

For Sale

Lakeside Dr. & Lakeside Ct.



LOGIC



5% Buyer Broker Fee

3480 Lakeside Ct.
Reno, NV 89509

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Listing Snapshot



\$3,725,000
Sale Price



± 21,282 SF
Total Square Footage



\$175 PSF
Price Per Square Foot

Property Highlights

- Owner-User or Value Add Investment Opportunity
- Priced well below replacement cost
- GC Zoning
- Easy access to Midtown & Downtown
- Diverse suite sizes
- On-site parking
- New exterior and interior renovations recently completed

Demographics

	1-mile	3-mile	5-mile
2026 Population	20,101	96,302	223,773
2026 Average Household Income	\$78,763	\$113,390	\$109,899
2026 Total Households	9,123	44,722	97,235

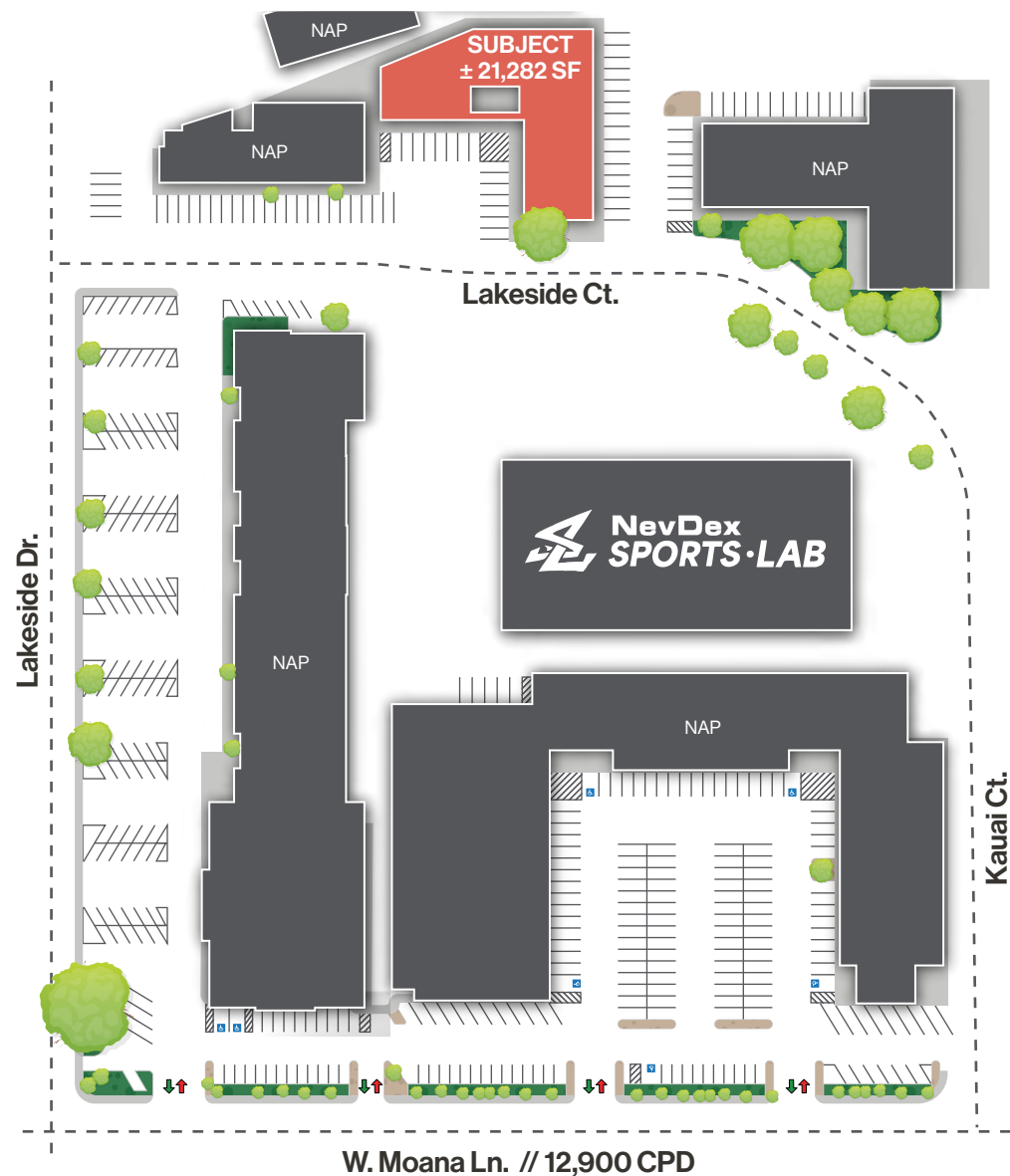


 Government
 Venues
 Hospitals
 Office / Industrial
 Airports
 Golf Courses

 Parks
 Schools
 Hotels / Casinos
 Retail







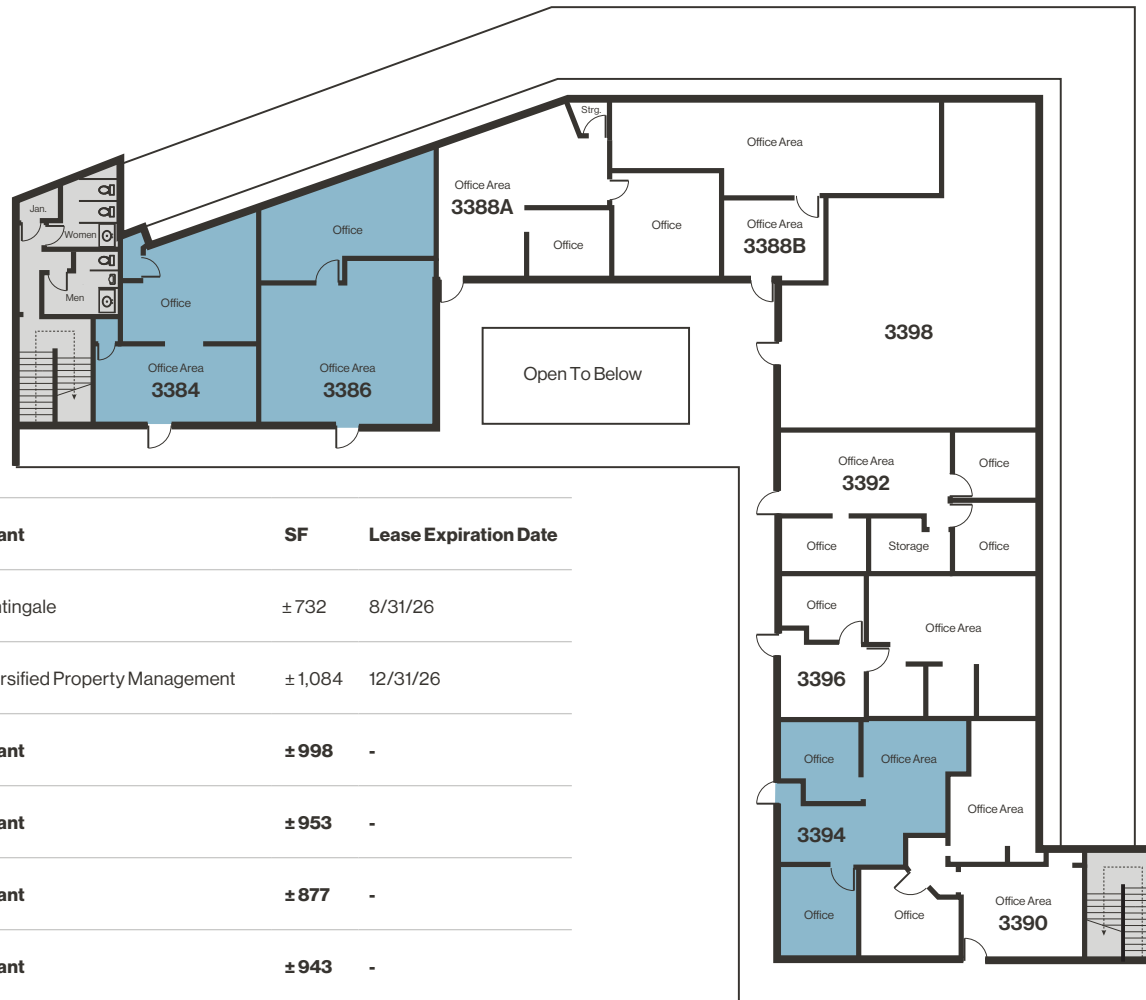
Floor Plan | First Floor

Common Area Leased



Floor Plan | Second Floor

Common Area Leased



Suite	Tenant	SF	Lease Expiration Date
3384 Lakeside Ct.	Nightingale	± 732	8/31/26
3386 Lakeside Ct.	Diversified Property Management	± 1,084	12/31/26
3388-A Lakeside Ct.	Vacant	± 998	-
3388-B Lakeside Ct.	Vacant	± 953	-
3390 Lakeside Ct.	Vacant	± 877	-
3392 Lakeside Ct.	Vacant	± 943	-
3394 Lakeside Ct.	Arcadesma Architecture	± 794	MTM
3396 Lakeside Ct.	Vacant	± 947	-
3398 Lakeside Ct.	Vacant	± 1,644	-

Property Photos



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For inquiries please reach out to our team.

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