

## FOR LEASE › OFFICE SPACE

### Freestanding Office Building in the Heart of Downtown Reno

**450 Marsh Avenue  
Reno, NV 89509**

4,214 Square Feet (3,318 square  
foot office building on two levels  
with 896 square foot finished  
basement)

Asking Rent: \$6,475/Month +  
Gas, Electric, Trash, Water and  
Janitorial; No CAM Fees!

#### Reno Office Services

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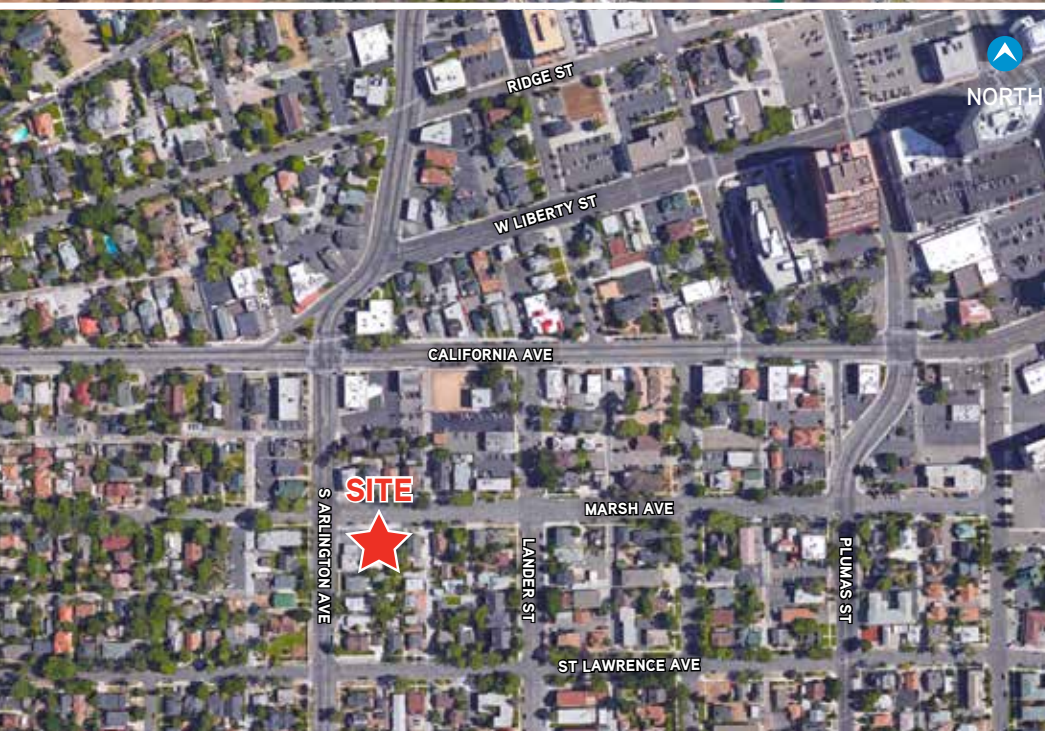


## Building Comments

This recently renovated office building is available for lease and located in the heart of downtown Reno on Marsh Avenue near Arlington and Sierra Street. The building is situated on a quaint and quiet street with a great parking lot at the front door as well as street parking. The building will have additional improvements with an estimated completion of April 2018. Current owner has occupied the property for over a decade and it has been very well maintained.

## Suite Comments

Functional layout with a mix of offices both large and medium, open areas, reception area, file room, full-size kitchen, wet bar, storage, and two restrooms; one of which includes a large walk-in shower. The finished basement is ideal for a conference room, creative room, or training room. Built in bookcases adorn the larger offices and conference room. The property has just been updated with new lighting throughout, painting, flooring and modern finishes. Furniture is available upon request. Owner is accessible and responsive.



## Available Space

- 4,214 Square Feet (3,318 square foot office building on two levels with 896 square foot finished basement)
- Situated on a .115 acre lot
- Built in 1941 with major remodel in 1953
- Zoned Professional Office (PO)

## Asking Rent:

\$6,475/Month + Gas, Electric, Trash, Water and Janitorial;  
No CAM Fees!



## Interior Photos





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