

For Lease

E. Patriot Blvd. & I-580



LOGIC

SUBJECT

[Click for a Virtual Tour](#) 

80 E. Patriot Blvd.
Reno, NV 89511

Michael Keating, SIOR
Partner
775.386.9727
mkeating@logicCRE.com
S.0174942

Point of contact

Michael Dorn
Vice President
775.453.4436
mdorn@logicCRE.com
S.0189635

Michael Keating Jr.
Associate
775.843.0125
mjrkeating@logiccre.com
S.0200781

Listing Snapshot



\$1.25 PSF NNN
Lease Rate



± 5,500 SF
Available Square Footage



\$0.34
Estimated NNN Cost

Property Highlights

- Previous photography studio space
- Four (4) parking spaces per ± 1,000 SF
- South Virginia frontage with ± 26,000 CPD
- Monument signage available
- Freeway visibility with building signage
- Central location allowing easy access across the Reno/Sparks market

Demographics

	1-mile	3-mile	5-mile
2026 Population	7,954	63,561	147,507
2026 Average Household Income	\$120,815	\$149,230	\$149,835
2026 Total Households	3,602	27,390	62,652

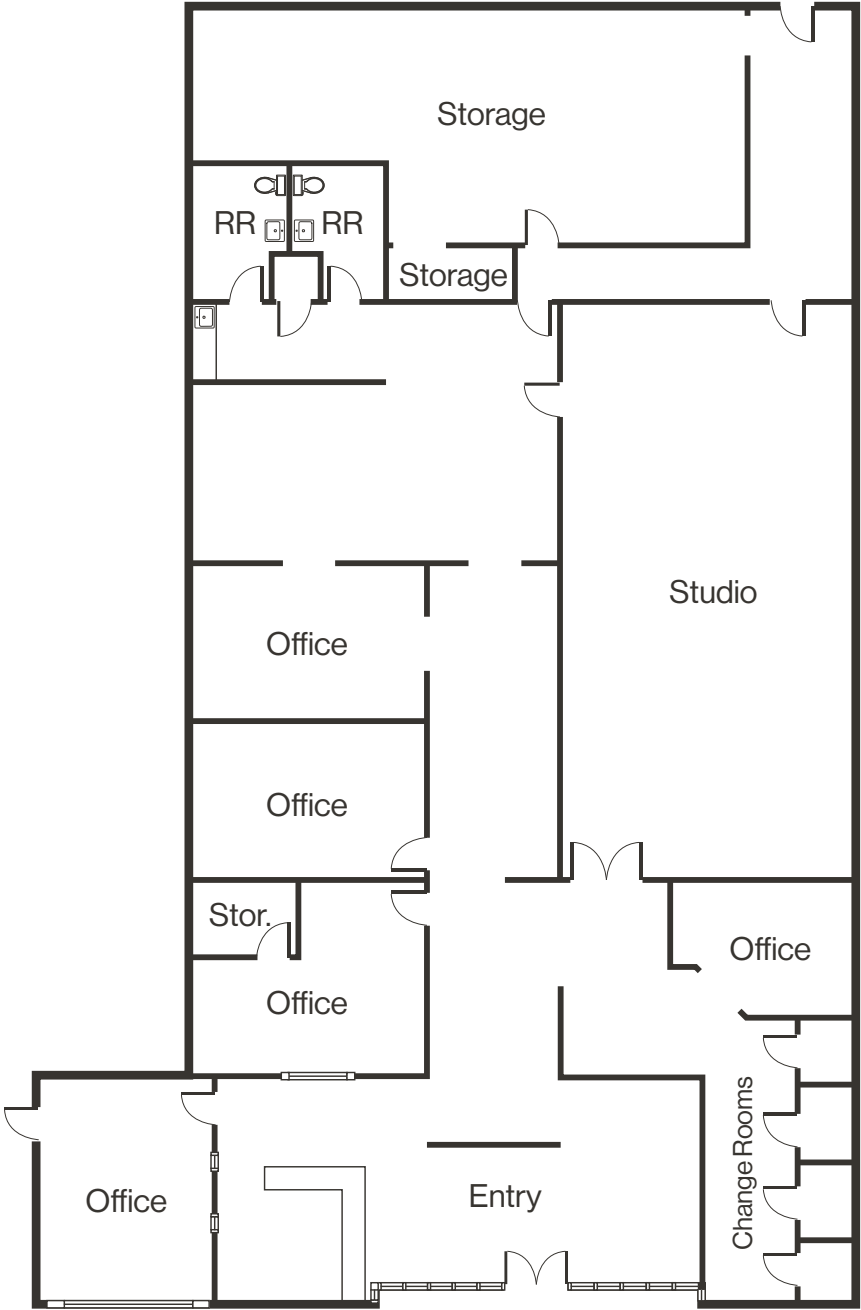






Floor Plan | Suite D | ± 5,500 SF

- Power: 225 Amp, 208V, 3-Phase
- Five (5) offices
- Open area
- Two (2) private restrooms
- Kitchen
- Large storage area



Property Photos



LOGIC Commercial Real Estate

Specializing in Brokerage and Receivership Services



Join our email list and
connect with us on LinkedIn

The information herein was obtained from sources deemed reliable; however LOGIC Commercial Real Estate makes no guarantees, warranties or representation as to the completeness or accuracy thereof.

For inquiries please reach out to our team.

Michael Keating, SIOR

Partner
775.386.9727
mkeating@logicCRE.com
S.0174942

Point of contact

Michael Dorn

Vice President
775.453.4436
mdorn@logicCRE.com
S.0189635

Michael Keating Jr.

Associate
775.843.0125
mjrkeating@logiccre.com
S.0200781