

FOR LEASE  
**MILL@McCARRAN**  
1140 – 1170 Financial Blvd., Reno, NV 89502



LOGIC



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**BASIN STREET**  
PROPERTIES



1140 – 1170 Financial Blvd.  
Reno, NV 89502

“Basin Street provides wonderful office spaces and facilities. We appreciate their excellent communication and ability to answer our demands quickly and efficiently.”

- Mike Richardson  
Branch Manager at Bay Equity Home Loans



## Listing Snapshot



**Negotiable**  
Lease Rate



**ME**  
Zoning (MIXED EMPLOYMENT)



**+/- 1,486 - 6,811 SF**  
Available SF

## Property Highlights

- Mixed-use park with flex, office, and retail options
- Local ownership & management
- McCarran Blvd. frontage 17,200 cars per day\*
- Located in the airport submarket
- Easy access to downtown, south Reno, and Sparks
- Ample parking
- 1 mile from the Reno-Tahoe International Airport
- 10ft grade level doors

## Demographics



**216,448**  
Total Population



**269,707**  
Daytime Population



**11,987**  
# of Businesses



**178,358**  
Total Employees



**1.0%**  
2010-2020 Pop. Growth



**\$369,164**  
Median Home Value

Population	1-mile	3-mile	5-mile
2021 Population	1,073	82,682	216,448

Income	1-mile	3-mile	5-mile
2021 Average Household Income	\$92,387	\$63,108	\$73,212

Households	1-mile	3-mile	5-mile
2021 Total Households	354	31,337	88,668

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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.

\*NDot Traffic Information Systems

Updated: 1/5/2022

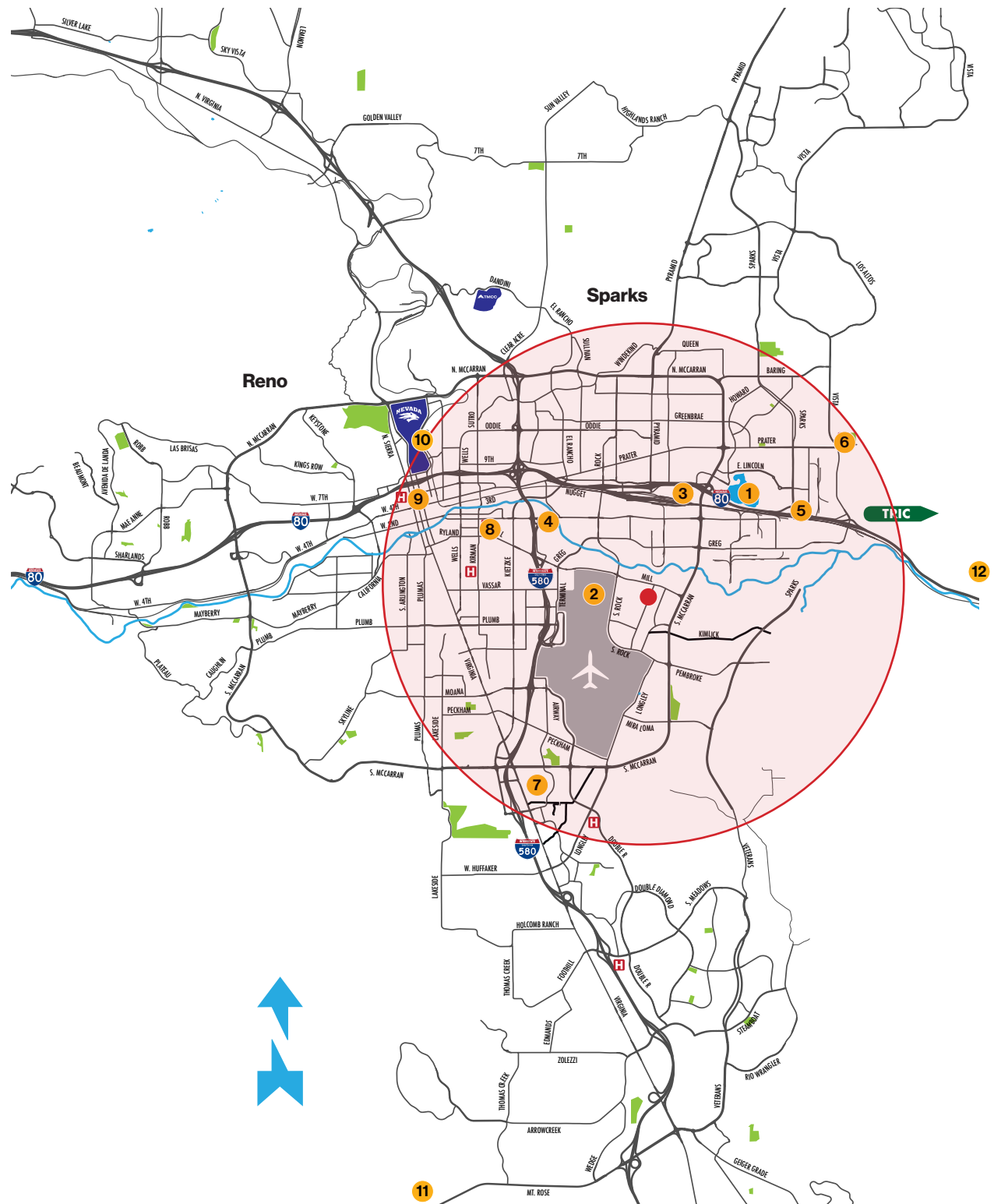
# Vicinity Map

The campus is strategically located in a dense multi-use area featuring residential, office, and retail area servicing +/- 216,448 residents with an average household income of \$73,212 within a 5-mile radius.

## Amenities within 5-miles of Radius

- 1** Sparks Marina Park  
- 1.63 miles
- 2** Reno-Tahoe International Airport  
- 1.73 miles
- 3** Nugget Casino Resort  
- 1.61 miles
- 4** Grand Sierra Resort and Casino  
- 1.97 miles
- 5** The Outlets at Legends  
- 2.01 miles
- 6** Northern Nevada Medical Center  
- 3.03 miles
- 7** Meadowood Mall  
- 3.31 miles
- 8** Renown Regional Medical Center  
- 3.81 miles
- 9** Downtown Reno  
- 3.93 miles
- 10** University Of Nevada, Reno  
- 4.31 miles
- 11** Mt. Rose - Ski Tahoe  
- 14.68 miles
- 12** Tesla Gigafactory  
- 14.95 miles

■ Major Landmark   
 ■ Major Park   
 H Hospital   
 ■ Airport  
— RTC Bus Route   
— RTC Bus Route   
— RTC Bus Route





# Maps, Aerial, & Plans

■ Airport    
 ■ Hotel    
 ■ Retail    
 ■ Office/Industrial



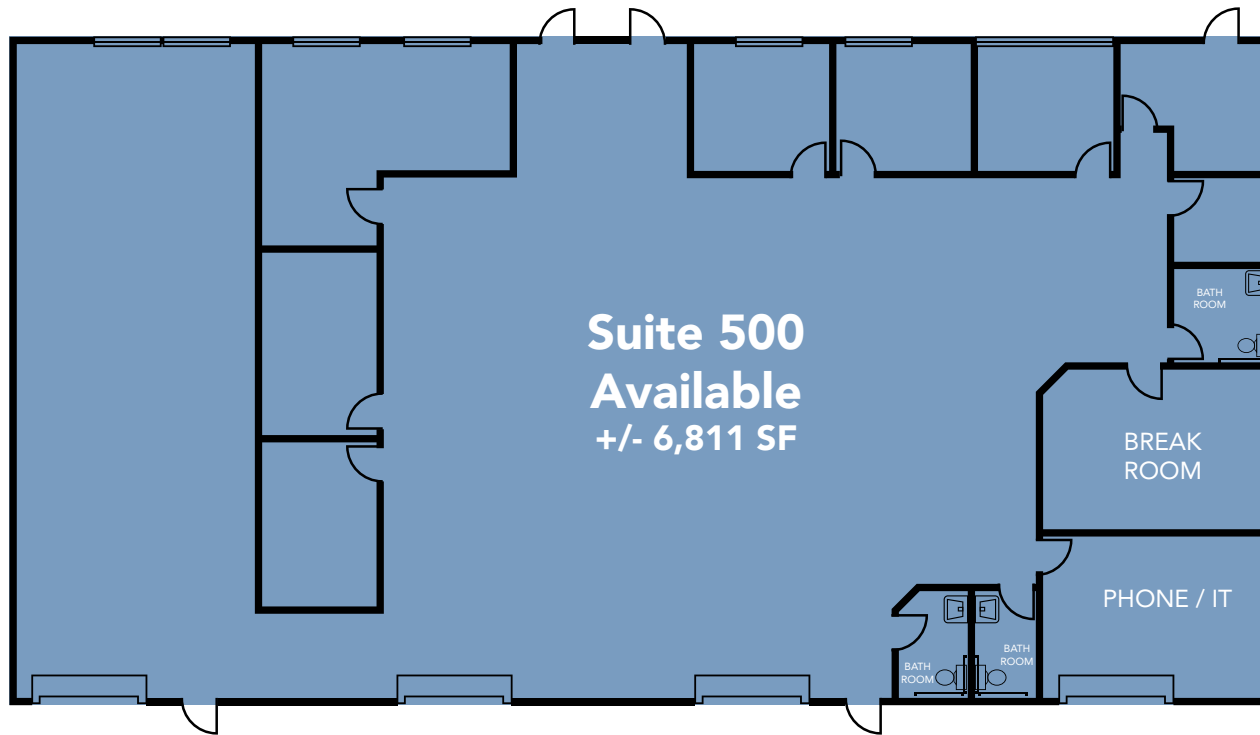




# Maps, Aerial, & Plans



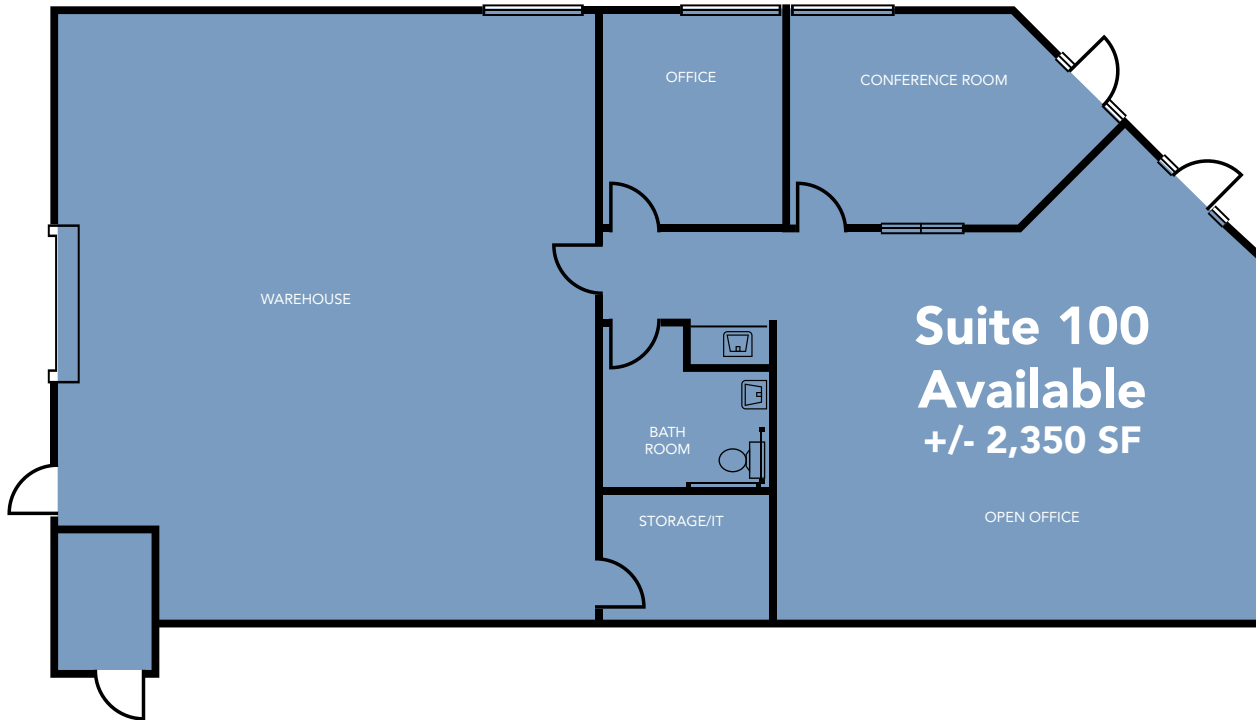
# 1170 Financial Blvd. Suite 500



## Suite Notes

- +/- 6,811 SF
- Four (4) 10ft grade level doors
- Three (3) restrooms
- Seven (7) private offices
- Dedicated IT room
- Multiple front/rear man doors
- Ample parking available, previous call center
- Conference room & break room

# 5595 Equity Ave., Suite 100

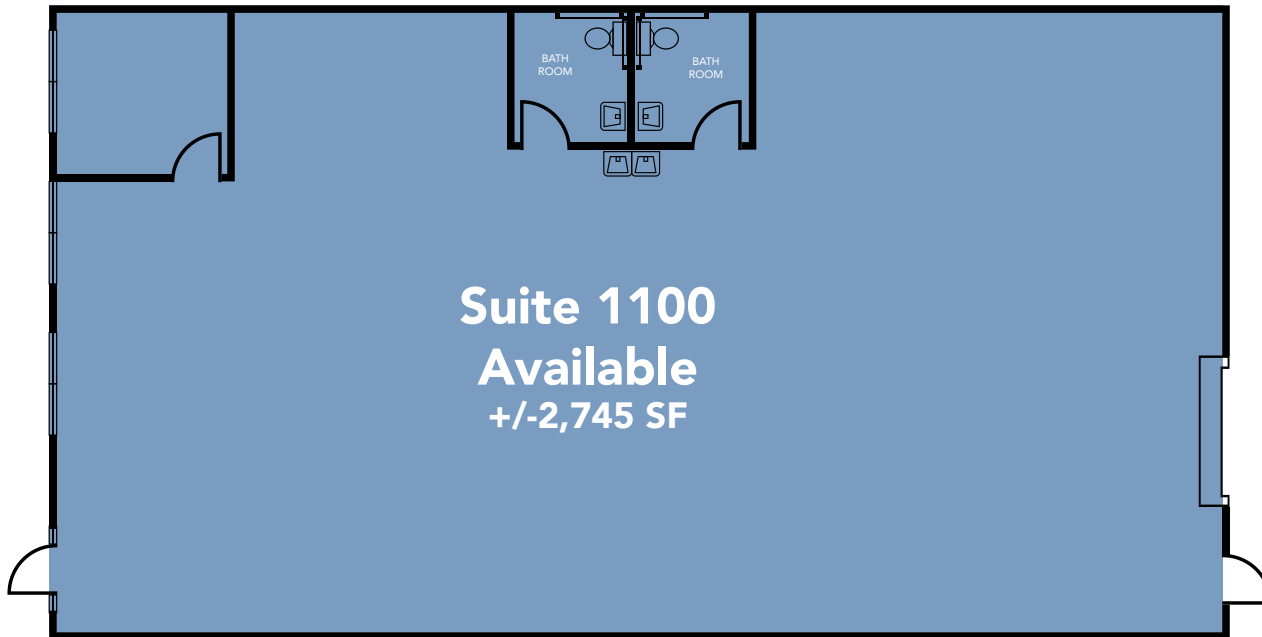


## Suite Notes

- +/- 2,350 SF
- 10' Grade level roll-up door
- 2 Front entry man doors
- 1 Rear exit man door
- Corner unit with n mccarran frontage
- 1 Windowed office, windowed conference room, and bullpen area
- Private restroom
- Storage/it room
- Reznor warehouse heater



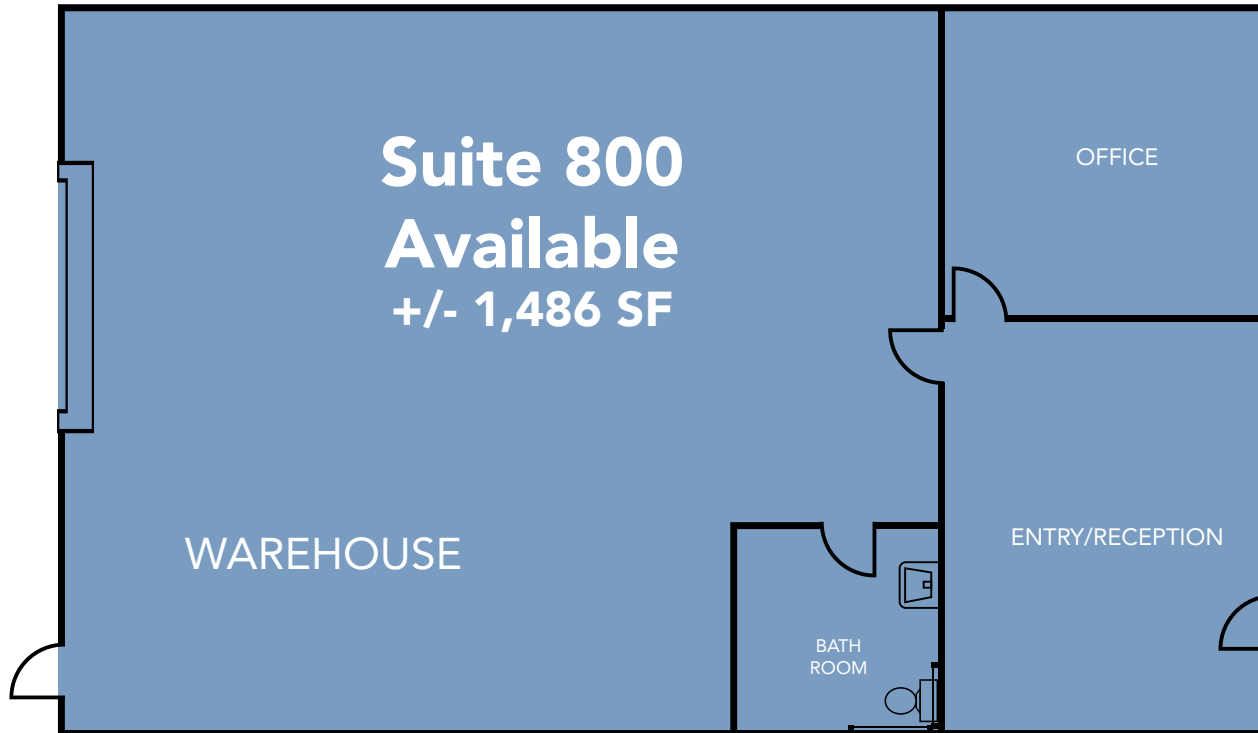
5580 Mill St., Suite 1100



## Suite Notes

- +/-2,745 Sf
- 10' Grade level roll-up door
- 1 Front entry man door
- 1 Rear exit man door
- 2 Private restrooms
- 1 Front private office
- Exposed ceiling with hardline hvac
- Reznor warehouse heater

1150 Financial Blvd., Suite 800



### Suite Notes

- +/- 1,486 Sf
- 10' Grade level roll-up door
- 1 Front entry man door
- 1 Rear exit man door
- 1 Private restroom
- 1 Front private office
- Reception/entry area
- Reznor warehouse heater



# Conceptual Property Photos

