

FOR LEASE > MEDICAL OFFICE BUILDING

855 W. Seventh St

RENO | NEVADA | 89503



Complete Remodel of Exterior and Interior!

**AVAILABLE SPACE:** First Floor Suites  
**Suite 130 2,300± SF\***  
*\*Can be demised*

**LEASE RATES:** First Floor Suites  
**\$1.20/SF/MO Full Service** (Less Suite Janitorial)

### BUILDING FEATURES:

- > Medical, dental or general office space available in this two-story 14,500 square foot medical office building
- > Other tenants in the building include: Westcare Foundation, Northern Nevada International Center/UNR, Chiropractor, Dental Lab and The Reno Dentist
- > The building just underwent a major interior and exterior renovation
- > Suite is in shell condition and is ready for your improvements. Owner is willing to provide a TI allowance for qualified leases and tenants.

For more information,  
please contact:

### Reno Office Services

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The information furnished has been obtained from sources we deem reliable and is submitted subject to errors, omissions and changes. Although Colliers Nevada, LLC has no reason to doubt its accuracy, we do not guarantee it. All information should be verified by the recipient prior to lease, purchase, exchange or execution of legal documents.

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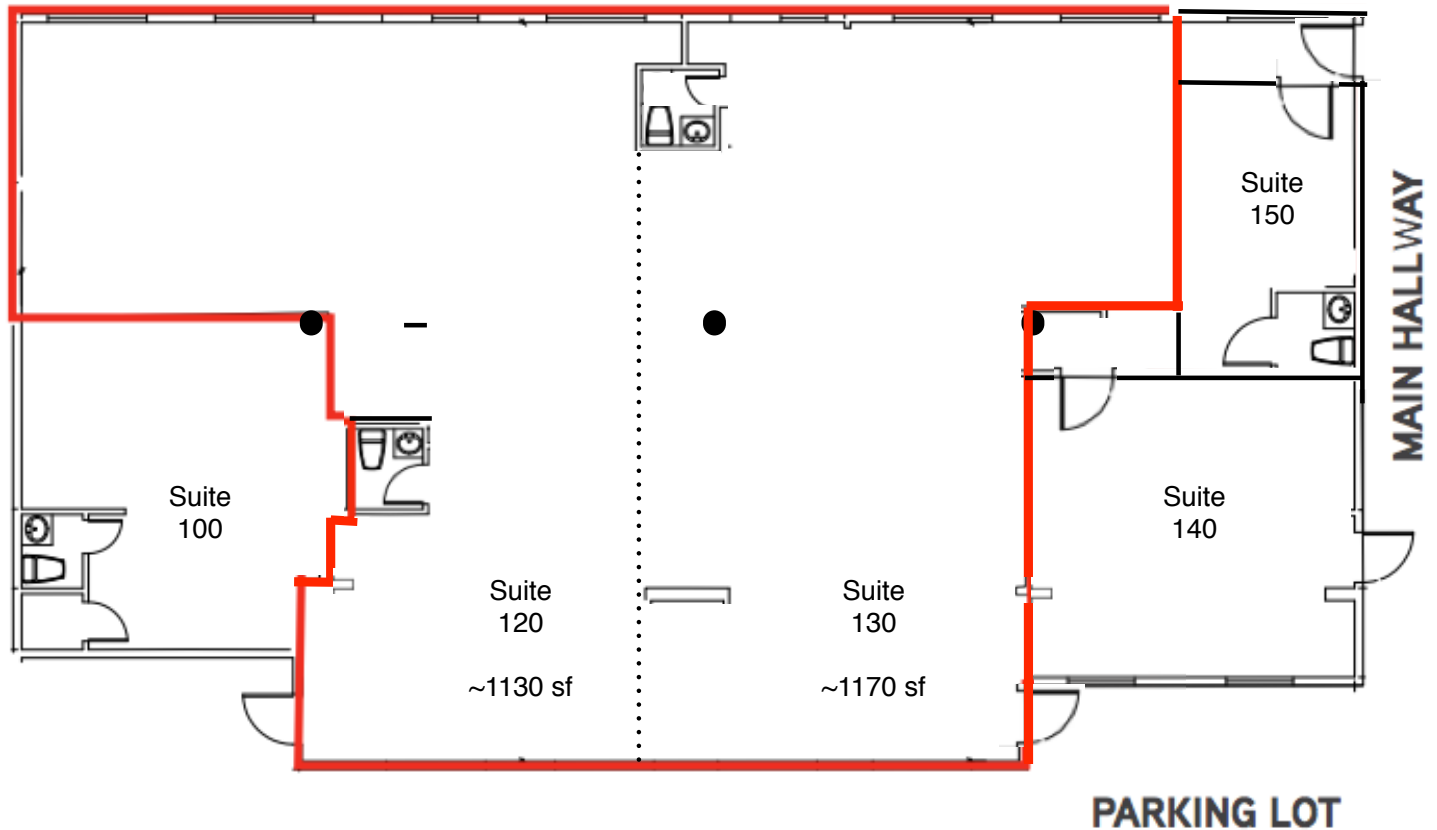
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## FLOOR PLAN



**Suite 130** 2,300 SF - *Can be demised*

### SUITE DESCRIPTION:

Shell space is available and ready for your improvements. The suite was previously a dental office but owner has removed all walls and ceiling (some sinks and restrooms are still in place) to allow the next tenant to build it out to their liking. The suite is located on the first floor and offers outstanding light from large windows.

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## SITE PLAN



Demographics	1 mile	3 miles	5 miles
Total Businesses	1,607	6,436	12,538
Total Employees	23,333	93,736	168,700
2015 Population	20,161	119,766	216,305
2015 Total Households	9,479	51,038	86,692
2015 Median HH Income	\$29,021	\$34,677	\$38,452

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AERIAL



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