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FOR LEASE > 7025 Longley Lane, Reno, NV 89511

Available Suites:

Suite 40 – 5,400 Square Feet

- Turn-key veterinarian office with ability to modify for medical or spa/salon uses

Suite 60/70 – 2,620 Square Feet

- General office layout ideal for professional service firms

Reno Office Services

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Asking Rate:

\$1.50/SF/MO Modified Gross

Building Comments

13,800 square foot office and retail building located on Longley Lane and Maestro Drive with space available for lease. Property is well located in the Meadowood Submarket with easy access to all part of town. The building offers outstanding visibility and rare signage opportunity with a full color LED monument sign. Multi-tenant property zoned Industrial Commercial (IC) which allows for a variety of uses. Situated on a 1.476 acre lot with surface level parking. Property is also available for sale making it a great opportunity for an owner-user investor with cash flow. Please contact listing brokers for offering memorandum for income and expense information.

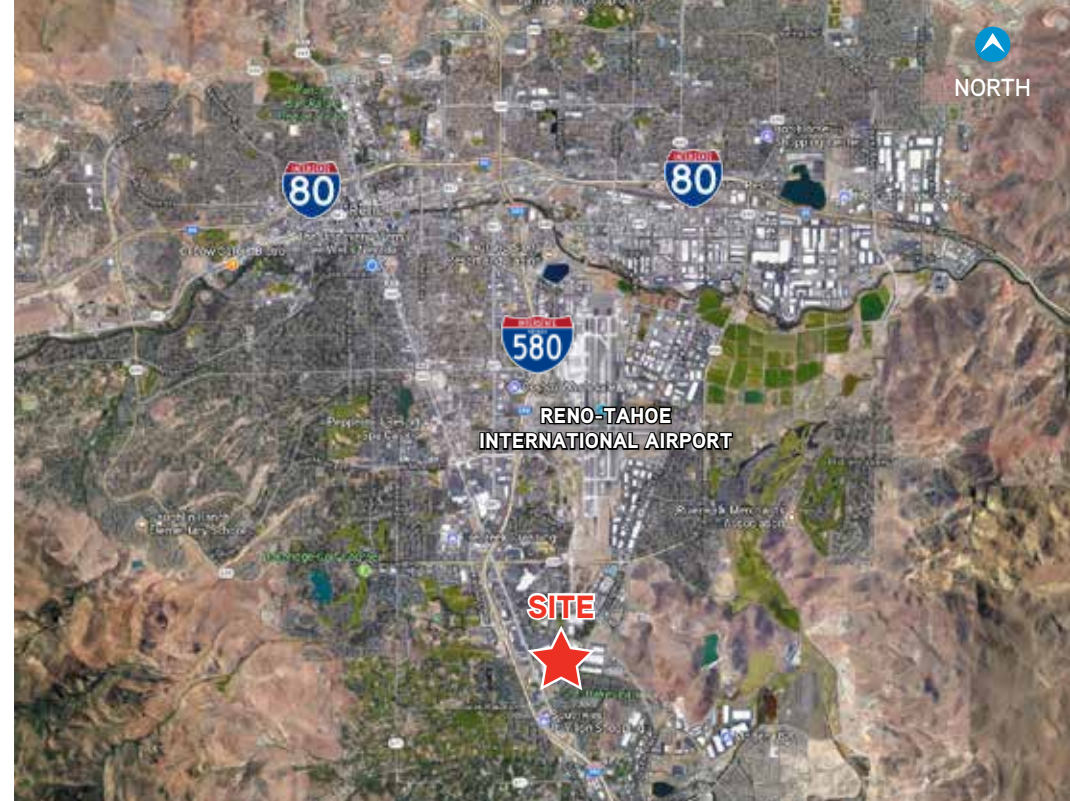
Suite 40 - 5,400 SF

Turn-key 5,400 square foot turn-key veterinarian office with reception, waiting area, staff/finance office, numerous exam rooms, surgery area with recovery rooms, grooming room, boarding area, x-ray, staff lounge/break area, an outdoor fenced dog run and play area, and other details that make this a perfect opportunity for a veterinarian office. With the extensive improvements and water fixtures this is also an opportunity for medical, dental, spa or salon uses!

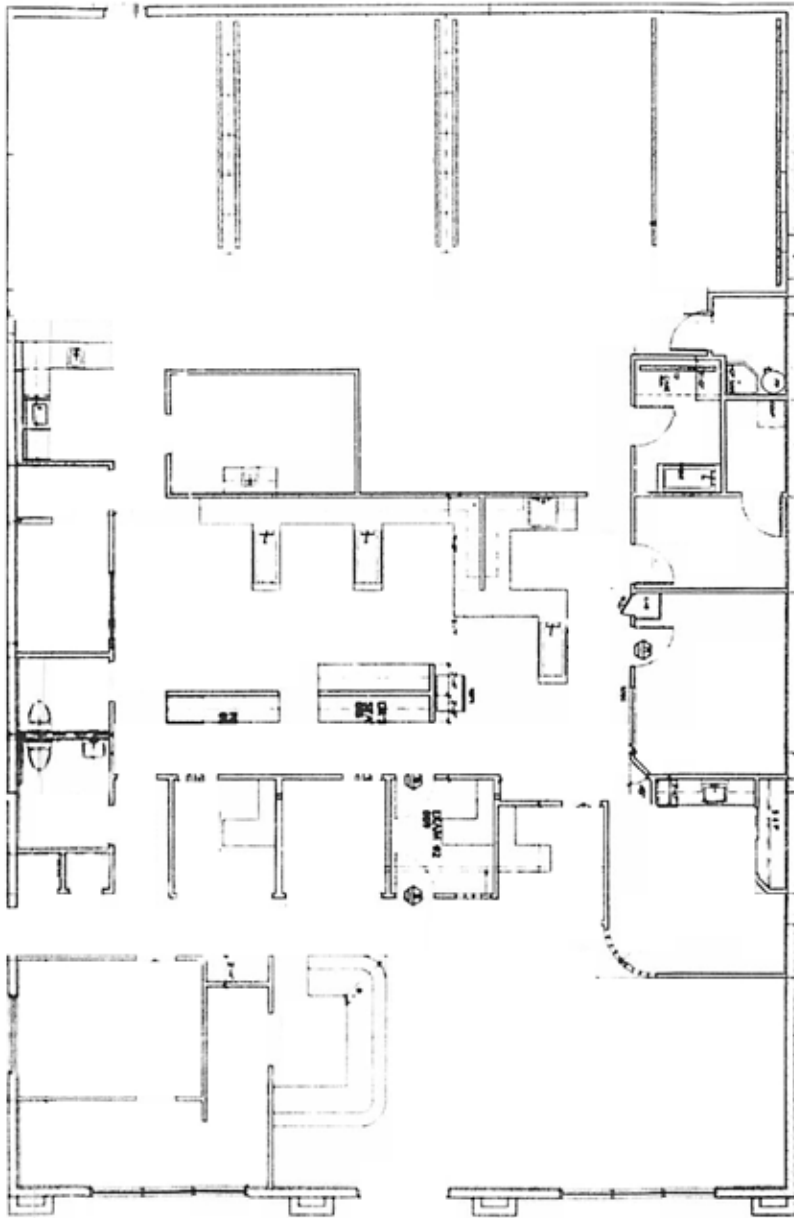
Suite 60/70 - 2,620 SF

Professional office 2,620 square foot office space with six offices, conference room, kitchen, reception area and storage. The suite on the end cap and gets ample natural light.

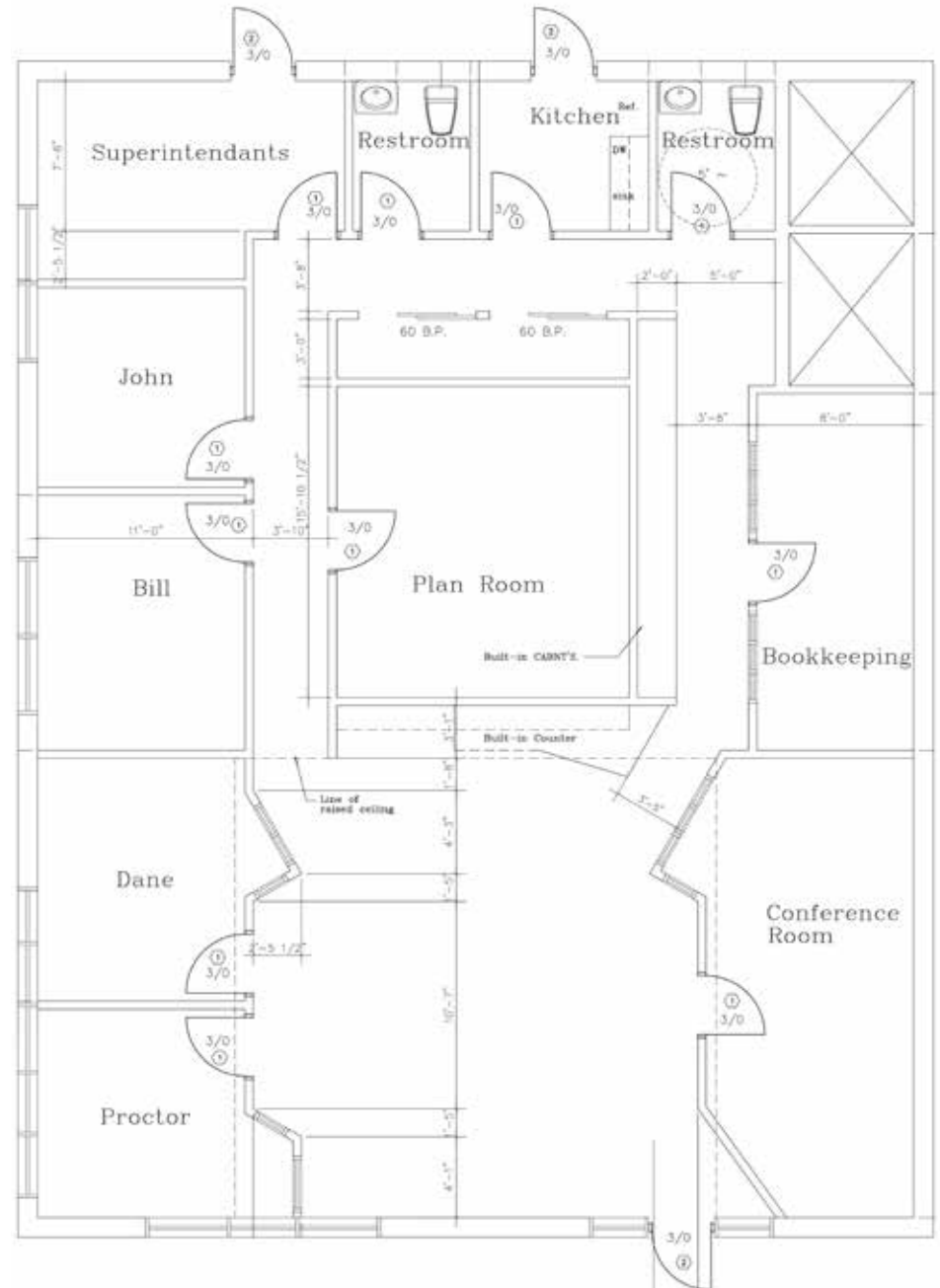
2017 DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
Population	16,318	90,780	197,665
Daytime Population	12,277	58,845	145,908
Median Household Income	\$46,061	\$47,043	\$50,838
Total Housing Units	3,510	28,433	59,906



Suite 40 Floor Plan - 5,400 SF



Suite 60/70 Floor Plan - 2,620 SF



Additional Property Photos

