

For Lease

Two-Story Office Building off of Margrave Dr.



[Click for a Virtual Tour](#) 

625 Margrave Dr.
Reno, NV 89502

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Listing Snapshot



\$1.85 PSF NNN
Lease Rate (Whole Building)



\$650-\$800/Mo.
Lease Rate Executive Suites



\$0.40
NNN Expense



± 5,192 SF
Available Square Footage

Property Highlights

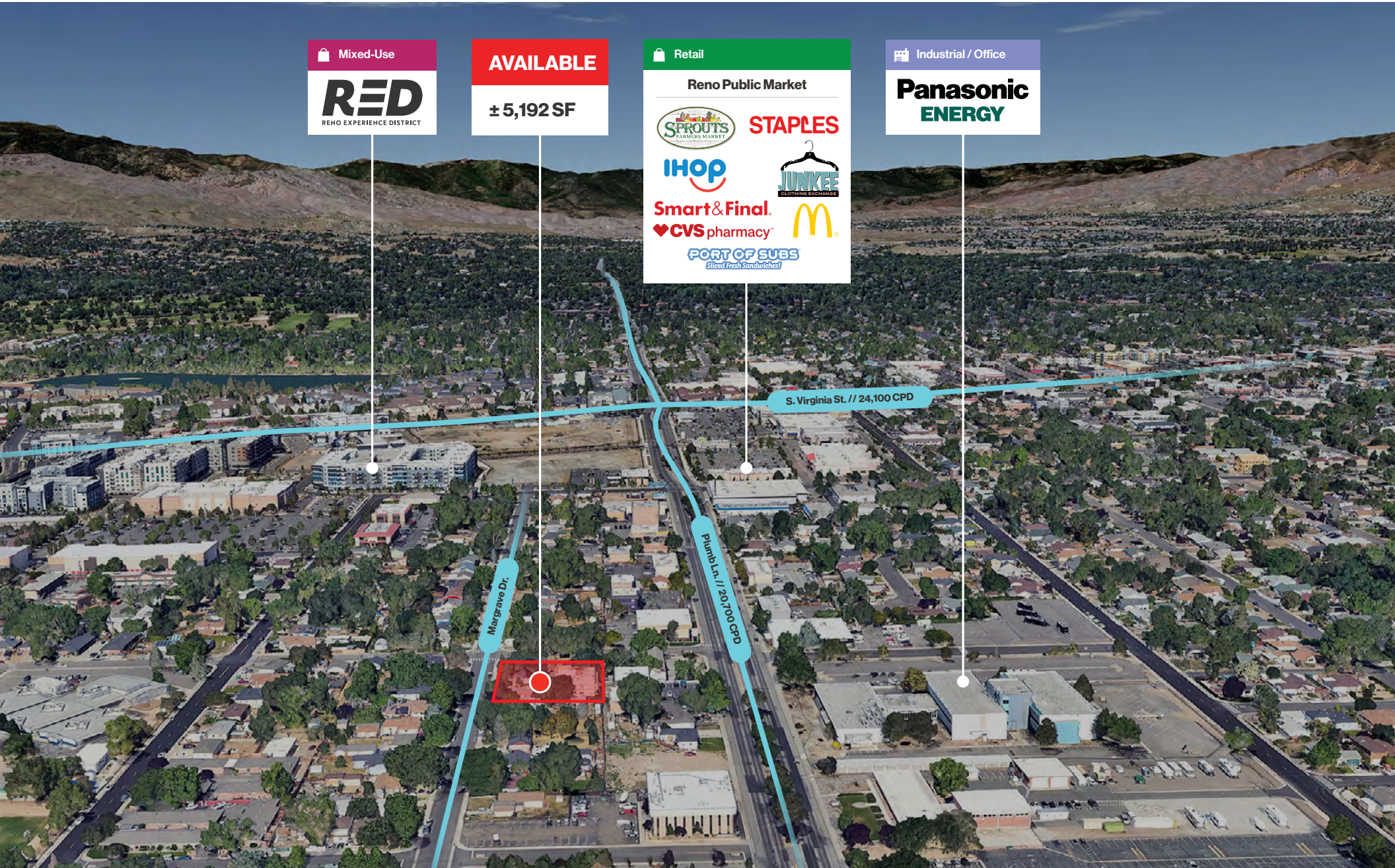
- Two-story office building
- ± 5,192 total combined square footage
- One (1) conference room, fifteen (15) offices, and three (3) restrooms
- Ability to add sink in 30 days for qualifying tenants
- Newly remodeled, including work on floors, painting, parking lot and lighting
- Natural lighting throughout
- Ability to lease out executive suites

Demographics

	1-mile	3-mile	5-mile
2025 Population	23,679	118,690	242,350
2025 Average Household Income	\$74,735	\$90,972	\$100,291
2025 Total Households	9,772	52,542	103,069







Mixed-Use

RED
RENO EXPERIENCE DISTRICT

AVAILABLE

± 5,192 SF

Retail

Reno Public Market

SPROUTS FARMERS MARKET STAPLES
IHOP JUNKEE
Smart & Final. CVS pharmacy MCDONALD'S
PORT OF SUBS
Sliced. Fresh. Sandwiches!

Industrial / Office

Panasonic ENERGY

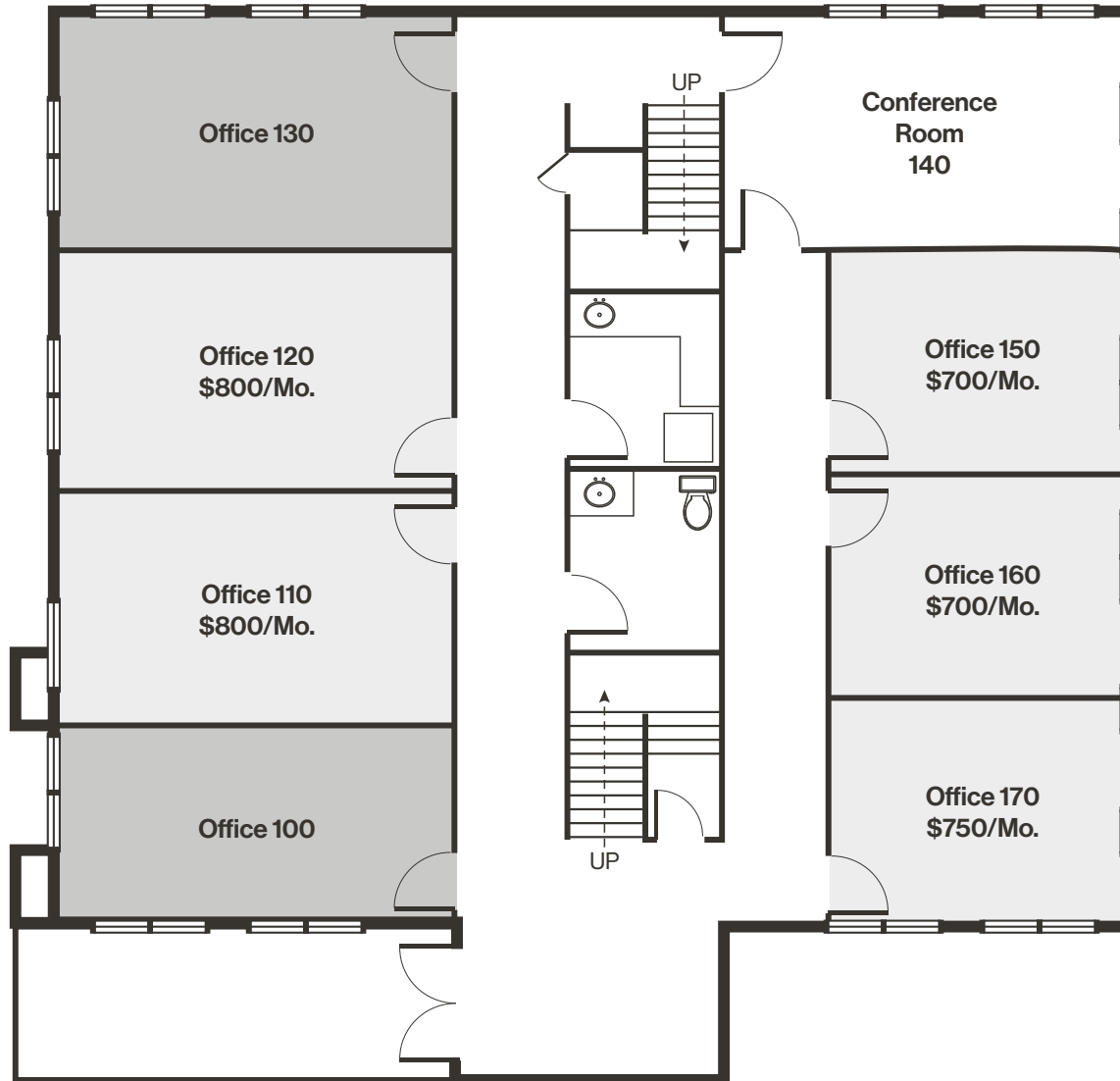
Margrave Dr.

Plumb Ln. // 20,000 CPD

S. Virginia St. // 24,100 CPD

Floor Plan | First Floor

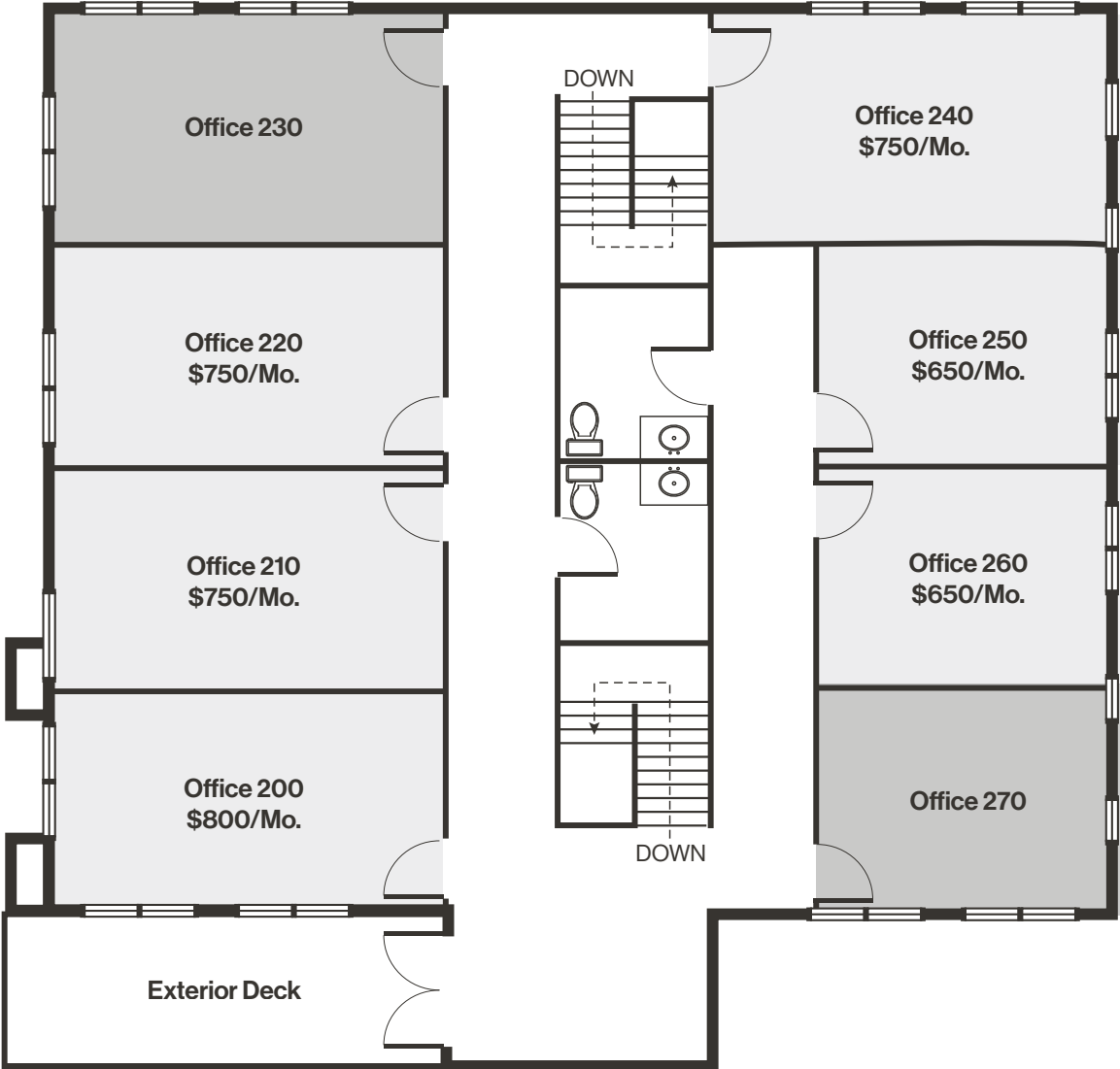
■ Rentable Area □ Common Area



*Adding a sink will increase rent by \$100/mo.

Floor Plan | Second Floor

■ Rentable Area □ Common Area



Property Photos



Interior Photos



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For inquiries please reach out to our team.

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