

For Lease

Central Reno Freestanding Flex Building



1900 Vassar St.
Reno, NV 89502

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Listing Snapshot



\$1.20 - \$1.30 PSF
Lease Rate



± 5,321 - 9,545 SF
Available Square Footage



Triple Net (NNN)
Lease Type

Property Highlights

- Ideal freestanding building for R&D or flex users
- Fenced parking lot with gate
- One (1) grade door
- Neighborhood Commercial (NC) zoning
- Warehouse area: ± 2,808 SF
- Office area: ± 6,877 SF
- One (1) 12' x 12' grade door
- 14' clear height in warehouse
- Fully conditioned warehouse

Demographics

	1-mile	3-mile	5-mile
2025 Population	12,565	131,923	248,465
2025 Average Household Income	\$86,220	\$82,958	\$99,364
2025 Total Households	4,985	57,450	105,137





Airports
Reno-Tahoe International Airport

Government
 UNITED STATES POSTAL SERVICE®

AVAILABLE
± 5,321 - 9,545 SF

Hotels / Casinos
 HYATT PLACE®
± 126 Rooms

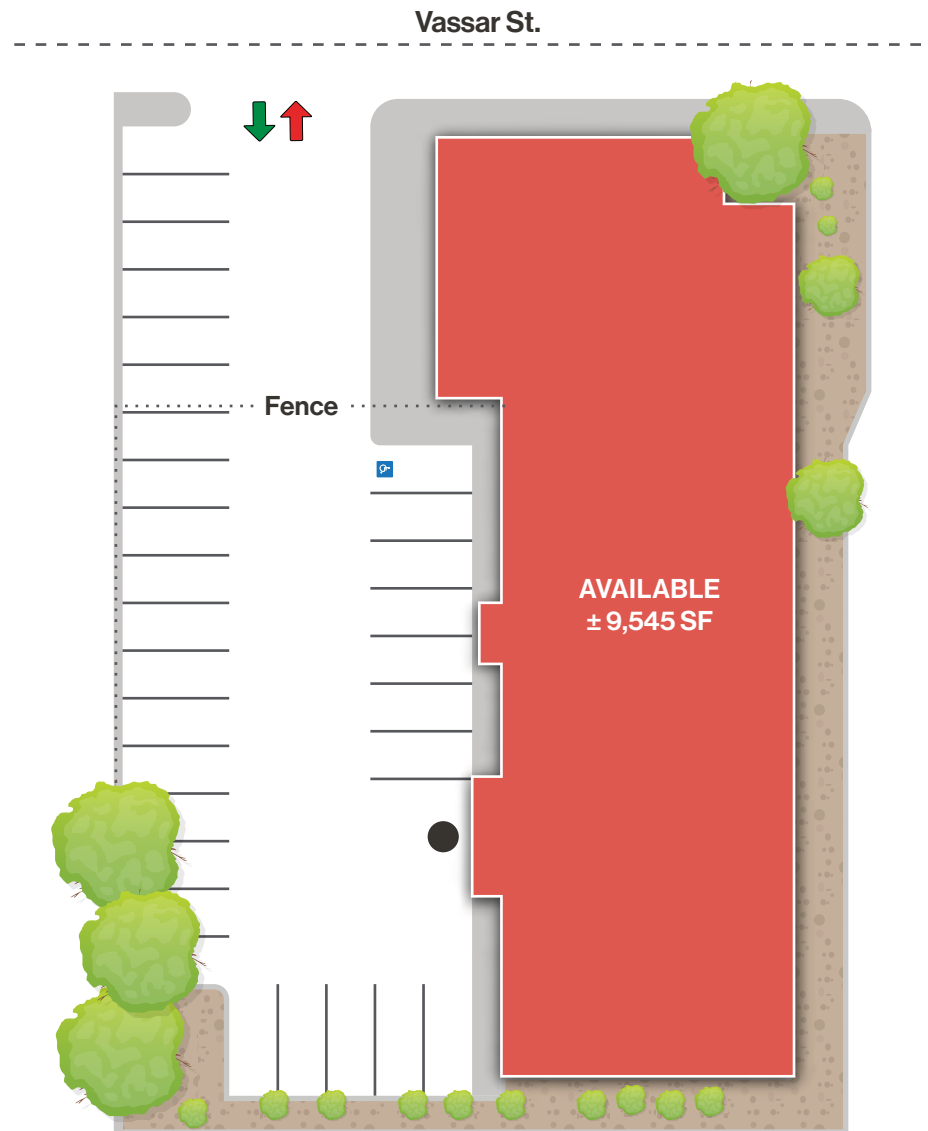
Schools
Earl Wooster High School
± 1,486 Students



I-580 // 169,000 CPD




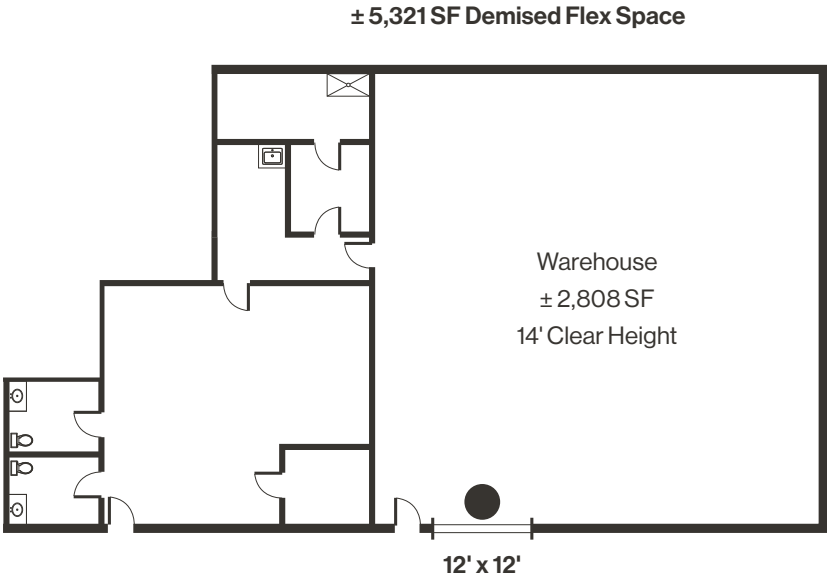
Vassar St.



Floor Plan | Option 1
± 5,321 SF

● Grade Level Door

 **\$1.30 PSF**
Lease Rate



Floor Plan | Option 2

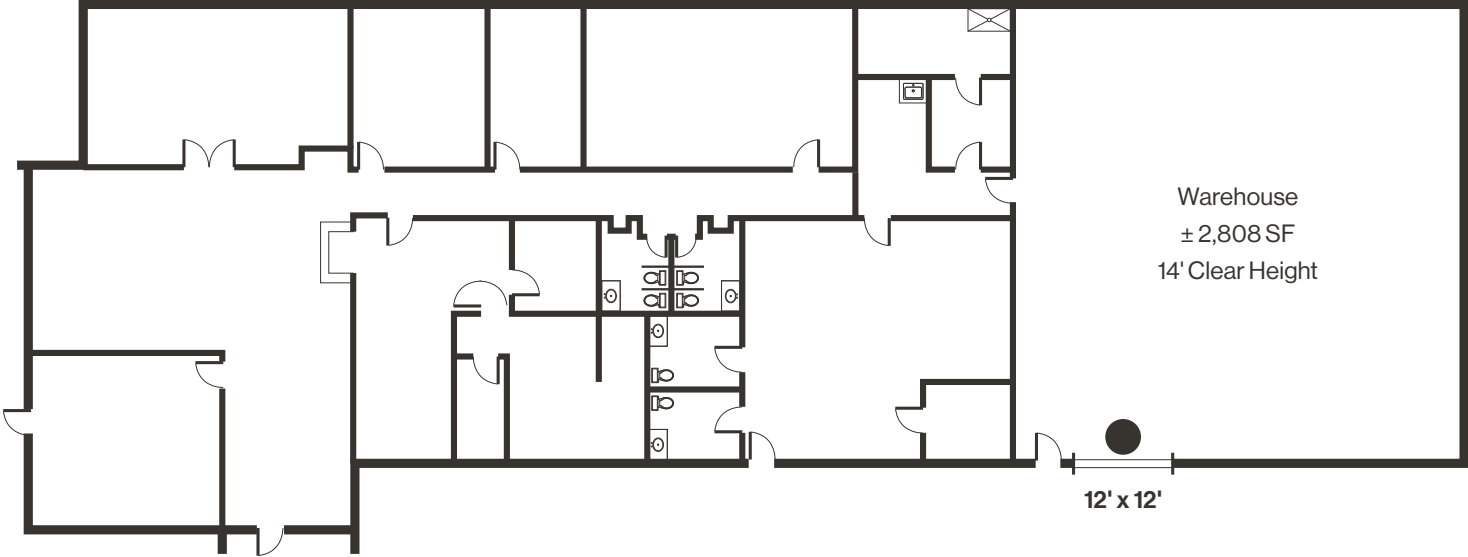
± 9,545 SF

● Grade Level Door



\$1.20 PSF

Lease Rate



Property Photos



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For inquiries please reach out to our team.

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