

EXECUTIVE SUMMARY



OFFERING SUMMARY

Lease Rate:	\$2.00 SF/month (MG) \$.51 SF CAM
Suite Size:	2977 SF
Available SF:	Available Now
Year Built:	2011
Zoning:	IC
Market:	Reno

PROPERTY OVERVIEW

Pleased to offer for lease a great medical and/or professional Office suite for lease on the Corner of Longley and McCarran. The space is fully built out 2977 sq ft which has a reception area with 7 private office rooms / exam rooms for lease.

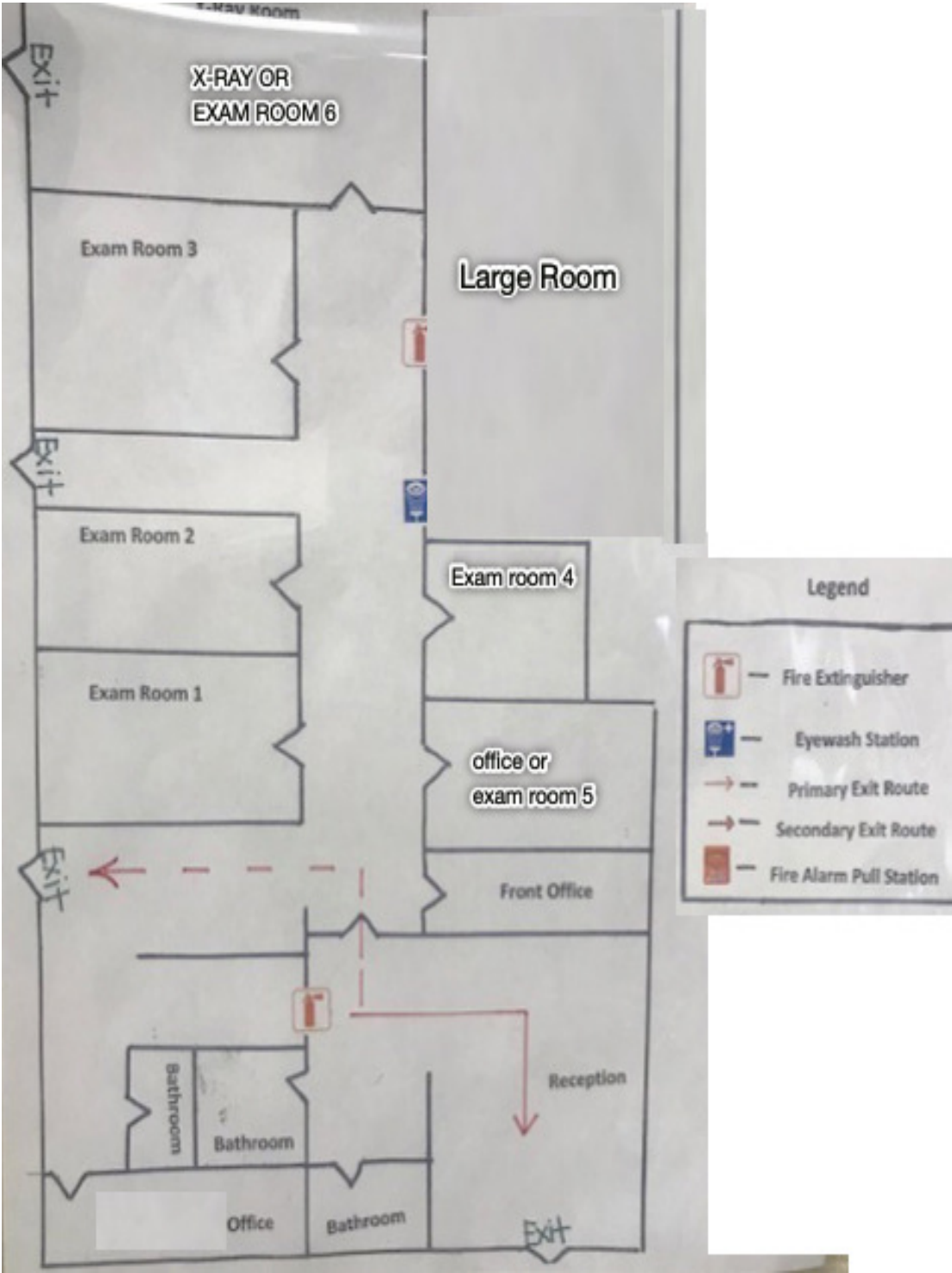
PROPERTY HIGHLIGHTS

- Great Parking
- Corner of McCarran and Longley
- Close to Northern Nevada Medical Center

RYAN JOHNSON, CCIM
NV #BS.1707
775.823.8877 X202
RYAN@JOHNSONGROUP.NET

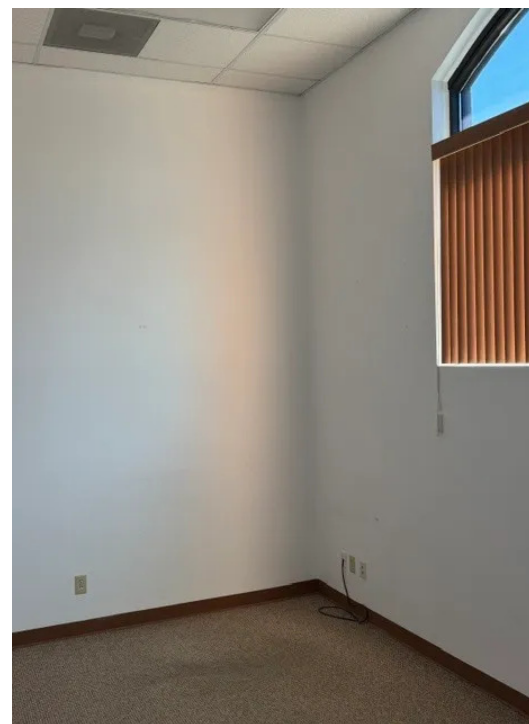
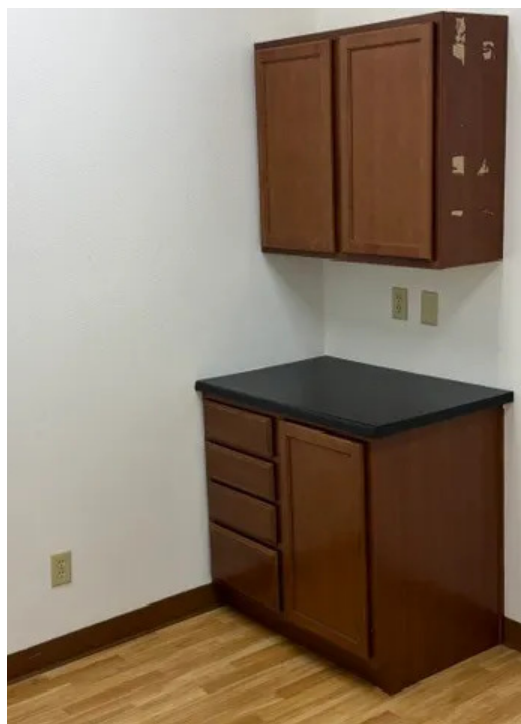
We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

FLOORPLAN (NOT TO SCALE)



RYAN JOHNSON, CCIM | NV #BS.1707 | 775.823.8877 X202 | RYAN@JOHNSONGROUP.NET

ADDITIONAL PHOTOS



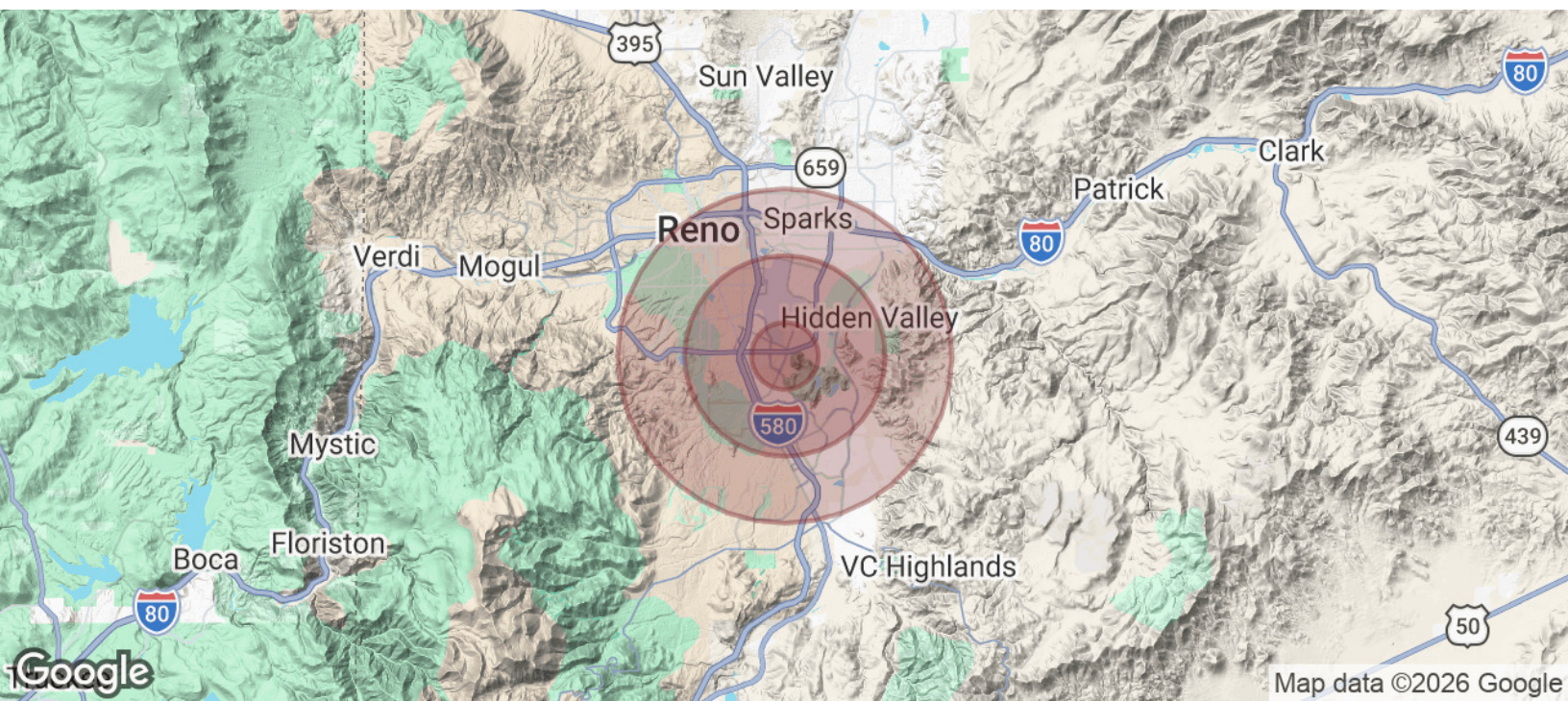
RYAN JOHNSON, CCIM | NV #BS.1707 | 775.823.8877 X202 | RYAN@JOHNSONGROUP.NET

LOCATION MAPS



RYAN JOHNSON, CCIM | NV #BS.1707 | 775.823.8877 X202 | RYAN@JOHNSONGROUP.NET

DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,933	62,974	161,884
Average age	34.3	33.9	36.6
Average age (Male)	32.4	32.9	35.8
Average age (Female)	36.1	34.8	37.2

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	3,216	25,474	68,082
# of persons per HH	2.5	2.5	2.4
Average HH income	\$51,699	\$59,237	\$65,234
Average house value	\$215,063	\$265,663	\$362,739

* Demographic data derived from 2020 ACS - US Census

ADVISOR BIO 1



RYAN JOHNSON, CCIM

Principal

Ryan@johnsongroup.net
Direct: 775.823.8877 x202 | Cell: 775.232.8551

NV #BS.1707

PROFESSIONAL BACKGROUND

Ryan Johnson is a Principal at Johnson Group Commercial, widely recognized for his leadership and success in the industry. He specializes in leasing and sales of retail, office, and industrial properties, with a focus on investment sales. Ryan provides advisory and consulting services to landlords, investors, and developers in Northern Nevada, having completed over \$600 million in investment sales and hundreds of lease agreements.

5 time COSTAR Power Broker Award Winner
2018, 2019, 2020 and 2021 Summit Award Winner.

EDUCATION

Graduate of the University OF Nevada in 1999 – Computer Information Systems
CCIM certification earned May 2007

MEMBERSHIPS

5+ years CCIM Board of Directors Norther NV Chapter
CCIM for over 15 years

JOHNSON GROUP COMMERCIAL
5255 Longley Lane Suite 105
Reno, NV 89511
775.823.8877

RYAN JOHNSON, CCIM | NV #BS.1707 | 775.823.8877 X202 | RYAN@JOHNSONGROUP.NET