

For Lease

Giroux Plaza



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80 Giroux St.
Reno, NV 89502

Ian Cochran, CCIM
Partner
775.225.0826
icochran@logicCRE.com
B.0145434.LLC

Greg Ruzzine, CCIM
Partner
775.450.5779
gruzzine@logicCRE.com
BS.0145435

Grace Keating
Associate
775.870.7806
gkeating@logicCRE.com
S.0198962

Listing Snapshot



\$1.00 PSF NNN
Lease Rate



± 2,813 SF
Available Square Footage



\$0.50 PSF
Lease Expense

Property Highlights

- Class-A professional office space with reception area, bull pen, conference room, kitchen/break room, nine (9) private offices, two (2) private restrooms, and large storage area
- Ample parking on site with 75 spaces and street parking to the north of the building
- High daytime population over 24,700 within a 1-mile radius
- Built-in-clientele with neighboring Renown Hospital employing over 4,000 employees
- Neighboring the newest Maverik gas station at the signalized intersection of Kietzke Ln. and E. 2nd St.

Demographics

	1-mile	3-mile	5-mile
2025 Population	15,002	137,398	261,121
2025 Average Household Income	\$71,160	\$81,691	\$99,369
2025 Total Households	6,475	58,954	108,621







+ Hospitals
Renown
HEALTH

+ Hospitals
Renown Hospital
± 650 Beds

+ Hospitals
**Center For
Advanced Medicine**

Retail
7-ELEVEN

+ Hospitals
Renown
CHILDREN'S HOSPITAL

AVAILABLE
± 2,813 SF

Government
**Reno Police
Department**

Retail
Walgreens

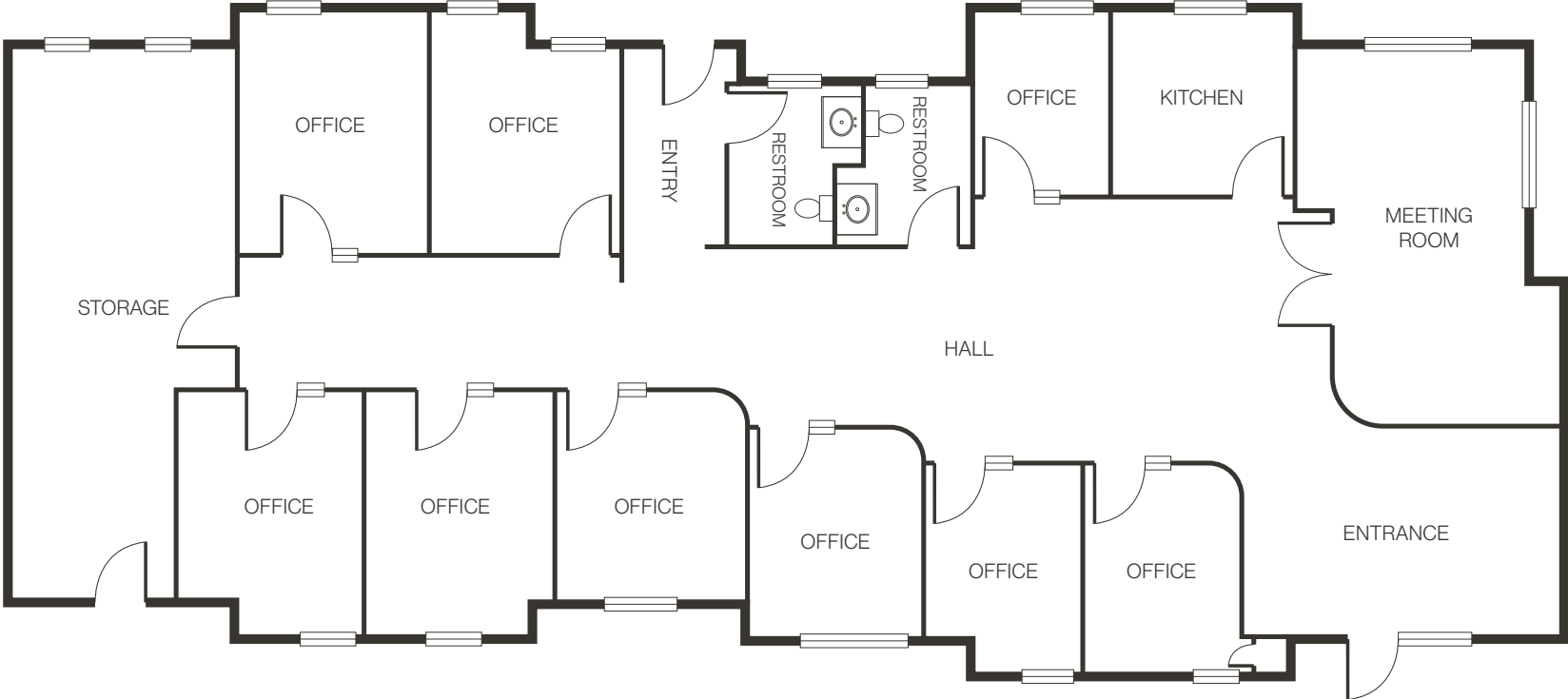
+ Hospitals
**Advanced
Healthcare
of Reno**

Retail
Chevron
Denny's

E. 2nd St. // 9,100 CPD



Floor Plan | Suite 101



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Property Photos



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For inquiries please reach out to our team.

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