

For Lease

S. Wells Ave. & Ryland St.



300 S. Wells Ave.
Reno, NV 89502

Greg Ruzzine, CCIM
Partner
775.450.5779
gruzzine@logicCRE.com
BS.0145435

Ian Cochran, CCIM
Partner
775.225.0826
icochran@logicCRE.com
B.0145434.LLC

Grace Keating
Associate
775.870.7806
gkeating@logicCRE.com
S.0198962

Listing Snapshot



\$1.90 PSF NNN
Lease Rate



± 2,222 SF
Available Square Footage



\$0.40 PSF
Lease Expense

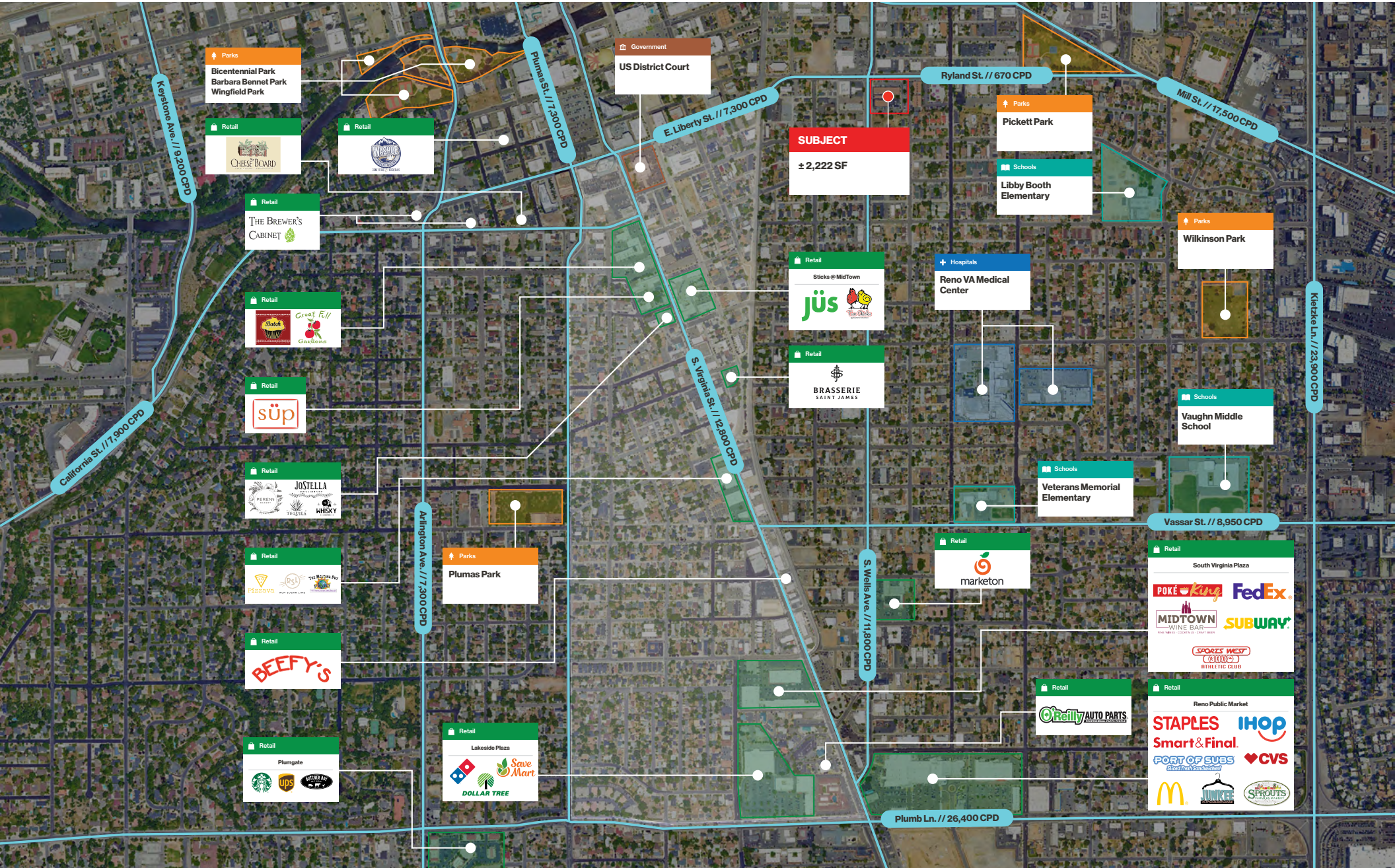
Property Highlights

- Fully redeveloped multi-tenant, mixed-use building
- Tenant Improvement Allowance available for qualified tenants
- Close proximity to Renown Regional Medical Center and Downtown Reno
- Zoned for retail, office, and medical use
- Ample parking
- Common area outdoor patio with attractive amenities
- Easy access to I-80 via S. Wells Ave. or I-580 via Mill St.
- Located on the border of the Downtown and MidTown Districts
- Densely populated area with over 20,000 residents within a 1-mile radius

Demographics

	1-mile	3-mile	5-mile
2025 Population	20,520	142,038	253,430
2025 Average Household Income	\$77,559	\$85,864	\$99,904
2025 Total Households	10,506	58,575	101,682







Midtown

Downtown Reno

 Future Development
Planned Multifamily
Development

AVAILABLE
± 2,222 SF

Stewart St.

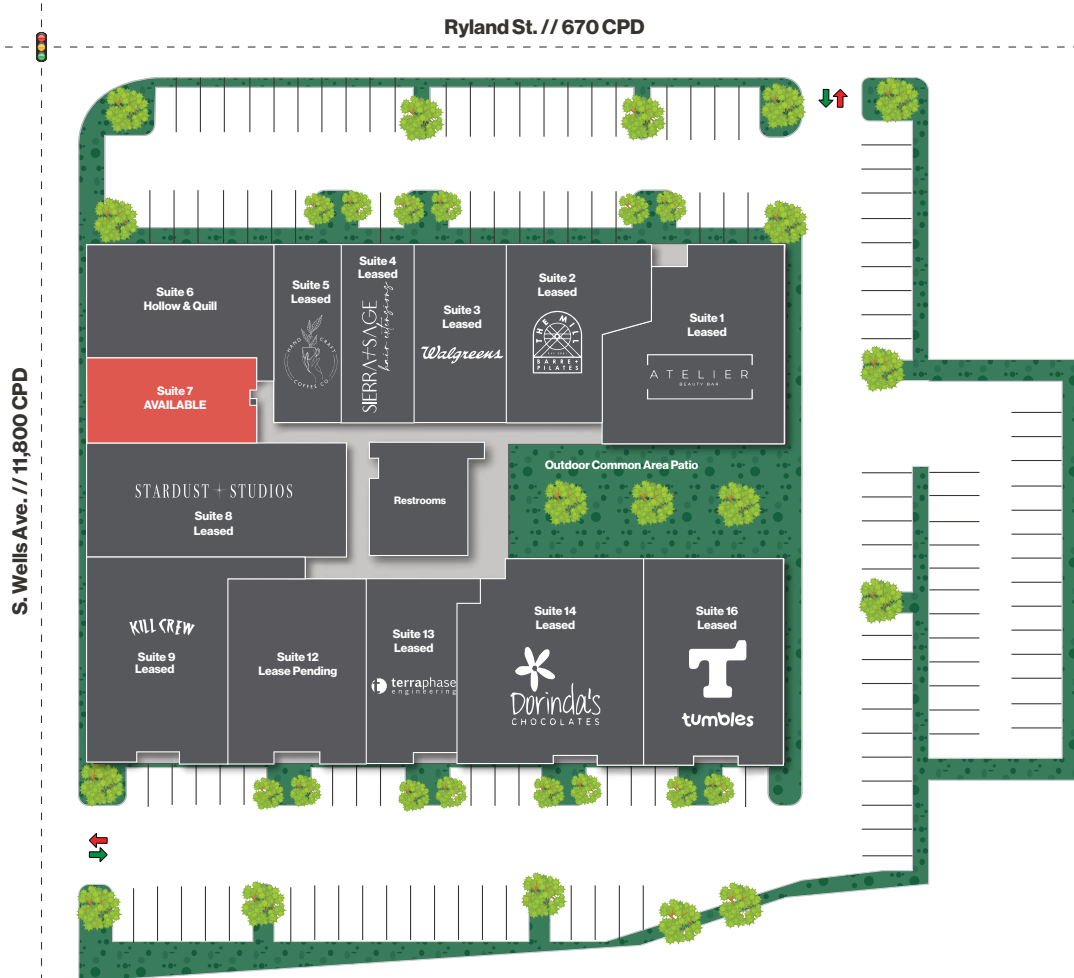
S. Wells Ave. // 11,800 CPD

Ryland St. // 670 CPD

Site Plan

Available NAP

Suite	Tenant	SF
1	Atelier Beauty Bar	± 5,452 SF
2	The Mill Barre + Pilates	± 2,774 SF
3	Walgreens	± 2,169 SF
4	Sierra & Sage	± 1,660 SF
5	Hand Craft Coffee	± 1,608 SF
6	Hollow & Quill	± 2,498 SF
7	AVAILABLE	± 2,222 SF
8	Stardust Studios	± 3,870 SF
9	Kill Crew	± 3,960 SF
12	Lease Pending	± 3,434 SF
13	Terraphase Engineering	± 2,116 SF
14	Dorinda's Chocolates	± 4,904 SF
16	Tumbles	± 3,586 SF



Suite 7

[Click for a Virtual Tour](#)



Floor Plan | Suite 7



\$1.90 PSF NNN
Lease Rate



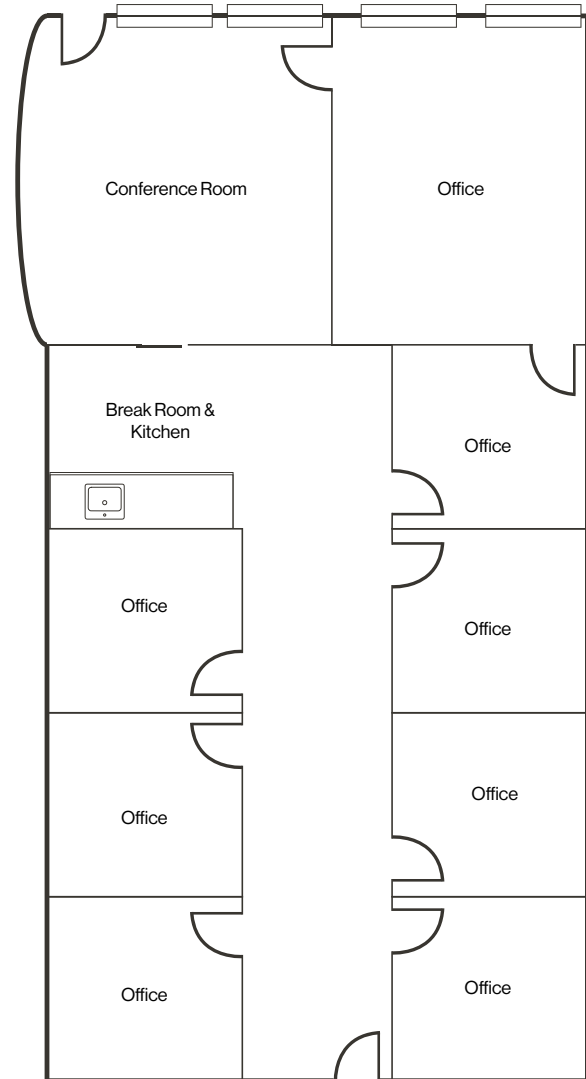
± 2,222 SF
Available Square Footage



\$0.40 PSF
Estimated NNN Cost

- Two (2) conference rooms
- Break room & kitchen
- Seven (7) offices

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Property Photos



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For inquiries please
reach out to our team.

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