

FOR LEASE | MEDICAL OFFICE SPACE

236 West 6th Street

Reno, Nevada 89503



**Medical Office For Lease \$1.95/SF/Month Full Service
NEW OWNERSHIP - REMODELED COMMON AREAS**



PROPERTY OVERVIEW

- Multi-tenant medical office
- Across the street from Saint Mary's Regional Medical Center
- New ownership
- Remodeled lobbies, common area and mechanical systems
- Easy Access to I-80
- Free parking Available

For additional information, please contact:

**AVISON
YOUNG**

Western Alliance
Commercial, Inc.

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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

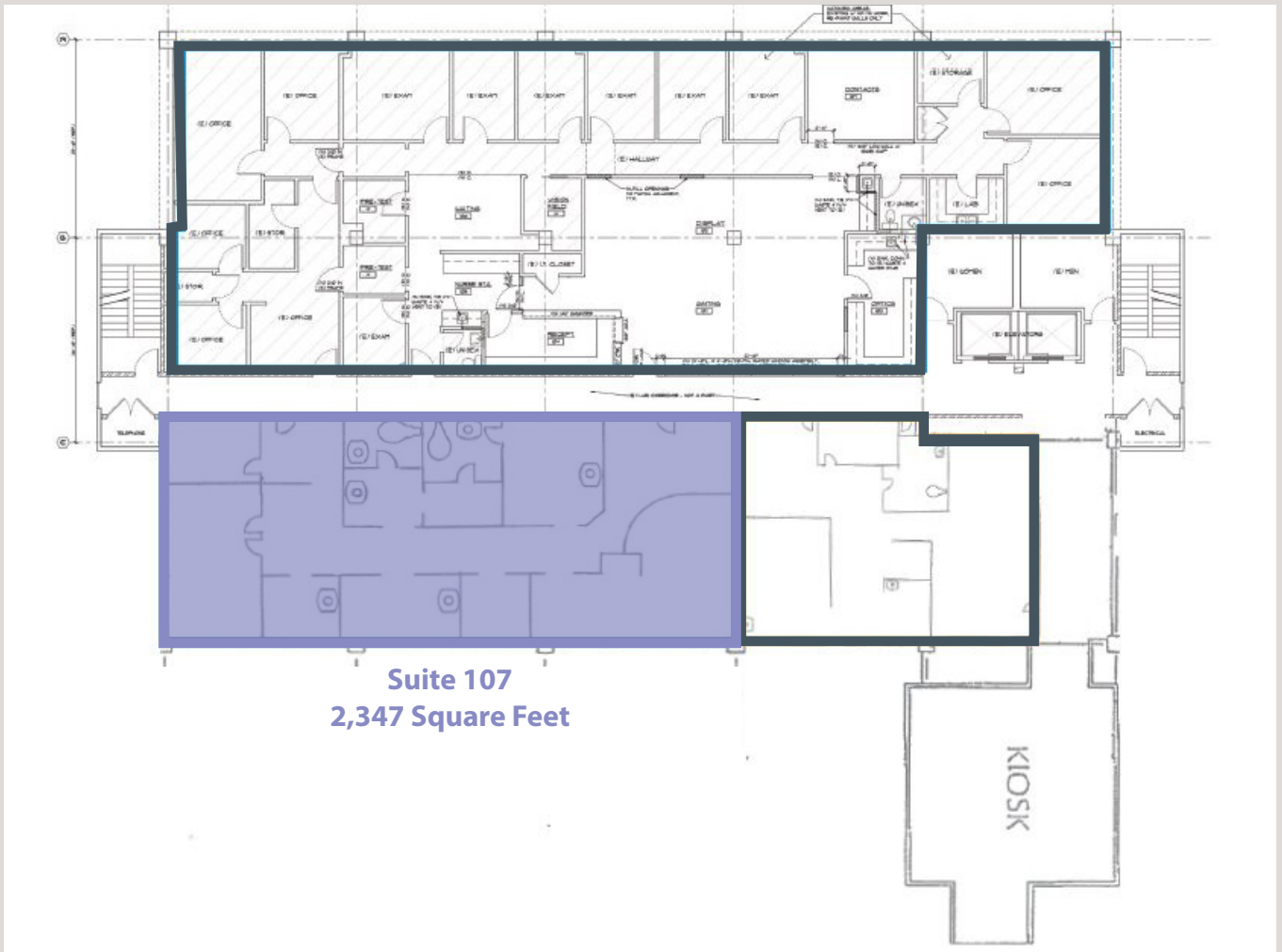
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FIRST FLOOR FLOOR PLAN



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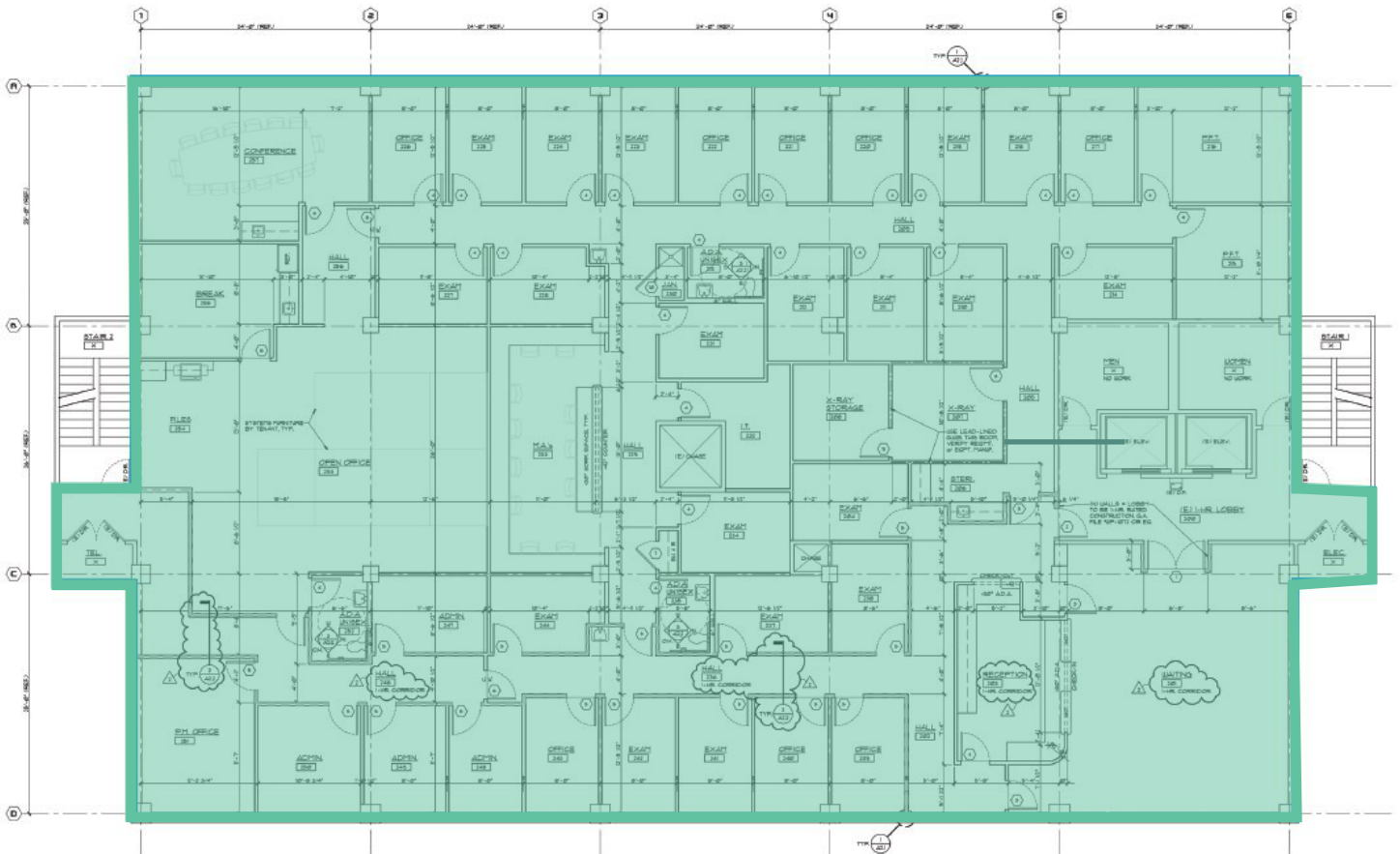
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SECOND FLOOR FLOOR PLAN



Suite 200
9,502 Square Feet

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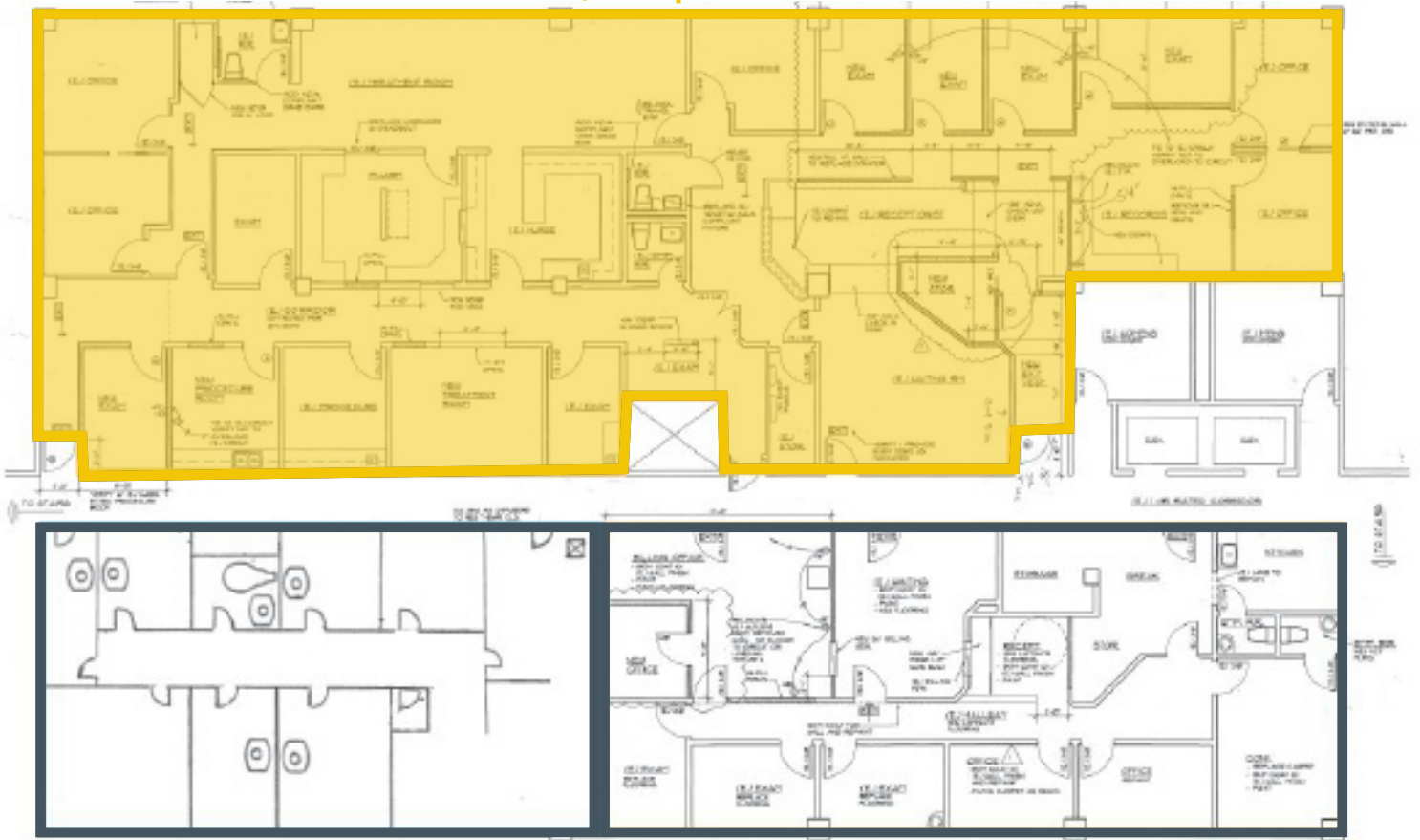
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FOURTH FLOOR FLOOR PLAN

Suite 400
5,415 Square Feet



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TRAFFIC COUNT

N Sierra St, W 5th St (0.03 miles N): 11,000 AADT
 W 4th St, Nevada St (0.01 miles E): 14,500 AADT
 *STDB 2018

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	21,953	131,799	236,532
Ave. HH Income	\$44,992	\$55,193	\$63,448
Households	10,823	54,799	93,558
Total Employees	35,213	110,562	171,666

**STDB 2018



Location

APN 007-256-09
236 West 6th Street



County

Washoe County



Square Feet

38,456 SqFt



Frontage

West 6th Street



Availability

Available Immediately



Potential Use

Medical Office

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