

FOR LEASE | QUAIL PARK SOUTH | PRIME SOUTH RENO LOCATION

8040 South Virginia Street

Reno, Nevada 89511

LAST SPACE
AVAILABLE



Property Highlights

- Available November 1, 2026
- Suite 4-5: 6,622 ± SF
- Lease Rate: \$2.50/SF/mo NNN
- Turnkey Class A Medical Office
- Building and Monument Signage Available
- Excellent Visibility and Access on South Virginia St
- Near Interstate I-580
- Frontage: 70 ± Feet on South Virginia St

Medical Office Turnkey Improvements

- | | |
|--------------------|----------------------|
| • Exam Rooms: 20 | • Nurses Stations: 3 |
| • Procedure Room | • Waiting Room |
| • Multiple Offices | • IT Room |
| • Restrooms: 6 | • Storage |



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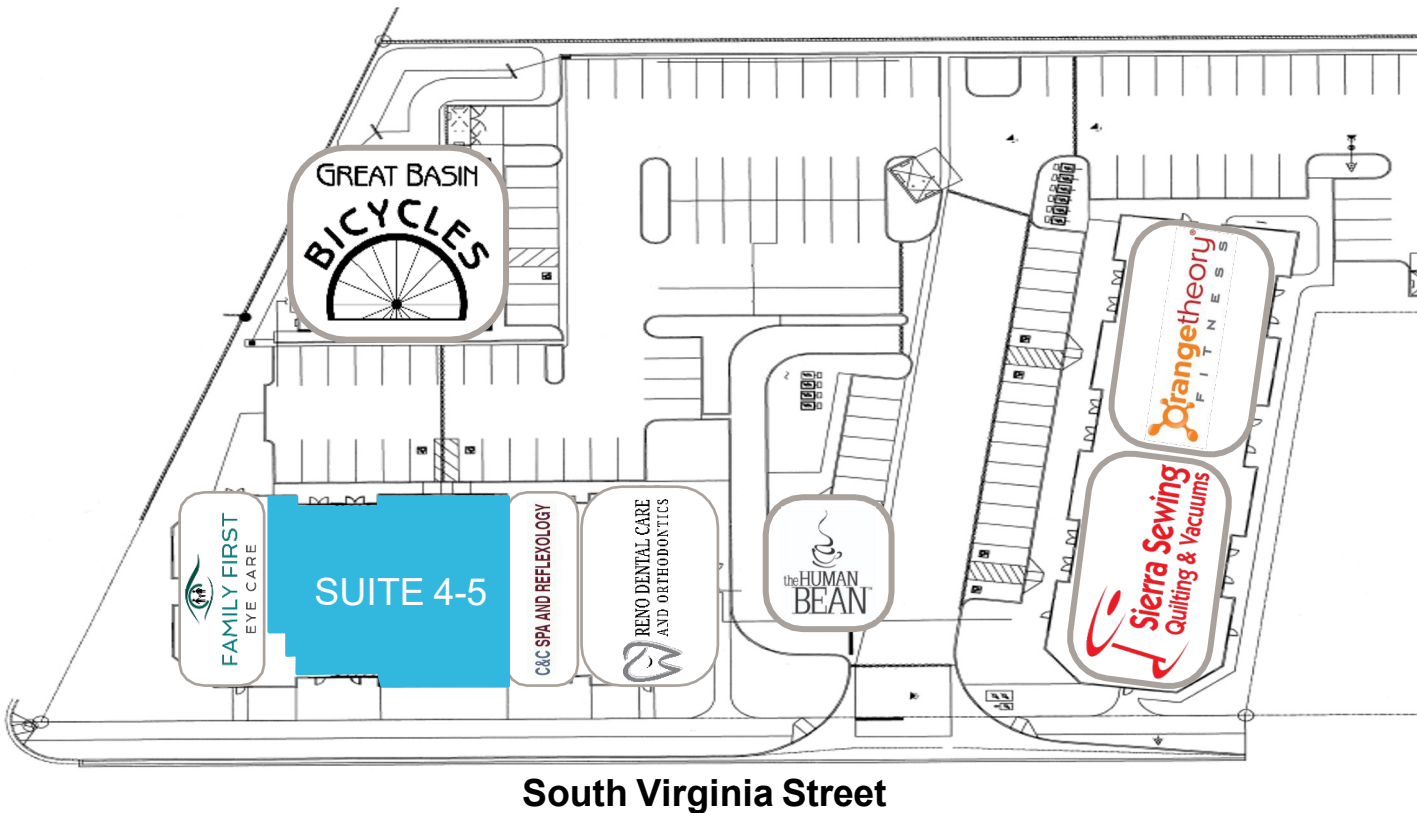
**AVISON
YOUNG**

Western Alliance
Commercial, Inc.

Space Available

Suite 4-5

6,622 ± SF



South Virginia Street

Demographics

Distance	Population	Avg. Household Income
1 Mile	7,425	\$98,589
3 Miles	62,741	\$116,693
5 Miles	143,673	\$118,584

**2026 Costar*

Traffic Counts

US395, S Virginia St, .3 mi S of Longley 26,300 ADT
S Virginia, 120ft S of Delucchi Ln 21,600 ADT

***2026 NDOT*

Co-Tenants Include

- Reno Dental Care	- The Human Bean
- Family First Eye Care	- Orange Theory
- Great Basin Bicycles	- Sierra Sewing
- C&C SPA	- Kia FIT

DBA Avison Young Western Alliance Commercial Inc. | Independently Owned and Operated
6590 South McCarran Blvd, Suite A | Reno, NV 89509
avisonyoung.com

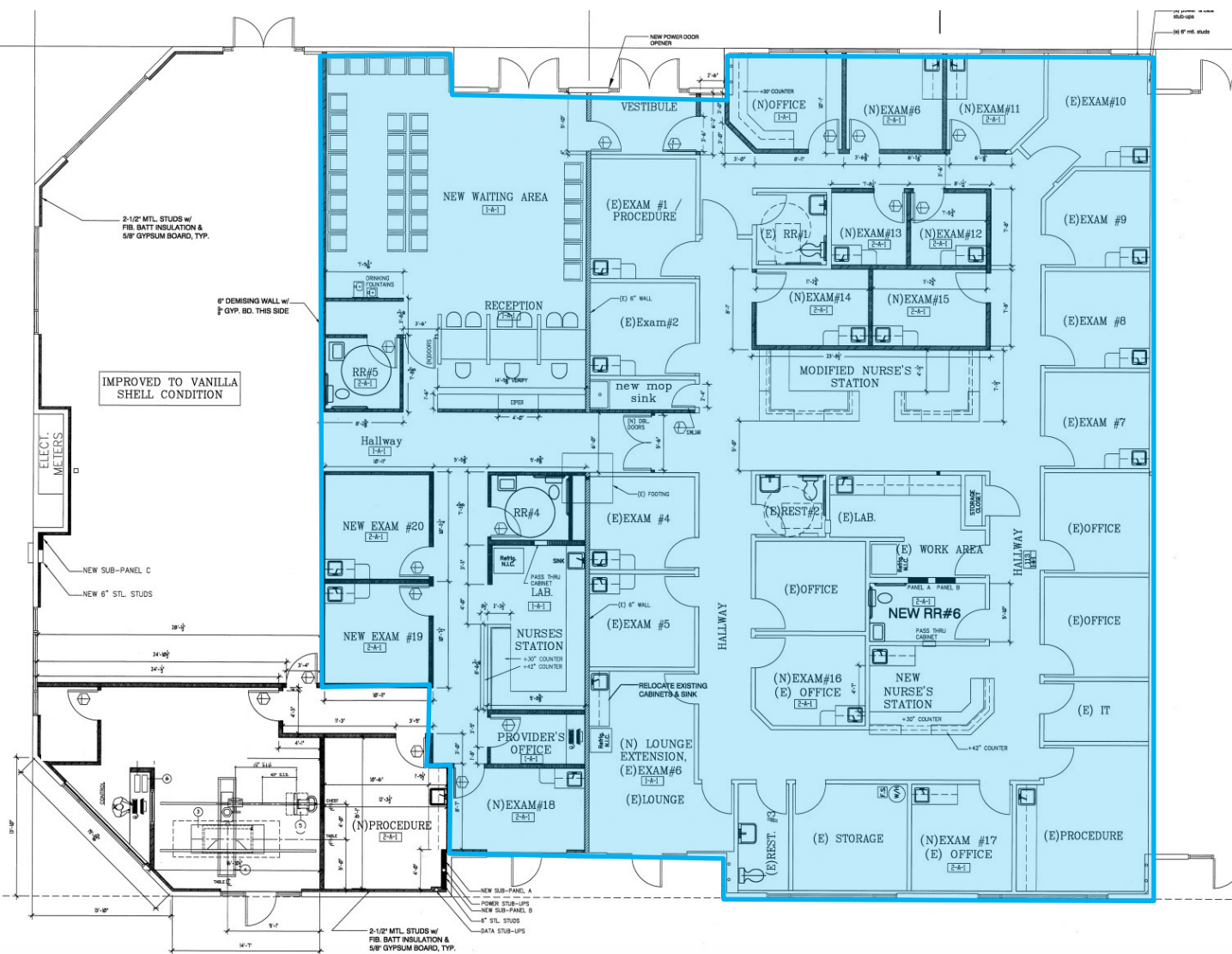
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CLASS A MEDICAL OFFICE SPACE

6,622 ± SF Available
Lease Rate: \$2.50/SF/mo
Lease Type: NNN



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