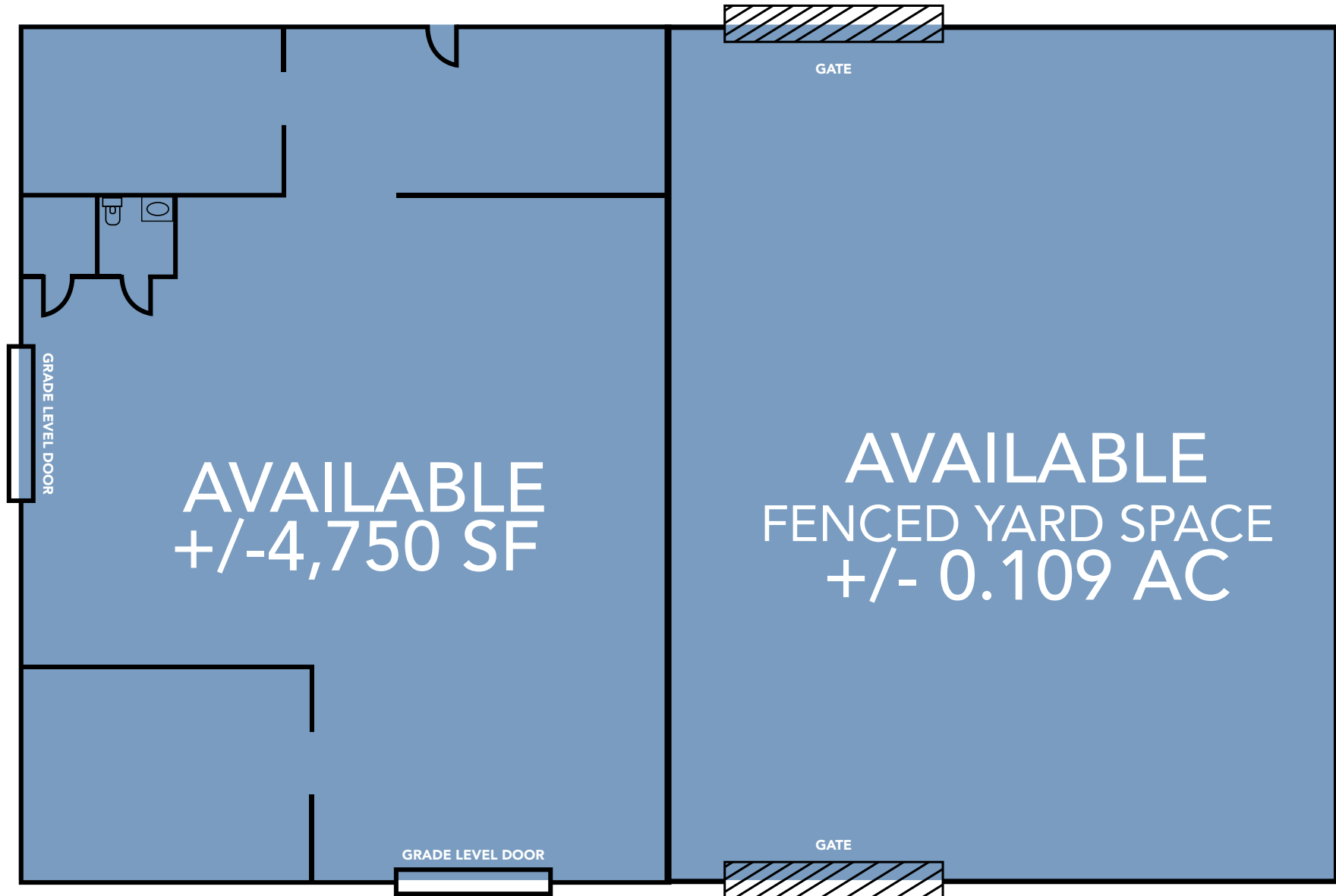
- Airport
- Hospital
- Hotel
- Retail
- State Office



Maps, Aerial, & Plans



Maps, Aerial, & Plans



Property Photos

