

FOR LEASE | QUAIL PARK SOUTH | PRIME SOUTH RENO LOCATION

# 8040 South Virginia Street

Reno, Nevada 89511

LAST SPACE  
AVAILABLE



## Property Highlights

- Available August 1, 2026
- Suite 4-5: 6,622 ± SF
- Lease Rate: \$2.50/SF/mo NNN
- Turnkey Class A Medical Office
- Building and Monument Signage Available
- Excellent Visibility and Access on South Virginia St
- Near Interstate I-580
- Frontage: 70 ± Feet on South Virginia St

## Medical Office Turnkey Improvements

- Exam Rooms: 20
- Procedure Room
- Multiple Offices
- Restrooms: 6
- Nurses Stations: 3
- Waiting Room
- IT Room
- Storage



Tad Loran  
NV RE # S.0078025  
Vice President  
775.332.7313  
[tad.loran@avisonyoung.com](mailto:tad.loran@avisonyoung.com)



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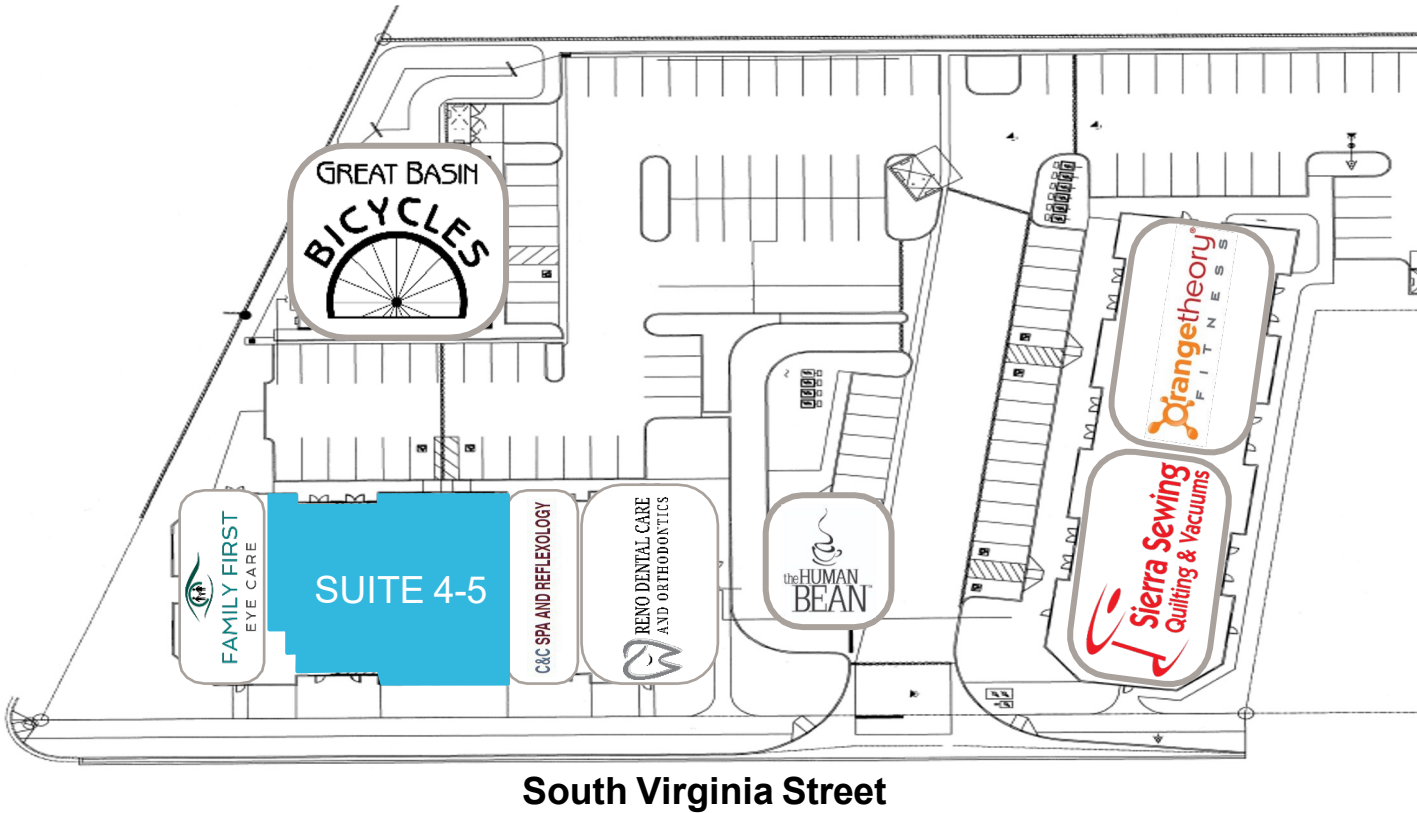
**AVISON  
YOUNG**

Western Alliance  
Commercial, Inc.

Space Available

Suite 4-5

6,622 ± SF



Demographics		
Distance	Population	Avg. Household Income
1 Mile	7,425	\$98,589
3 Miles	62,741	\$116,693
5 Miles	143,673	\$118,584

*\*2026 Costar*

Traffic Counts	
US395, S Virginia St, .3 mi S of Longley	26,300 ADT
S Virginia, 120ft S of Delucchi Ln	21,600 ADT

*\*\*2026 NDOT*

Co-Tenants Include	
- Reno Dental Care	- The Human Bean
- Family First Eye Care	- Orange Theory
- Great Basin Bicycles	- Sierra Sewing
- C&C SPA	- Kia FIT

DBA Avison Young Western Alliance Commercial Inc. | Independently Owned and Operated  
6590 South McCarran Blvd, Suite A | Reno, NV 89509  
avisonyoung.com

The information contained herein was obtained from sources deemed reliable and is believed to be true; it has not been verified and as such, cannot be warranted nor form any part of any future contract.



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