

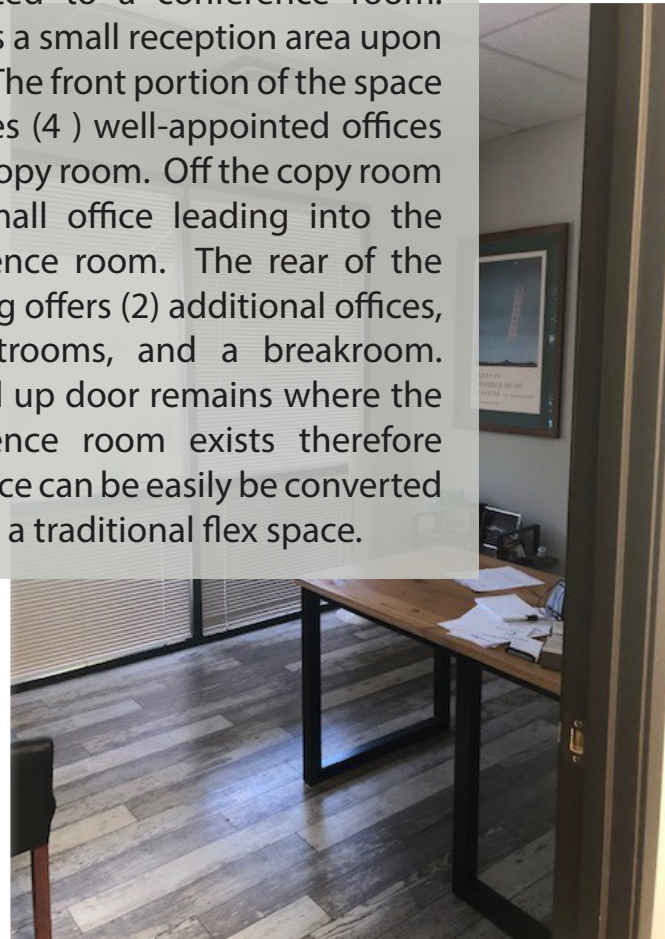
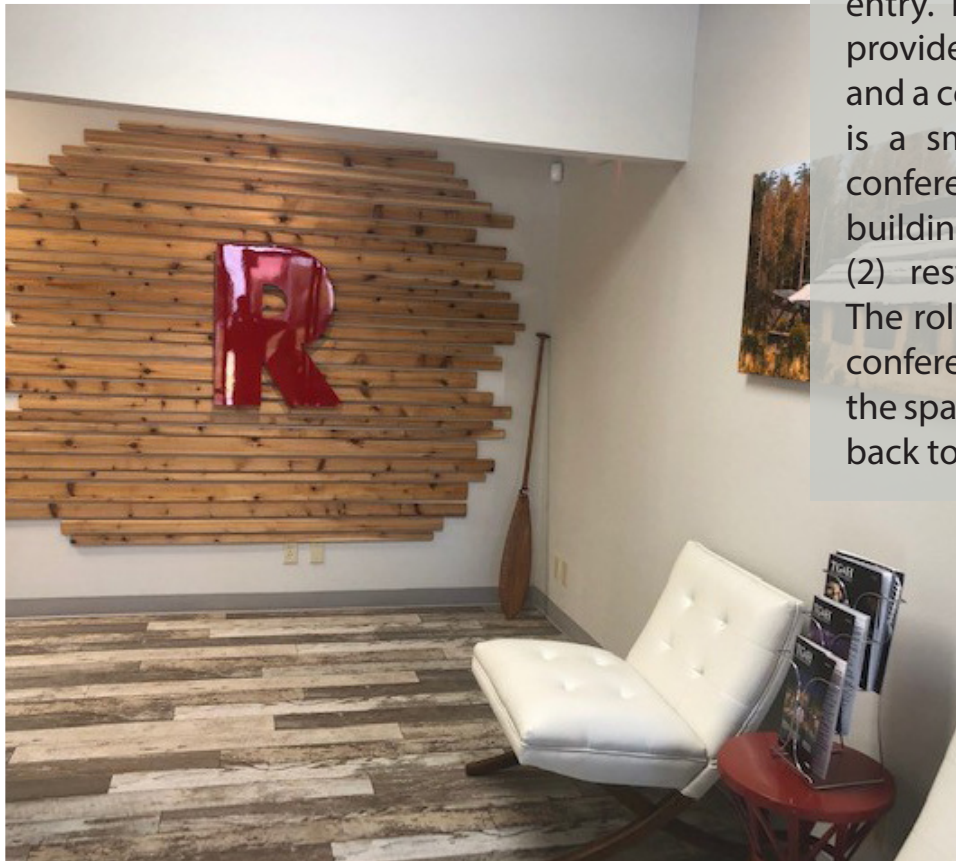
# FOR LEASE | \$1.25/SQ FT MG

5470 LOUIE LANE #102 | RENO NV 89511

Office Space Available!



5470 Louie Lane #102 is a flex space beautifully converted to serve as a professional office with luxury vinyl plank flooring, custom paint, and a small warehouse with a roll-up door converted to a conference room. There is a small reception area upon entry. The front portion of the space provides (4 ) well-appointed offices and a copy room. Off the copy room is a small office leading into the conference room. The rear of the building offers (2) additional offices, (2) restrooms, and a breakroom. The roll up door remains where the conference room exists therefore the space can be easily be converted back to a traditional flex space.



For additional information, please contact:

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YOUNG**

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**REED SIMMONS, CCIM**

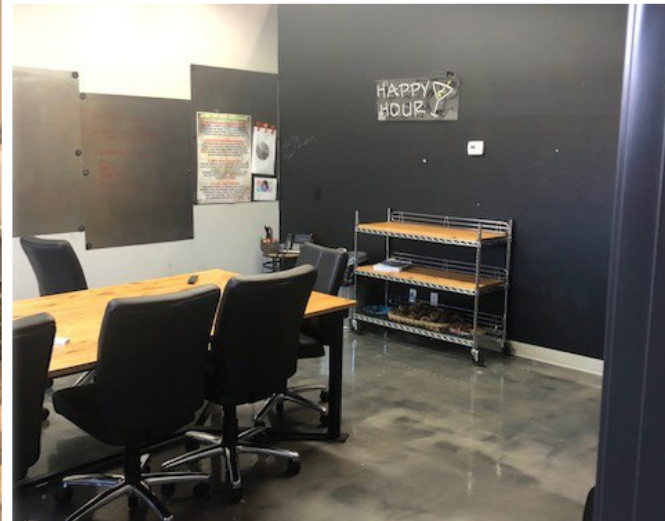
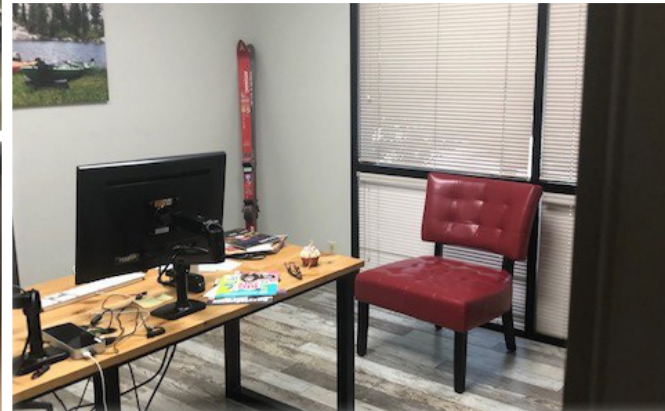
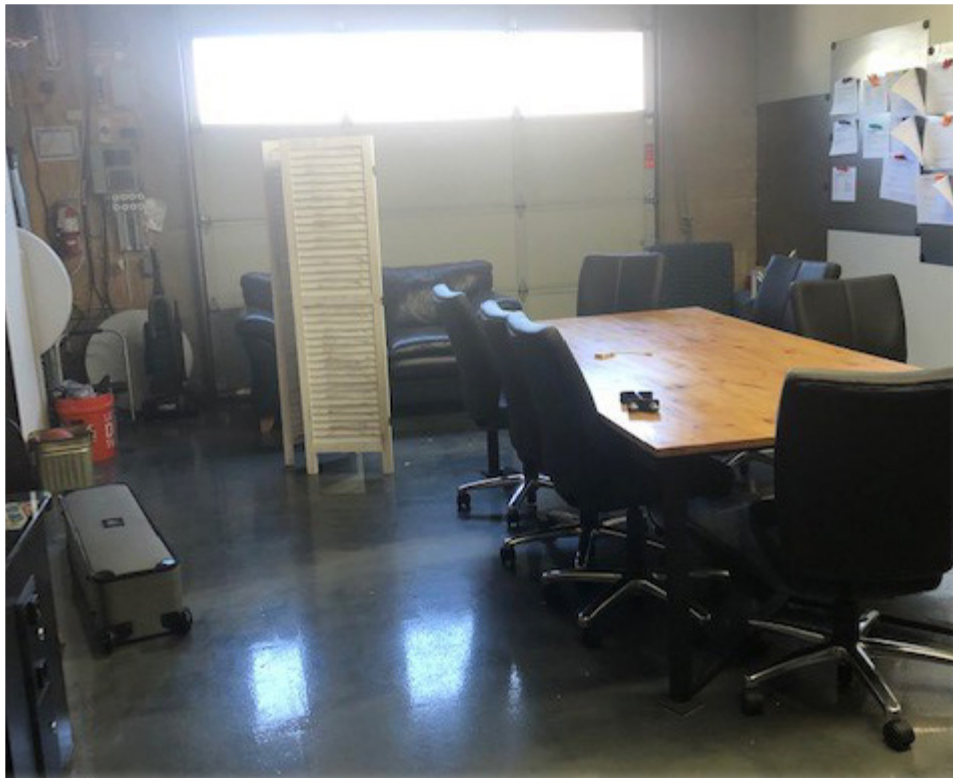
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# FOR LEASE | \$1.25/SQ FT MG

5470 LOUIE LANE #102 | RENO NV 89511



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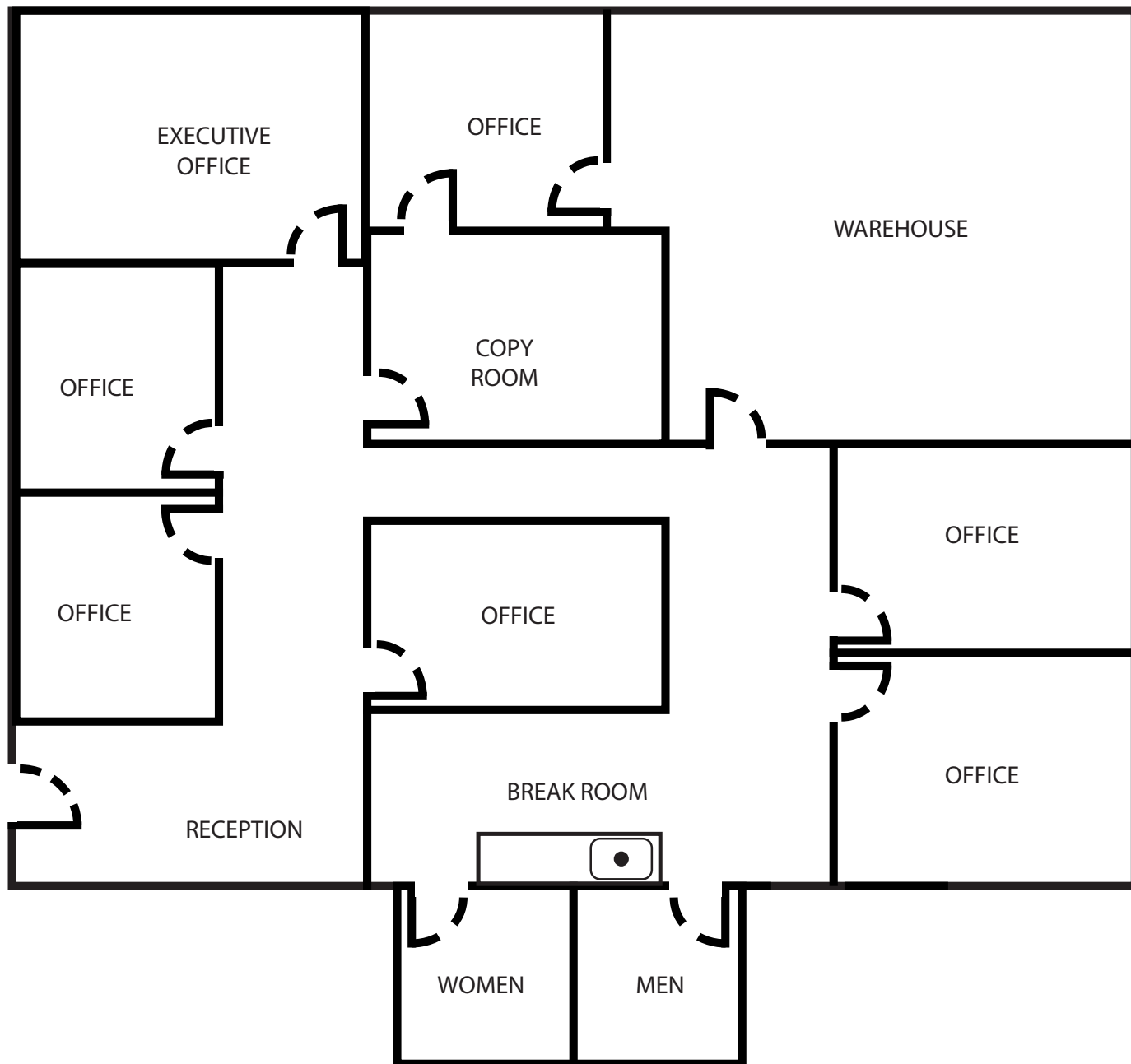
DBA Avison Young Western Alliance Commercial Inc. | Independently Owned and Operated  
6151 Lakeside Drive, Suite 1000 | Reno, NV 89511  
[avisonyoung.com](http://avisonyoung.com)

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5470 LOUIE LANE #102 | RENO NV 89511

## SUITE 102 FLOOR PLAN =/- 2,391 SQ. FT.



Disclaimer: Floor plans are intended to give a general indication of the proposed layout and are not drawn to scale .

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5470 LOUIE LANE #102 | RENO NV 89511



## DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	5,045	74,126	159,962
Ave. HH Income	\$65,264	\$86,031	\$93,958
Households	2,082	30,578	68,841
Total Employees	4,098	49,122	113,121

\*\*Landvision 2020



### Location

APN 025-610-04  
5470 Louie Lane



### County

Washoe County



### Total Available Sq. Ft.

=/- 2,391 Sq. Ft.



### Year Built

1999



### Availability

Available Immediately



### Potential Use

Office/Flex

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