

FOR LEASE > OFFICE BUILDING

63 Keystone Avenue

RENO | NEVADA 89503

Colliers
INTERNATIONAL

RECENTLY REMODELED
INTERIOR AND EXTERIOR!

Building Can Accommodate a Single Office User, up to 1,476 SF of Contiguous Space

PROPERTY HIGHLIGHTS

- > Full service lease rate includes janitorial
- > Ample parking available in building's lot, 40 spaces.
- > Zoning PO (professional office).
- > High street activity - 12,000 ADT.

AVAILABLE SPACE

Suite 201: \$1,430/Month

Suite 303: \$780/Month

Suite 305: \$780/Month

Suite 307: \$580/Month

Suite 303, 305 & 307: \$1,995/Month

Owned and managed by:

BLACKFIRE
REAL ESTATE INVESTORS

For more information,
please contact:

Reno Office Services

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The information furnished has been obtained from sources we deem reliable and is submitted subject to errors, omissions and changes. Although Colliers Nevada, LLC has no reason to doubt its accuracy, we do not guarantee it. All information should be verified by the recipient prior to lease, purchase, exchange or execution of legal documents.

Colliers International
100 W. Liberty St., Suite 740

Reno, Nevada 89501

P: 775.823.9666 | F: 775.823.4699

www.colliers.com/reno

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BUILDING FEATURES

- > Office space available for lease in a recently remodeled building near the Truckee River and with close proximity to downtown Reno.
- > Ideal option for small professional service, tech, creative or administrative firms looking for upgraded office space in a cool location with an affordable price point.
- > Two-story building with fully built-out lower level. The lower level has ample natural light, common break area, common conference/meeting room, bike storage, restrooms, and indoor and outdoor seating/strategy area.
- > Building features custom commissioned art installation on the exterior.
- > Tenant improvements offered for qualified transactions.
- > Building signage opportunities.



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COMPLETED IMPROVEMENTS

Blackfire Real Estate Investors made the following improvements:

- > **LANDSCAPING UPGRADE:** Xeriscaping with select plant specimens, art, and water feature including the upgrade of the building's tenant courtyard
- > **ASPHALT UPGRADE:** Repair, seal and stripe the existing parking lots
- > **SIGNAGE:** Design and install a new sign package to include a highly visible monument sign, exterior building signage, and interior suite and facilities signs
- > **HARDWARE:** New hardware package in all common areas
- > **PAINT:** Multi-tonal exterior paint to highlight the buildings natural features
- > **HALLWAYS AND STAIRS:** Replace all flooring in the common area including hallways and stair treads
- > **RESTROOMS:** Remodel with new paint, flooring, fixtures and hardware
- > **LIGHTING:** New LED lighting package in common halls and exterior



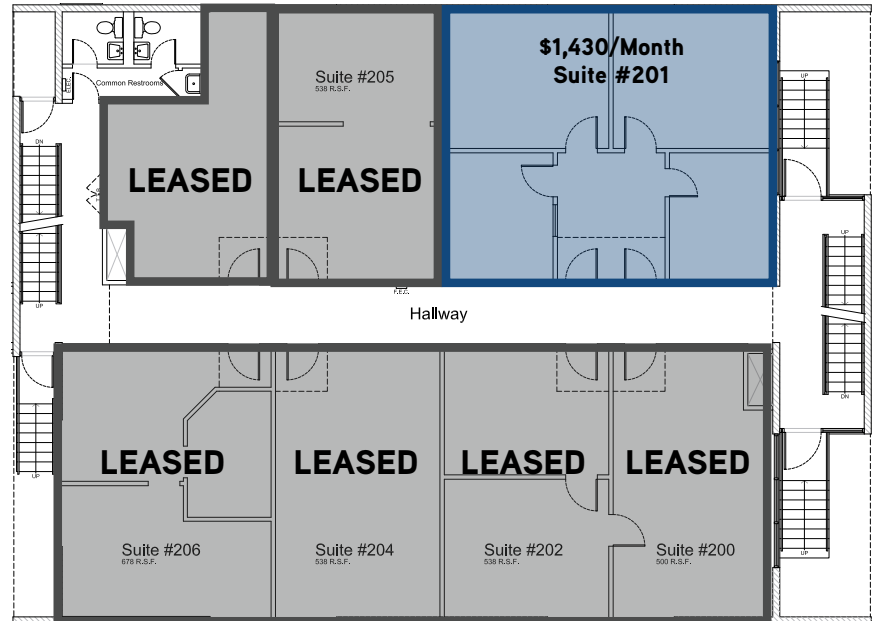
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SECOND FLOOR

Suite 201: \$1,430/Month
(1,059 SF)



THIRD FLOOR - IDEAL FOR SINGLE TENANT

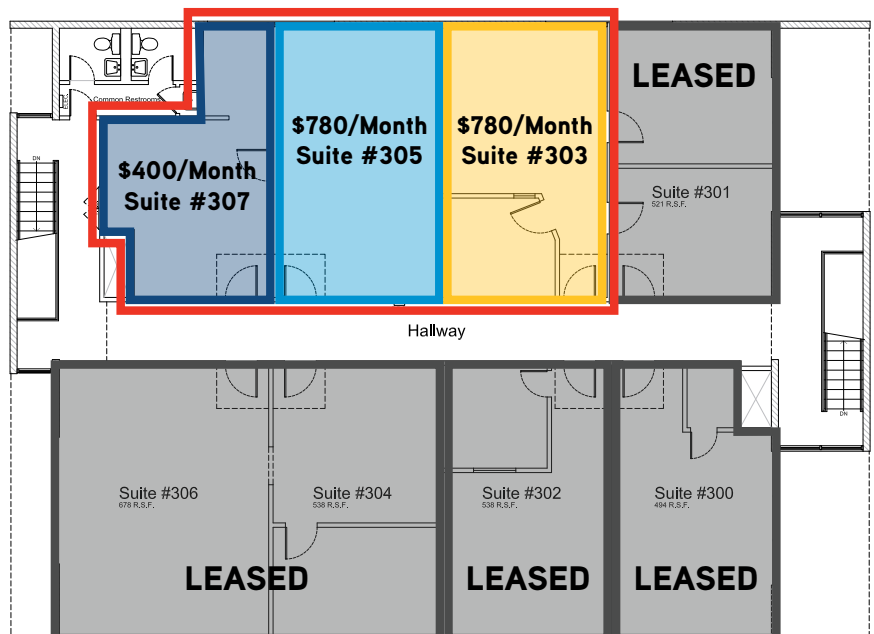
Suite 303: \$780/Month
(538 SF)

Suite 305: \$780/Month
(538 SF)

Suite 307: \$580/Month
(400 SF)

Suites 303, 305 & 307:
\$1,995/Month (1,476 SF)

\$1,993/Month
Suites 303, 305 & 307



FREE USE of COMMON AREAS! CONFERENCE ROOM with free wireless internet access and a large monitor for video conferences and presentations. **BREAK ROOM** with charging stations and appliances. **LOUNGE AND PATIO AREA** for meetings or relaxing.

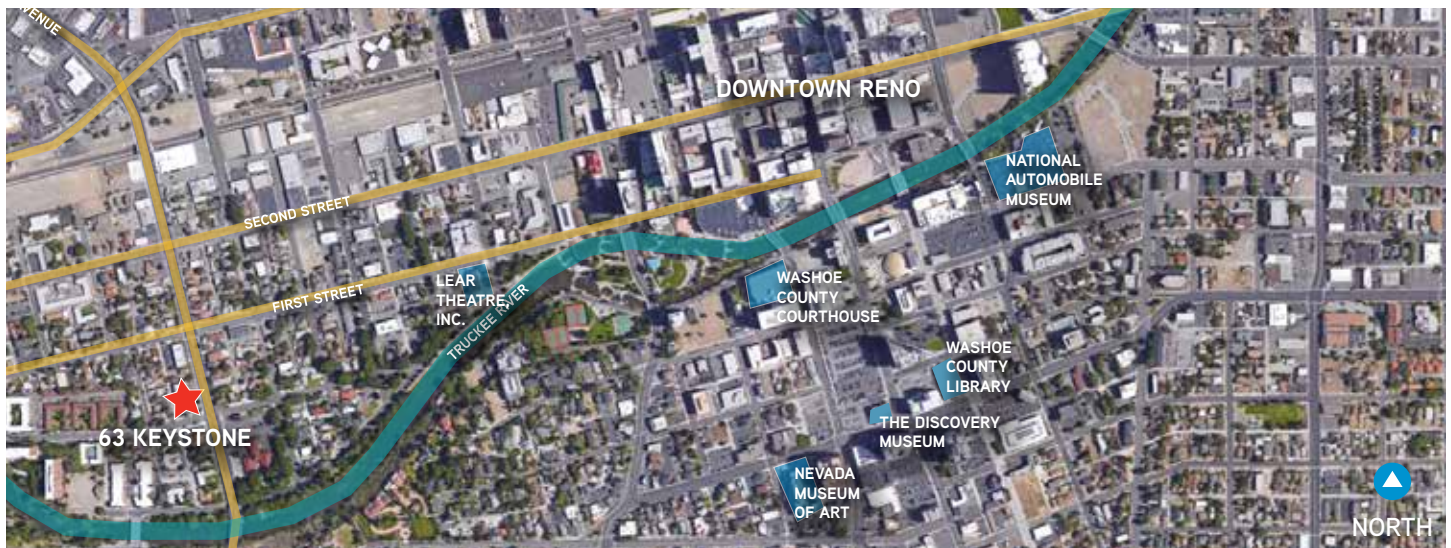
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AERIAL



SURROUNDING AREA



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