



1150 SELMI DR STE 505 |  
RENO, NV

# University Hills Professional Center

PROFESSIONAL  
OFFICE BUILDING  
FOR LEASE



## LISA READ

- LISA@CPMNV.COM
- 775.853.3742
- NV #BS.0032915



## 2 | Property Summary



### PROPERTY DESCRIPTION

Professionally designed, fully built out office space including a front reception, 4 private offices, server/storage room, conference room, large open bullpen breakroom, file room, and open workspace area. Office is fully furnished and can be available with the space. Available now!

### PROPERTY HIGHLIGHTS

- Modern, Professional Office Space
- Ample Natural Light
- Convenient Access To Major Highways
- On-Site Parking Available For Tenants And Visitors

### OFFERING SUMMARY

Lease Rate:	\$1.75 SF/month (NNN)
Number of Units:	1
Available SF:	1,800 SF
Lot Size:	1,800 SF
Building Size:	1,800 SF

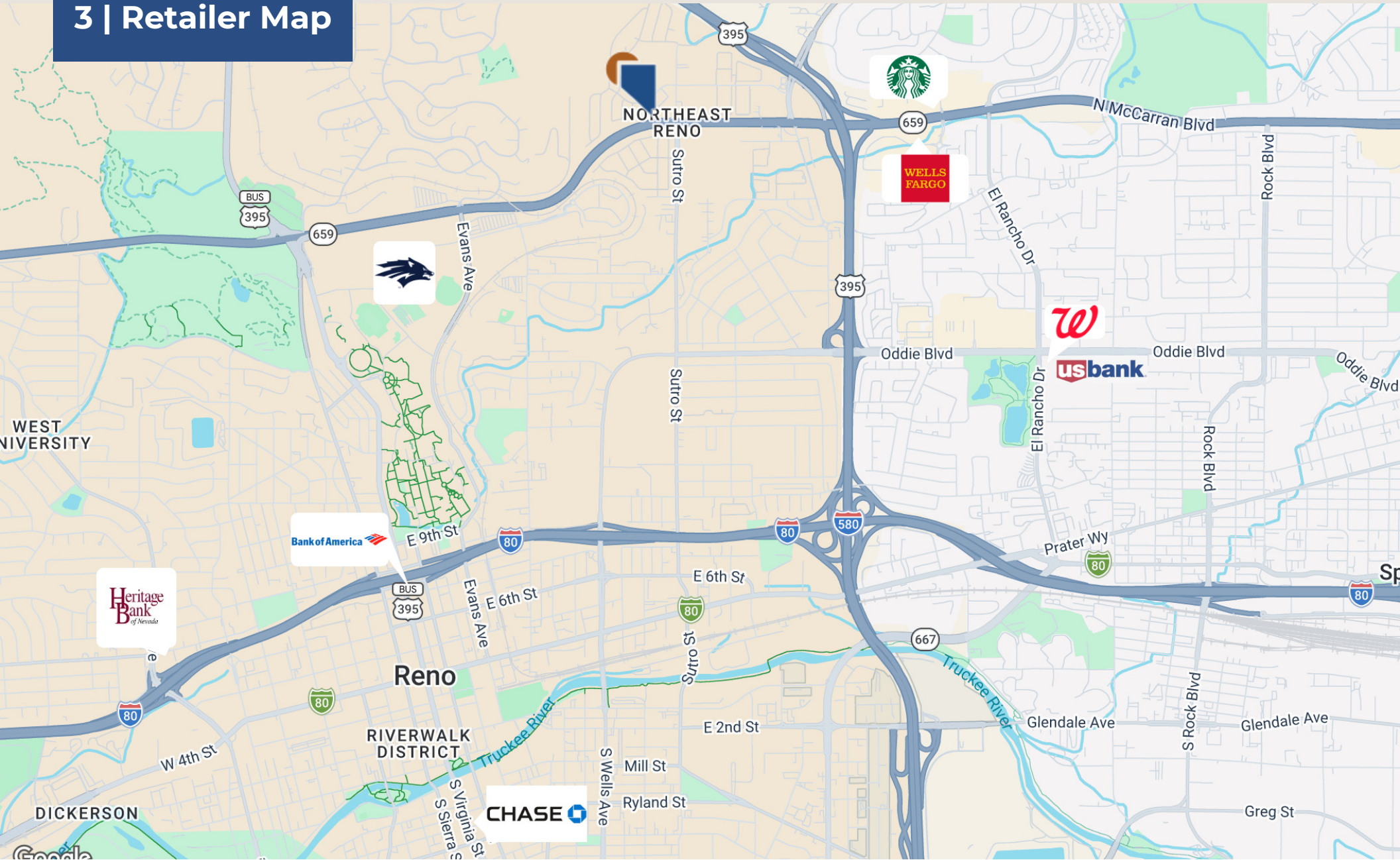
DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	419	1,799	6,089
Total Population	1,086	4,491	15,116
Average HH Income	\$61,022	\$61,514	\$64,213



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# 3 | Retailer Map

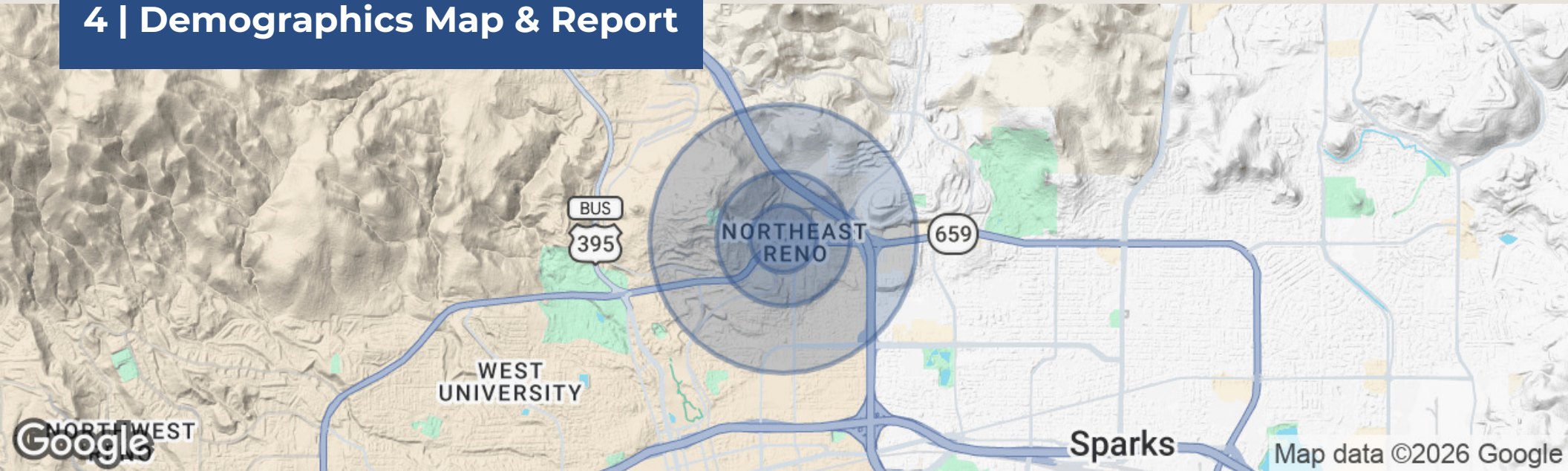


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# 4 | Demographics Map & Report



## POPULATION

	0.25 MILES	0.5 MILES	1 MILE
Total Population	1,086	4,491	15,116
Average Age	27.2	29.5	31.8
Average Age (Male)	27.2	30.2	32.8
Average Age (Female)	26.9	29.1	32.8

## HOUSEHOLDS & INCOME

	0.25 MILES	0.5 MILES	1 MILE
Total Households	419	1,799	6,089
# of Persons per HH	2.6	2.5	2.5
Average HH Income	\$61,022	\$61,514	\$64,213
Average House Value	\$227,381	\$320,160	\$325,574

2023 American Community Survey (ACS)

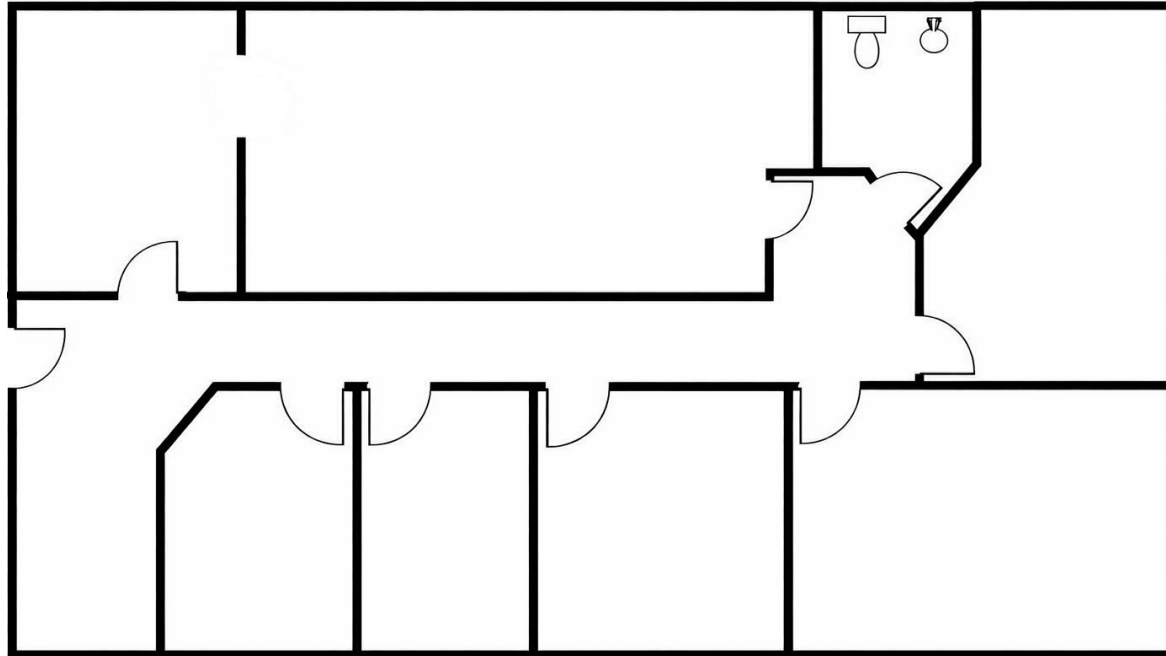


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# 5 | Floor Plans

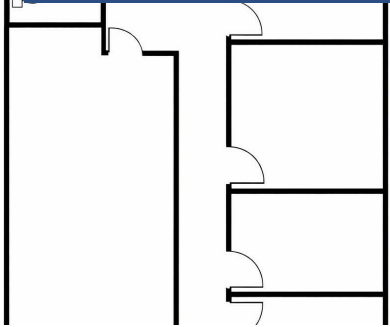


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# 6 | Additional Photos



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