

For Lease

University Crossing



LOGIC



705 N. Virginia St.
Reno, NV 89501

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Listing Snapshot



Negotiable
Lease Rate



± 1,071 - 1,447 SF
Available Square Footage



\$0.93 PSF
Estimated OPEX

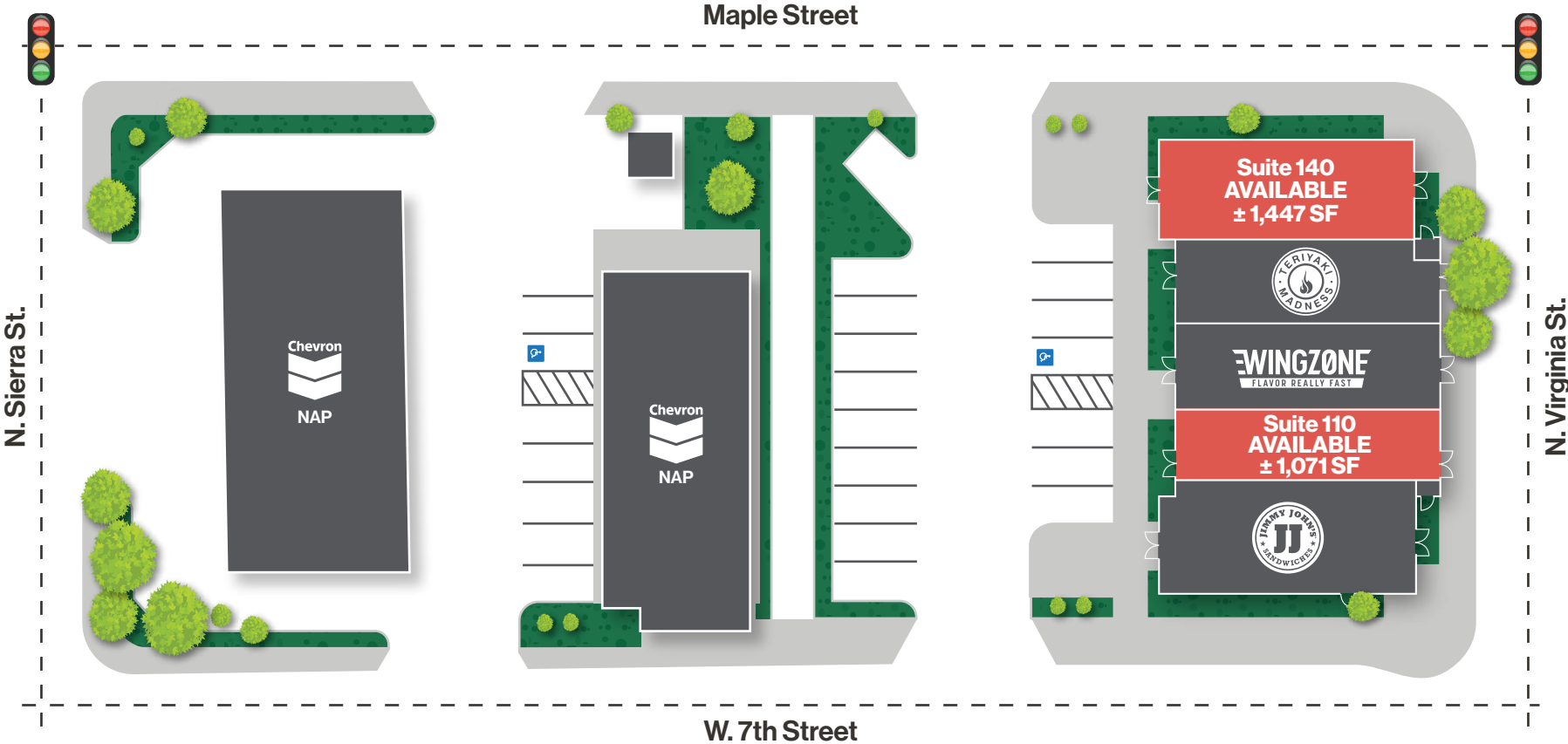
Property Highlights

- All spaces equipped with a grease interceptor
- Class A finishes
- Property is located along I-80 with frontage along N. Virginia St., two blocks from the University of Nevada, Reno
- Sixteen (16) on site parking spaces available
- High population area with over 21,828 residents within a 1-mile radius and a daytime populations over 46,700.

Demographics

	1-mile	3-mile	5-mile
2026 Population	21,881	143,994	251,724
2026 Average Household Income	\$79,260	\$91,488	\$107,396
2026 Total Households	10,283	62,400	104,907





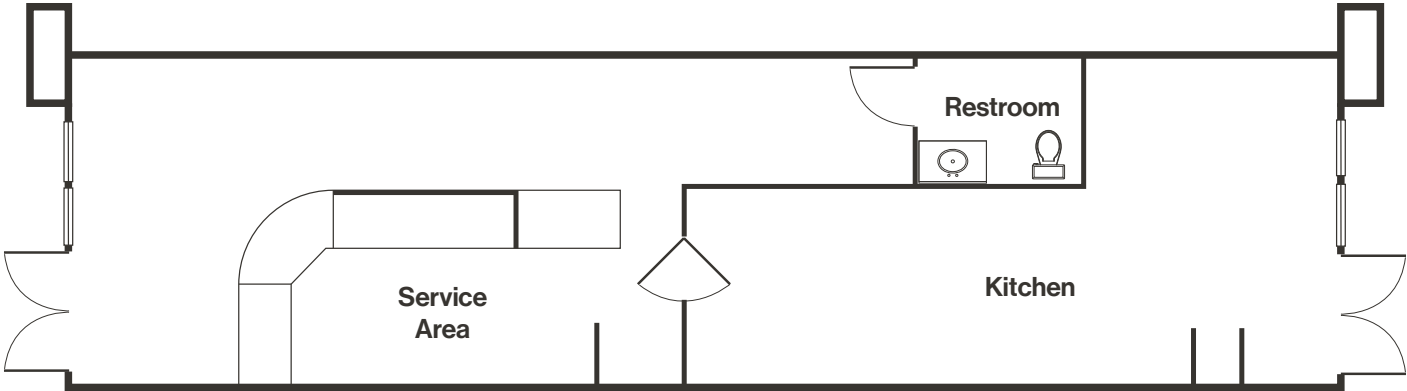
Floor Plan | Suite 110 | ± 1,071 SF



\$4.25 PSF NNN

Lease Rate

- Turnkey space equipped with a grease interceptor
- Private restroom



Floor Plan | Suite 140 | ± 1,447 SF



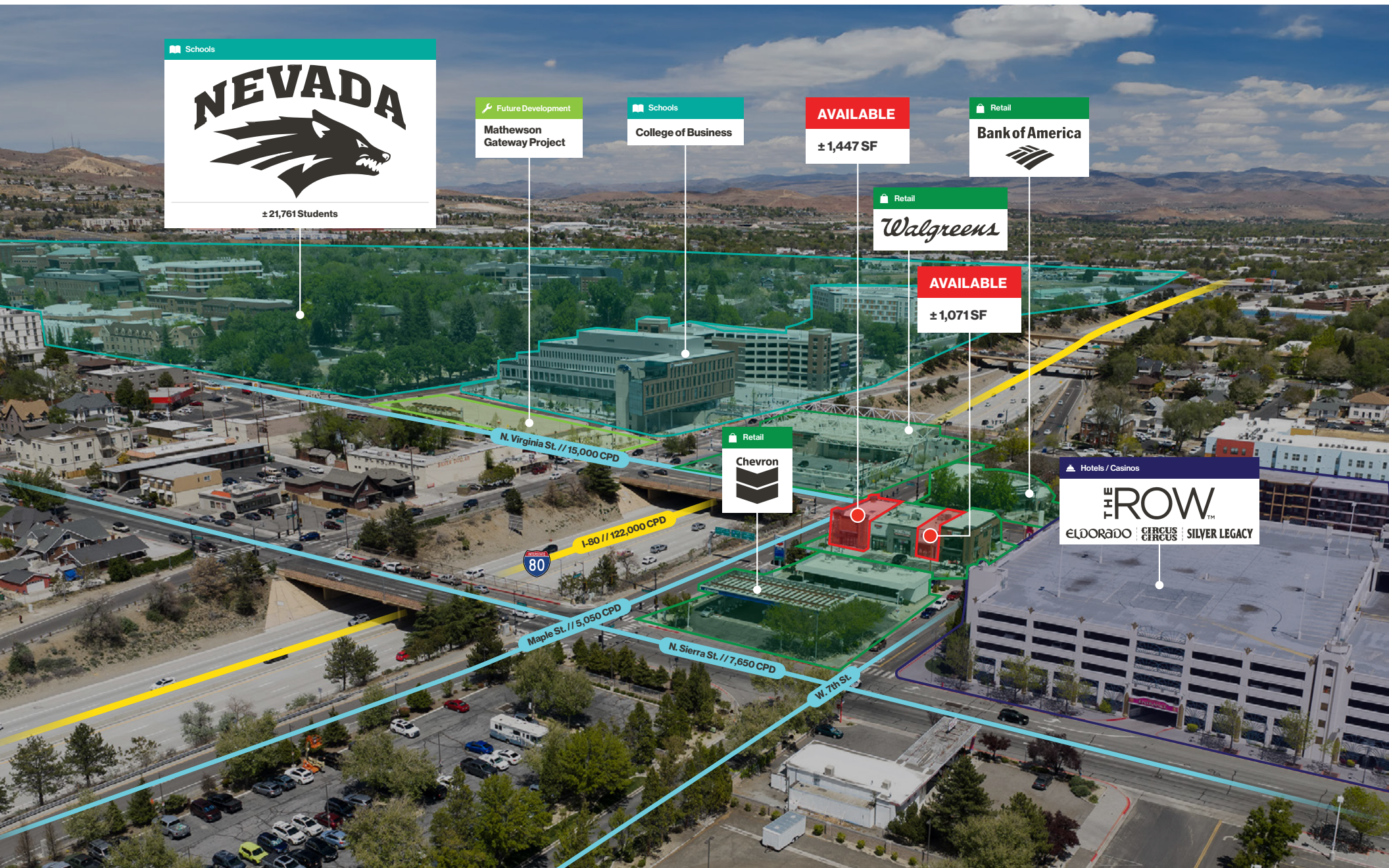
Negotiable

Lease Rate

- Gray shell
- Equipped with grease interceptor - 2,500 gallons shared with the neighboring tenant
- Tenant Improvement Allowance negotiable.









Property Photos | Suite 110



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For inquiries please reach out to our team.

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