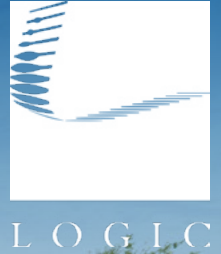


For Lease

Moana West Office Suites



MOVE-IN SPECIAL - \$1 PSF for the First 3 Months

3384-3396 Lakeside Ct.
Reno, NV 89509

Michael Keating, SIOR
Partner
775.386.9727
mkeating@logicCRE.com
S.0174942

Michael Dorn
Vice President
775.453.4436
mdorn@logicCRE.com
S.0189635

Point of contact

Michael Keating Jr.
Associate
775.843.0125
mjrkeating@logiccre.com
S.0200781

Listing Snapshot



\$1.40 - \$1.65 MG
Lease Rate



± 732 – 5,485 SF
Available Square Footage

Property Highlights

- Multiple suite sizes and configurations to accommodate a variety of office users
- Renovations underway including new facade, signage, paint, landscaping, and parking lot improvements
- Tenant improvement allowance available for qualified tenants
- Walking distance to the Moana Springs Community Aquatics & Fitness Center and Virginia Lake Park
- Less than 1 mile from Caughtlin Ranch with average household income exceeding \$180,000
- ± 9,000 households within a 1-mile radius, ± 41,000 residents within 2 miles
- Common bathrooms
- Retail amenities within shopping center
- Tenant responsible for gas, power, internet, phone, and in-suite janitorial

Demographics

	1-mile	3-mile	5-mile
2026 Population	20,355	96,462	223,931
2026 Average Household Income	\$80,709	\$113,625	\$109,885
2026 Total Households	9,253	44,806	97,256





Downtown Reno

Retail

NEVADA STATE BANK
THE DOOR TO YOUR FUTURE

7-ELEVEN

Retail

moana nursery
Since 1967

Parks

Virginia Lake Park

Multifamily

Regency Park

Multifamily

Roselake Apartments

AVAILABLE

± 732 – 5,485 SF

Mixed-Use

RED
RENO EXPERIENCE DISTRICT

Retail

Little Caesars
Joseph's Vienna
Bobby Page's THE DRY CLEANER
CHASE

Hotels / Casinos

GSR

Hotels / Casinos

PEPPERMILL
RENO

Hotels / Casinos

Nugget
CASINO RESORT

Venues

SHOOT
360
Coming Fall 2025

Lakeside Ct.

Lakeside Dr.

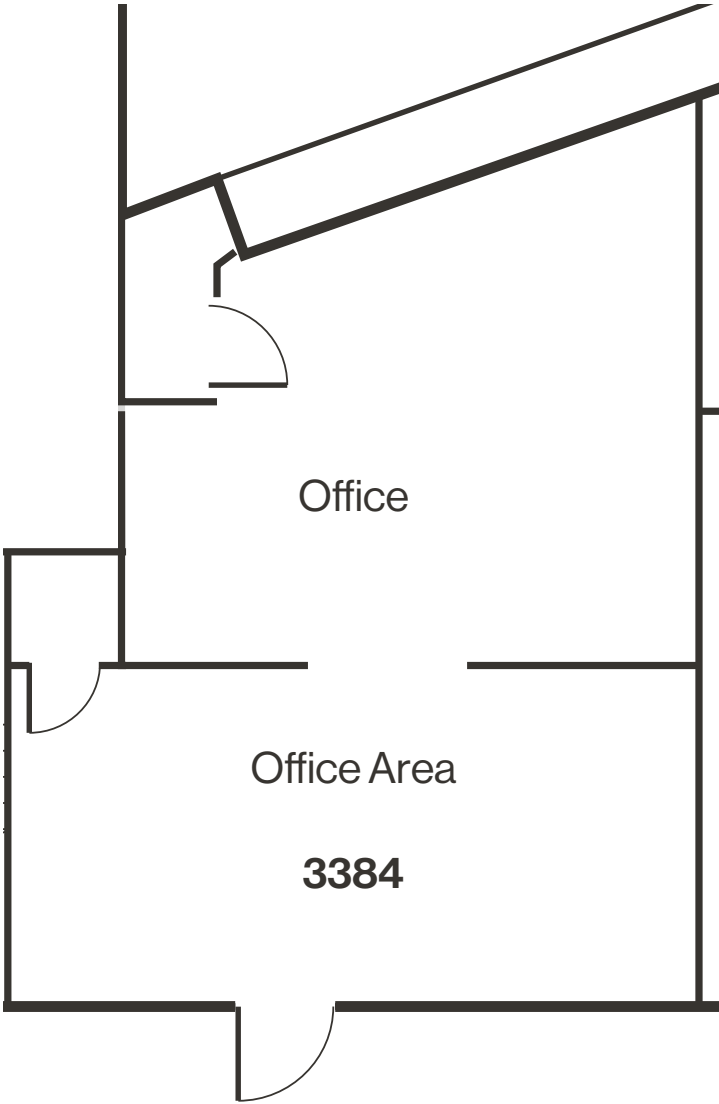
Moana Ln. // 12,900 CPD

Floor Plan | Second Floor | Suite 3384

 **\$1.65 MG**
Lease Rate

 **± 732 SF**
Available Square Foot

- One (1) private office
- Bullpen area
- Storage room

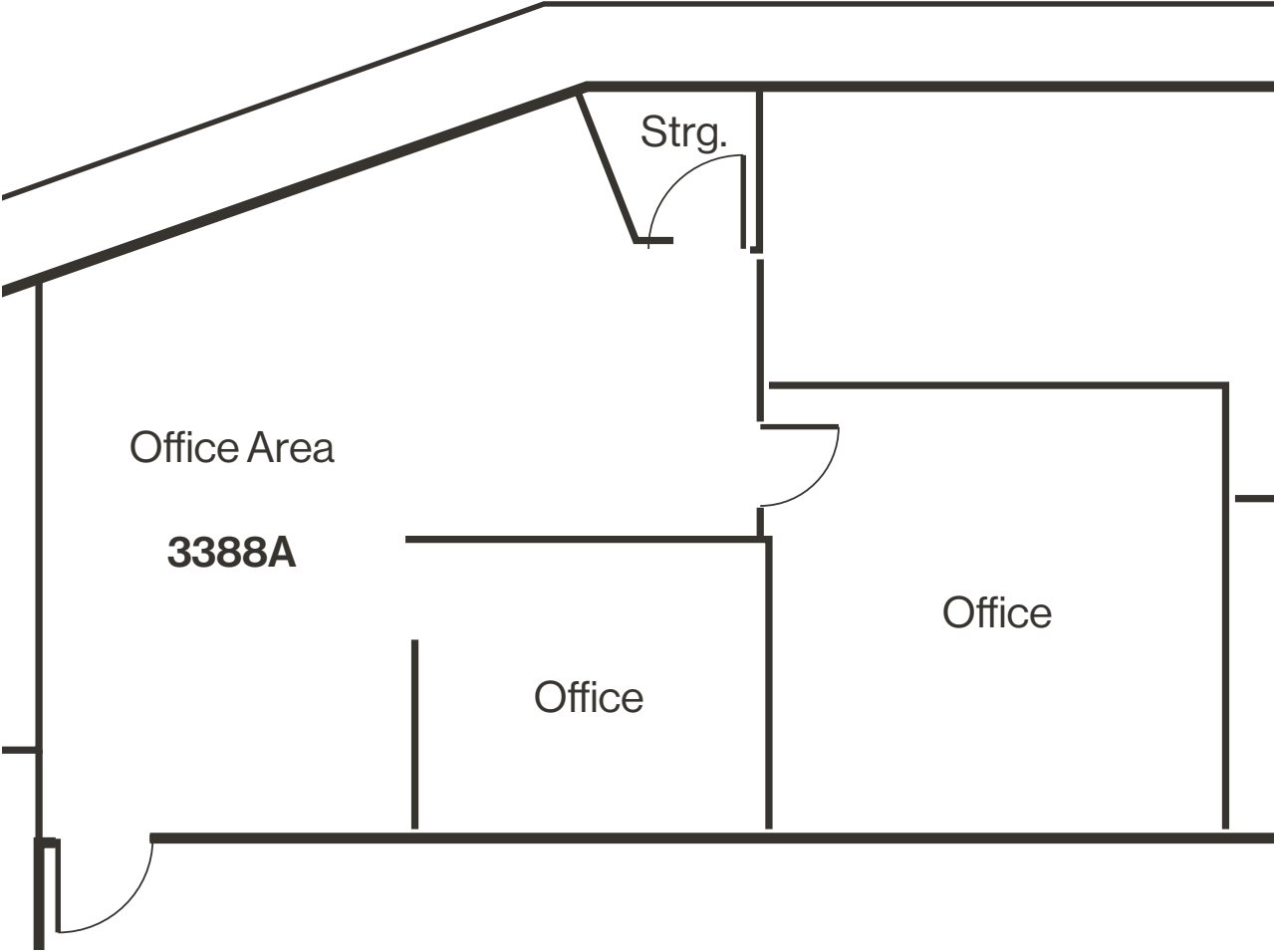


Floor Plan | Second Floor | Suite 3388A

 **\$1.65 MG**
Lease Rate

 **± 998 SF**
Available Square Foot

- Two (2) private offices
- Bullpen area
- Storage room

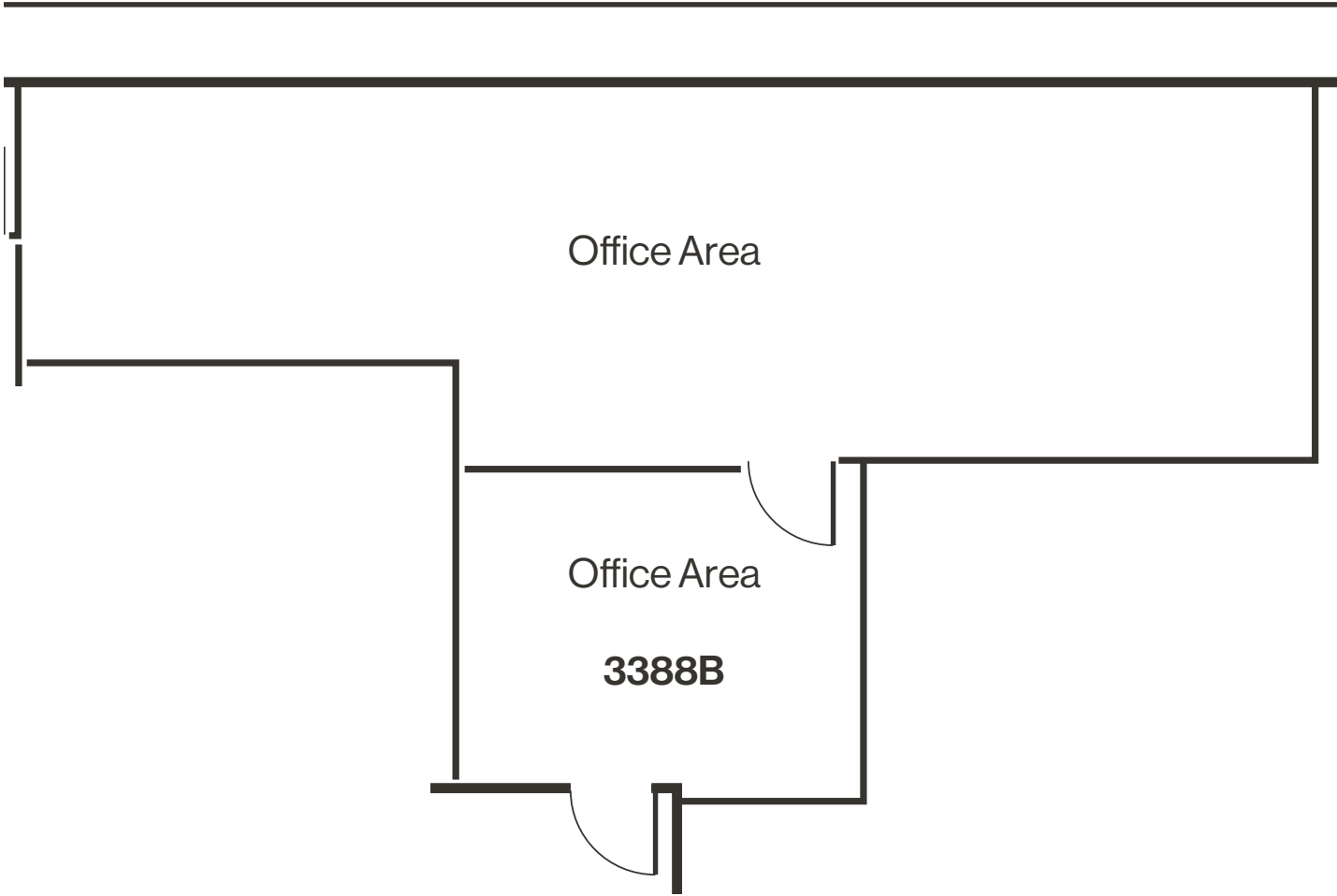


Floor Plan | Second Floor | Suite 3388B

 **\$1.65 MG**
Lease Rate

 **± 953 SF**
Available Square Foot

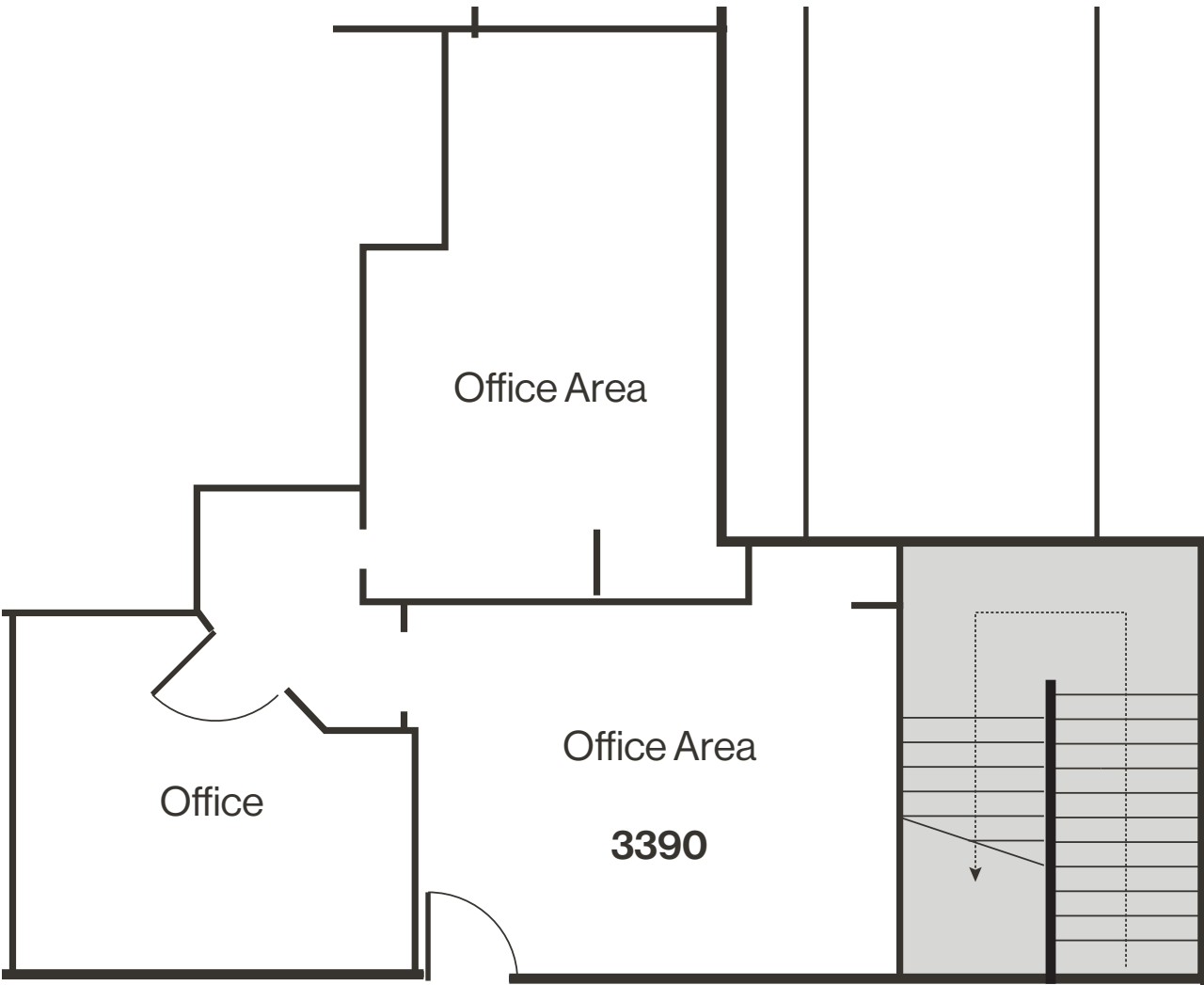
- Large open area



 **\$1.65 MG**
Lease Rate

 **±877 SF**
Available Square Foot

- Three (3) private offices
- Newly renovated



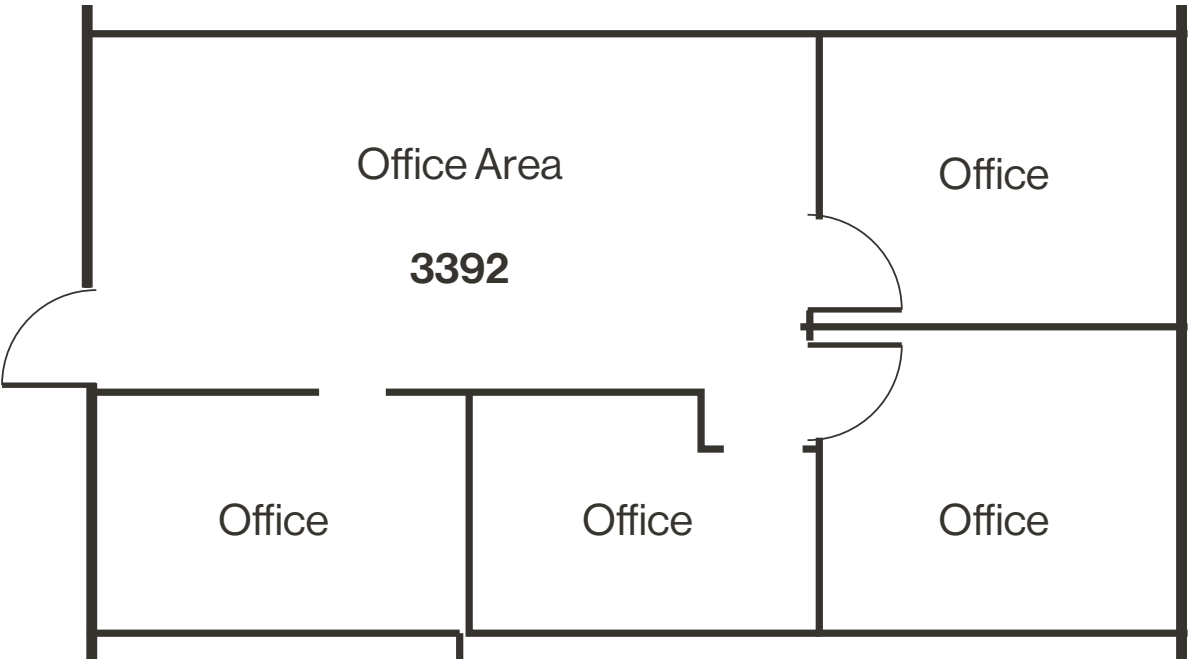
[Click for a Virtual Tour](#) 

Floor Plan | Second Floor | Suite 3392

 **\$1.65 MG**
Lease Rate

 **± 943 SF**
Available Square Foot

- Four (4) private offices
- Open entry
- Newly renovated



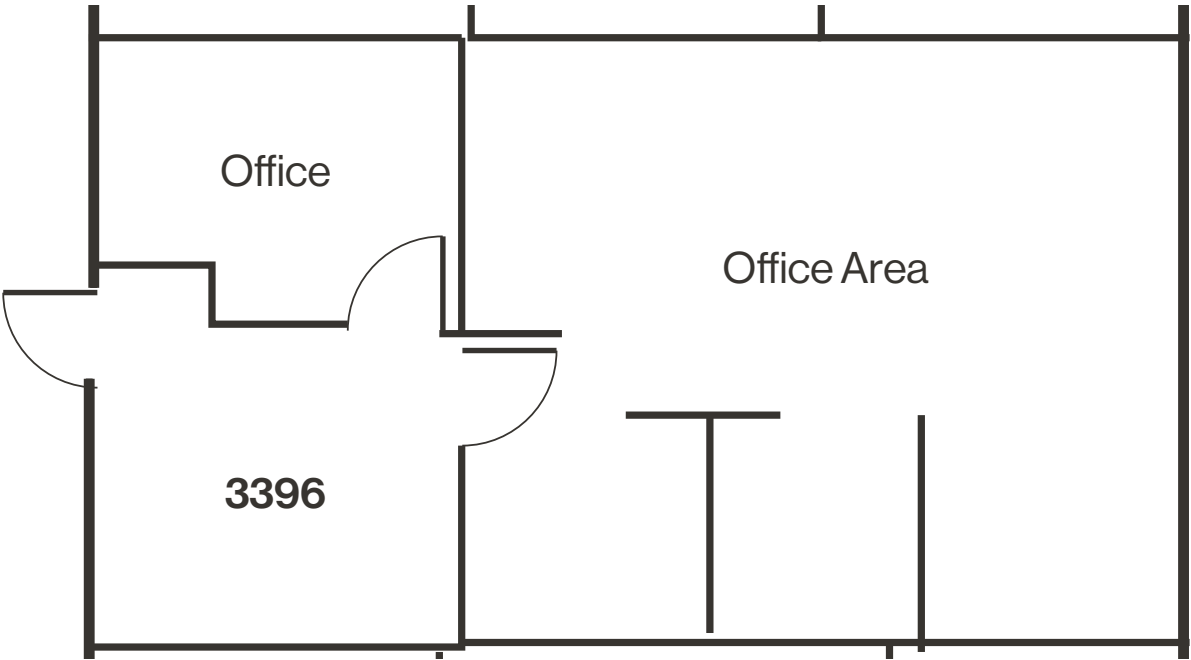
[Click for a Virtual Tour](#) 

Floor Plan | Second Floor | Suite 3396

 **\$1.65 MG**
Lease Rate

 **± 947 SF**
Available Square Foot

- One (1) private office
- Large bullpen area
- Newly renovated



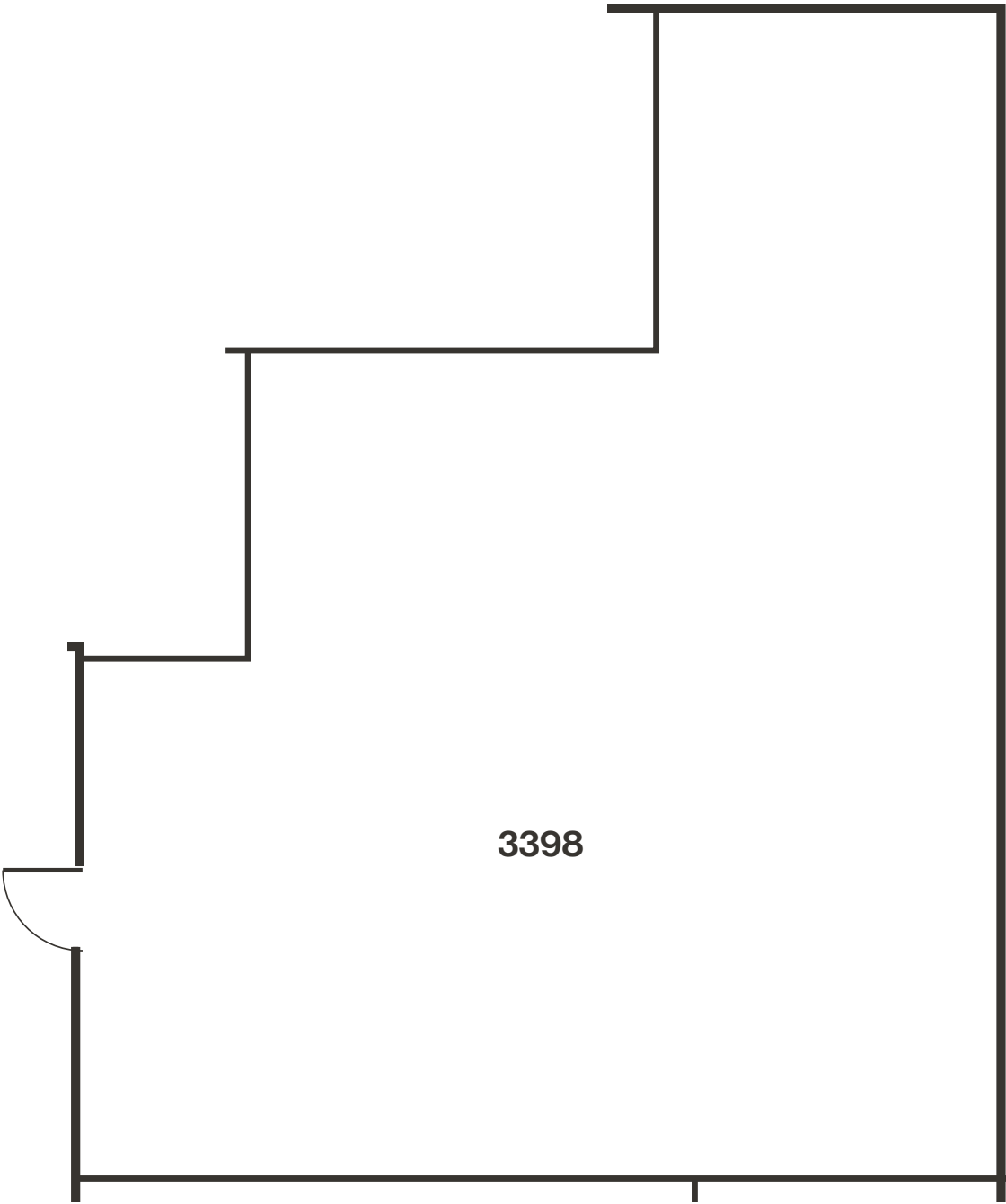
[Click for a Virtual Tour](#) 

Floor Plan | Second Floor | Suite 3398

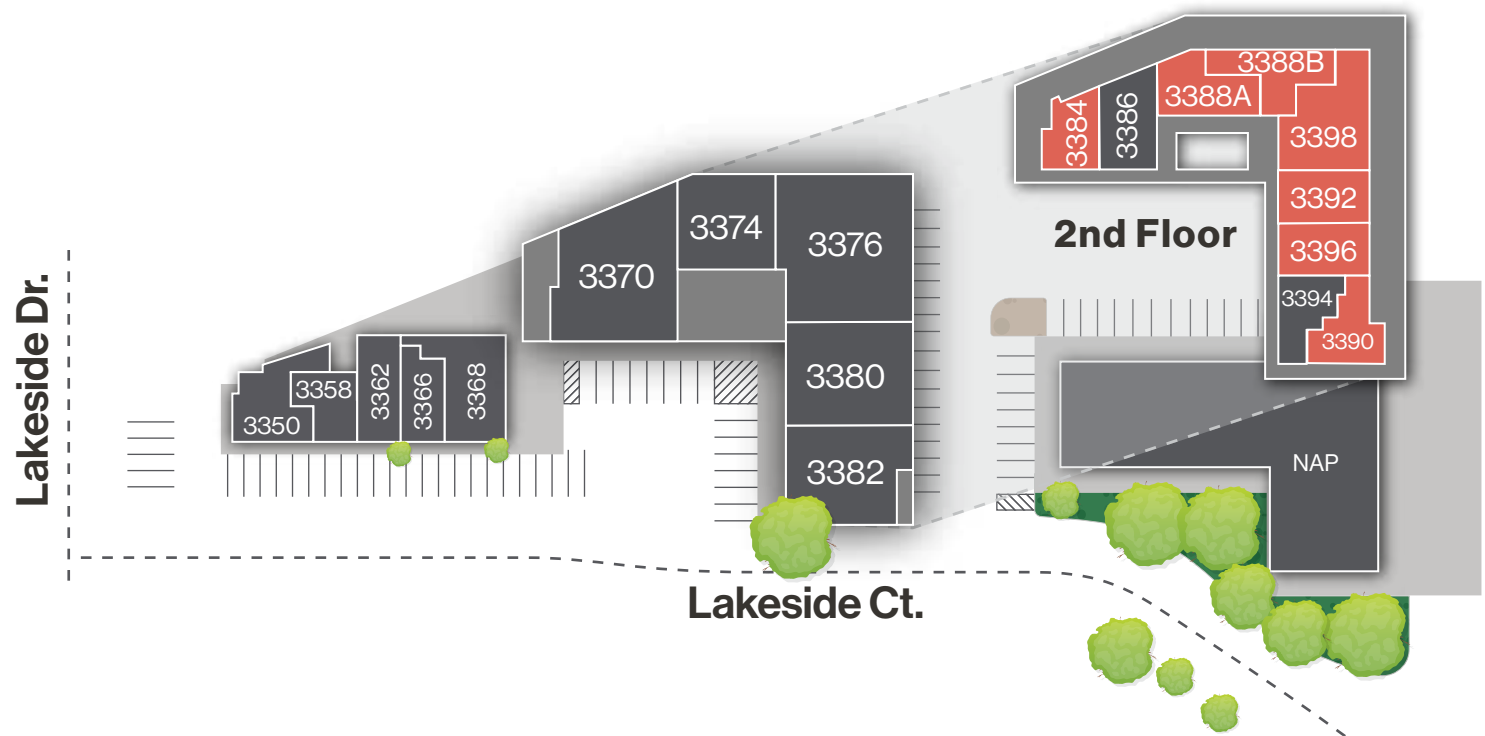
 **\$1.65 MG**
Lease Rate

 **± 1,644 SF**
Available Square Foot

- Four (4) private offices
- Open entry
- Newly renovated



[Click for a Virtual Tour](#) 



Suite	Tenant	Size
3384 Lakeside Ct.	AVAILABLE	± 732 SF
3386 Lakeside Ct.	PMI	± 1,084 SF
3388A Lakeside Ct.	AVAILABLE Open reception area with two (2) private offices	± 998 SF
3388B Lakeside Ct.	AVAILABLE Small reception area with large private office	± 953 SF
3390 Lakeside Ct.	AVAILABLE	± 877 SF

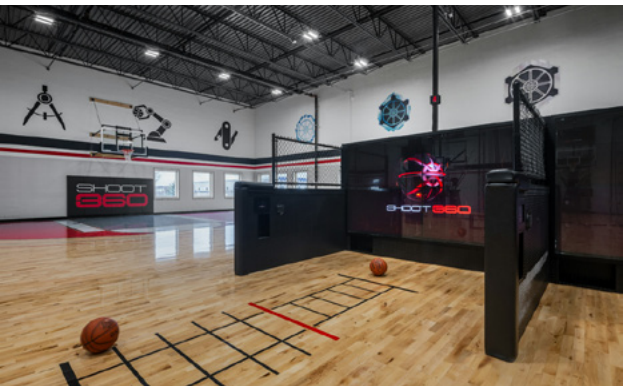
Suite	Tenant	Size
3392 Lakeside Ct.	AVAILABLE Reception area with three (3) private offices and storage room	± 943 SF
3394 Lakeside Ct.	Arcadesma	± 794 SF
3396 Lakeside Ct.	AVAILABLE Reception area with one (1) private office and open bullpen	± 947 SF
3398 Lakeside Ct.	AVAILABLE Reception area with up to two (2) private offices	± 1,644 SF



Property Photos



A Look at Old Southwest



Retail Demand Outlook

+\$79MM

Spending potential in 0.5-mile radius

+\$17MM

Financial and Professional
Service Leakage

+\$6MM

Food and Beverage Service Leakage

+\$2MM

Entertainment Leakage



Caughtlin Ranch Neighborhood

+3k

Homes within a 1-mile radius

+\$180,000

Average household income within a
1-mile radius

+41k

Residential population within a
2-mile radius

+0.25%

YOY Average population
increase annually

Moana Springs Community Center

The City of Reno and CORE Construction recently completed a \$52MM development of the Moana Springs Community Aquatics and Fitness Center, a 52,000-square-foot facility. Historically, the site was known as Moana Springs, a popular resort and natural hot springs established in 1905. Completed in 2024, the center features a 50-meter indoor competition pool, a multi-use indoor recreation pool, an outdoor soaking pool, a 5,000-square-foot fitness room, locker rooms, and multi-use rooms. The project incorporates multiple sustainability efforts including solar and geothermal energy solutions and electric vehicle charging stations.

Virginia Lake

Virginia Lake Park is a popular urban park offering a variety of recreational amenities. The park features a 1-mile paved loop trail encircling the 24.5-acre Virginia Lake, suitable for walking, jogging, biking, and birdwatching. Anglers can enjoy fishing from the pier on the east side of the lake, with species such as rainbow trout, brown trout, and bowcutt trout regularly stocked. Families can take advantage of the playground equipped with play structures and swings, while picnic areas with tables, benches, and barbecue grills provide spaces for gatherings. A rentable shelter accommodating up to 100 people is also available and a features a neighboring fully fenced off-lease dog park.

Shoot 360

Shoot 360, a high-tech basketball training facility coming to Reno in Fall 2025. The concept blends motion-tracking cameras, analytics, and professional coaching to help players improve shooting, ball-handling, and overall skills. Members can access personalized training sessions, youth camps, leagues, and private lessons, while a mobile app tracks progress, achievements, and schedules. With its mix of cutting-edge technology and hands-on instruction, Shoot 360 offers a unique alternative to traditional basketball gyms.

LOGIC Commercial Real Estate

Specializing in Brokerage and Receivership Services



Join our email list and
connect with us on LinkedIn

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.

For inquiries please reach out to our team.

Michael Keating, SIOR
Partner
775.386.9727
mkeating@logicCRE.com
S.0174942

Michael Dorn
Vice President
775.453.4436
mdorn@logicCRE.com
S.0189635

Point of contact

Michael Keating Jr.
Associate
775.843.0125
mjrkeating@logiccre.com
S.0200781