

For Lease

1 East Liberty Street

Class A Office Building in the Heart of Downtown Reno

Premier Window Lined Suites Available | Call for Pricing

Jason Hallahan

Associate

+1 775 333 6969 Direct

+1 775 287 5610 Cell

Jason.Hallahan@colliers.com

NV Lic S.0200644

Melissa Molyneaux SIOR, CCIM

Executive Vice President

+1 775 823 4674 Direct

+1 775 762 7990 Cell

Melissa.Molyneaux@colliers.com

NV Lic BS.0144599.LLC

Colliers

5520 Kietzke Lane, Suite 300

Reno, Nevada 89511

+1 775 823 9666

colliers.com/reno

Colliers

A modern office lounge area with curved beige and brown sofas, a round wooden coffee table, and a large digital screen displaying a landscape. The room features wood-paneled walls, a glass partition, and contemporary lighting fixtures.

Property Overview

1 East Liberty is a well-maintained Class A 84,091 SF Office building located in the heart of Downtown Reno on the corner of East Liberty and South Virginia Street. This 6-story high rise building has on-site property management, security, and underground parking. The building offers a range of upgraded and recently renovated features throughout. Property has a drive-thru Starbucks conveniently located in the surface level parking lot. In addition, it is in the heart of Downtown Reno with outstanding proximity to restaurants, gyms, hotels and other amenities. The suites feature floor to ceiling windows that shows views of the surrounding Downtown Reno area.

Property Highlights



Class A 84,091 SF Office building in Downtown Reno



Range of upgraded and recently renovated features throughout



Proximity to restaurants, gyms, hotels, and other amenities in the heart of Downtown Reno



6-Story high rise with on-site property management and security



Drive-thru Starbucks located in the surface level parking lot



Surface level lot parking and underground parking available

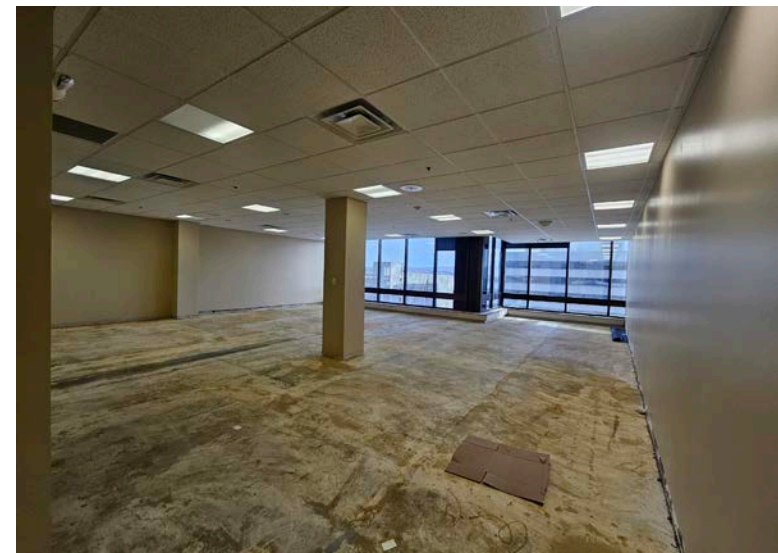
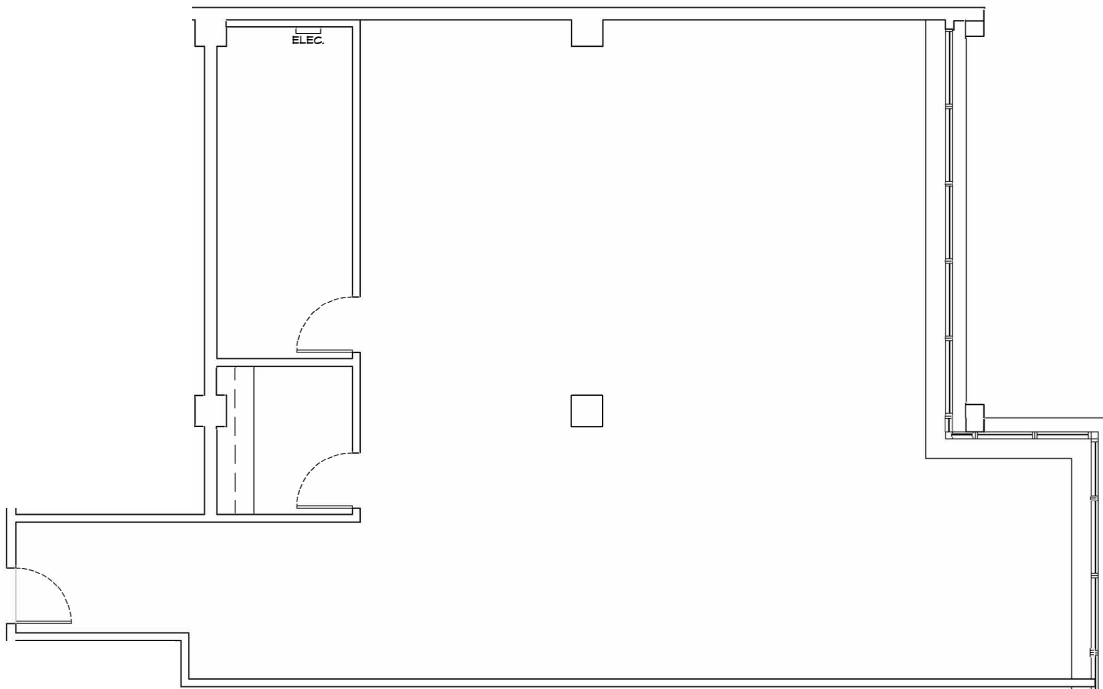


Suite 500 | 1,572 Square Feet

Class A office space located on the 5th floor. The current floor plan features two rooms and open space. The two rooms can be customized to fit your needs. Possibility for a breakroom, copy room, storage area or IT room. Floor to ceiling windows that show east views.

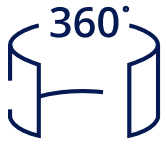


[View Virtual Tour](#)

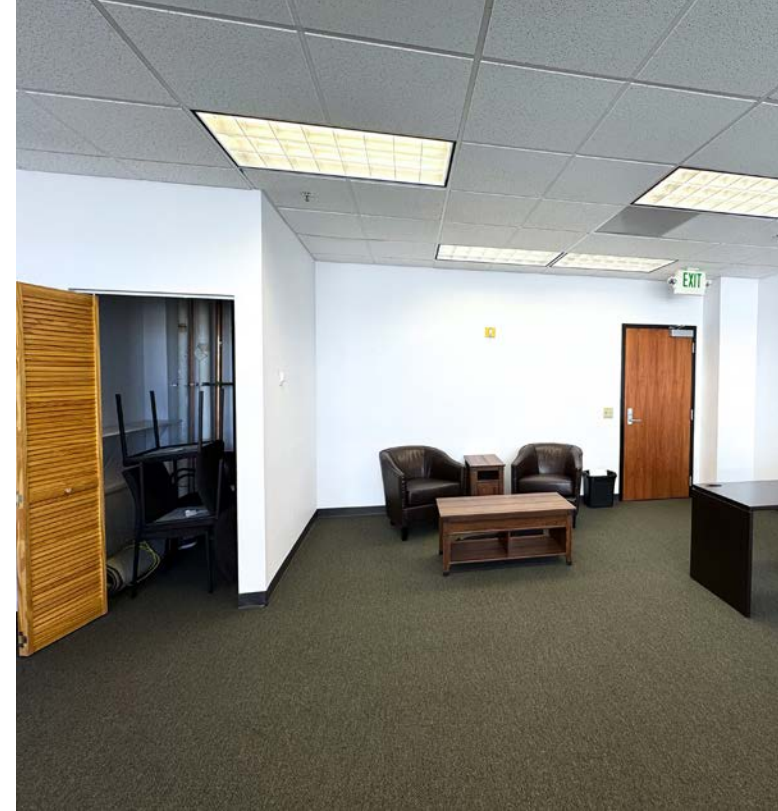
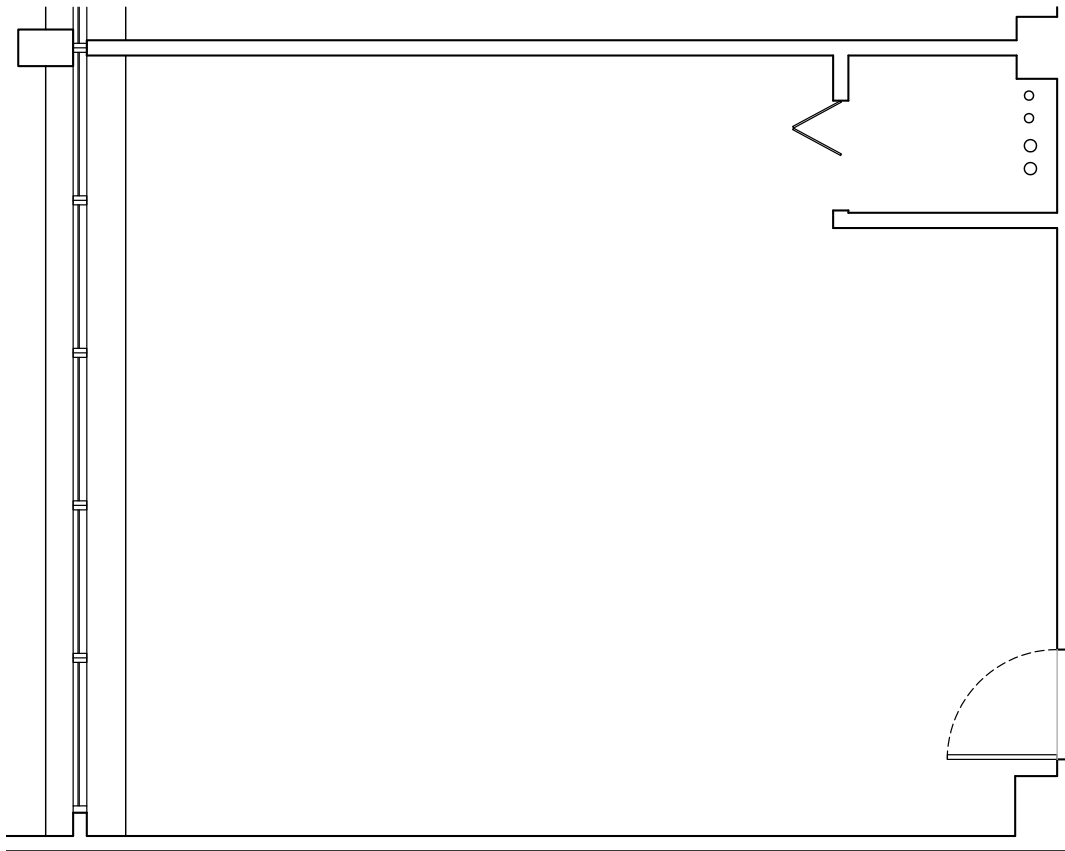


Suite 511 | 650 Square Feet

Class A office space located on the 5th floor. The current floor plan features a large open office on the North window line. Floor to ceiling windows that show north views and furniture is available for Tenant use.



[View Virtual Tour](#)



Unrivaled Amenities

Banking

1. Meadows Bank
2. Nevada State Bank
3. US Bank
4. Chase Bank
5. Wells Fargo ATM
6. Nevada State Bank

Courthouses

7. Bruce R. Thompson Courthouse & Federal Building
8. Reno Justice Court
9. Second Judicial District Court
10. Reno City Hall

Entertainment

11. Nevada Museum of Art & Chez Louie
12. Sundance Bookstore
13. Washoe County Library
14. Discovery Museum

15. Patagonia Outlet

16. Pioneer Center for Performing Arts
17. The Basement
18. Arts for All Nevada at the Lake Mansion
19. Bundox Bocce
20. National Automobile Museum
21. Greater Nevada Field
22. Century Riverside Theatre
23. Escape Room
24. Crafted Palette
25. Siri's Casino
26. Cargo Concert Hall
27. National Bowling Stadium

Eat/Drink

28. Cheese Board
29. Bibo Coffee Company
30. Mexcal
31. Starbucks

32. The Dropout Bike Shop & Hub Coffee Roasters
33. La Famiglia Italian & The Coconut Downtown
34. Old Granite Street Eatery
35. RedRock Bar
36. Royce
37. Washoe Public House
38. Pignic Pub & Patio
39. Great Basin Community Food Co-Op
40. The Eddy
41. Wild River Grille
42. Pizanos Pizza
43. Campo, Reef Sushi & Sake
44. Sierra St Kitchen & Cocktails, Ole Bridge Pub
45. Antonio's Mexican Grill & The Stick Sports Lounge
46. Liberty Food & Wine Exchange
47. Silver Peak
48. Thai Corner Café
49. 5 Star Saloon, West Street Wine Bar
50. Our Bar
51. Hookava
52. Bab Café

Live/Stay

53. ParcOne60
54. The Renaissance
55. Courtyard Marriott
56. Cal Neva

57. The Palladio
58. Riverboat Hotel
59. Park Tower
60. Arlington Towers
61. Plaza Resort Club
62. West Street Flats
63. The Montage
64. Reno City Center
65. Silver Legacy Resort Casino
66. Whitney Peak Hotel
67. Eldorado Resort Casino
68. 3rd Street Flats
69. WorldMark Reno
70. J Resort
71. Circus Circus
72. The Belvedere Towers
73. Reno Suites
74. Howard Johnson by Wyndham
75. Canyon Flats
76. Reno Regency
77. HERE Reno
78. Gold Dust West Casino
79. The Mod @ Riverwalk II
80. Truckee River Terrace Apartments
81. Promenade On the River
82. Legacy Vacation Resort
83. Cal Ave Studios
84. The Onyx at 695



Market Overview

The Greater Reno-Tahoe's business and economic climate is experiencing a major boom and the ramifications are far reaching. In fact, Nevada was ranked number 7 in the 2023 State Business Tax Climate Index, according to the Tax Foundation. With the area including major cities such as Reno, Sparks, Carson City, Fernley, and Incline Village, there is plenty of room for expansion. With the benefits of Nevada's low tax on businesses - and a satisfying quality of life, it's a wonder why a business or developer would choose anywhere else. The region's optimal location to San Francisco, Portland, Salt Lake City, Las Vegas, and Los Angeles all within a day's drive is just another added benefit.

Business-Friendly Environment

- | | |
|--------------------------------|--|
| » No corporate income taxes | » No unitary tax |
| » No personal income taxes | » 1.48% Payroll Tax |
| » No estate/gift taxes | » 6.85% Sales Tax |
| » No unitary taxes | » 0.60% Property Tax |
| » No franchise taxes | » 0.25-5.4% Unemployment Insurance Tax |
| » No inventory taxes | » Qualified Opportunity Zones |
| » No franchise taxes on income | |

4.5%

UNEMPLOYMENT RATE
AS OF OCTOBER 2023

213,379

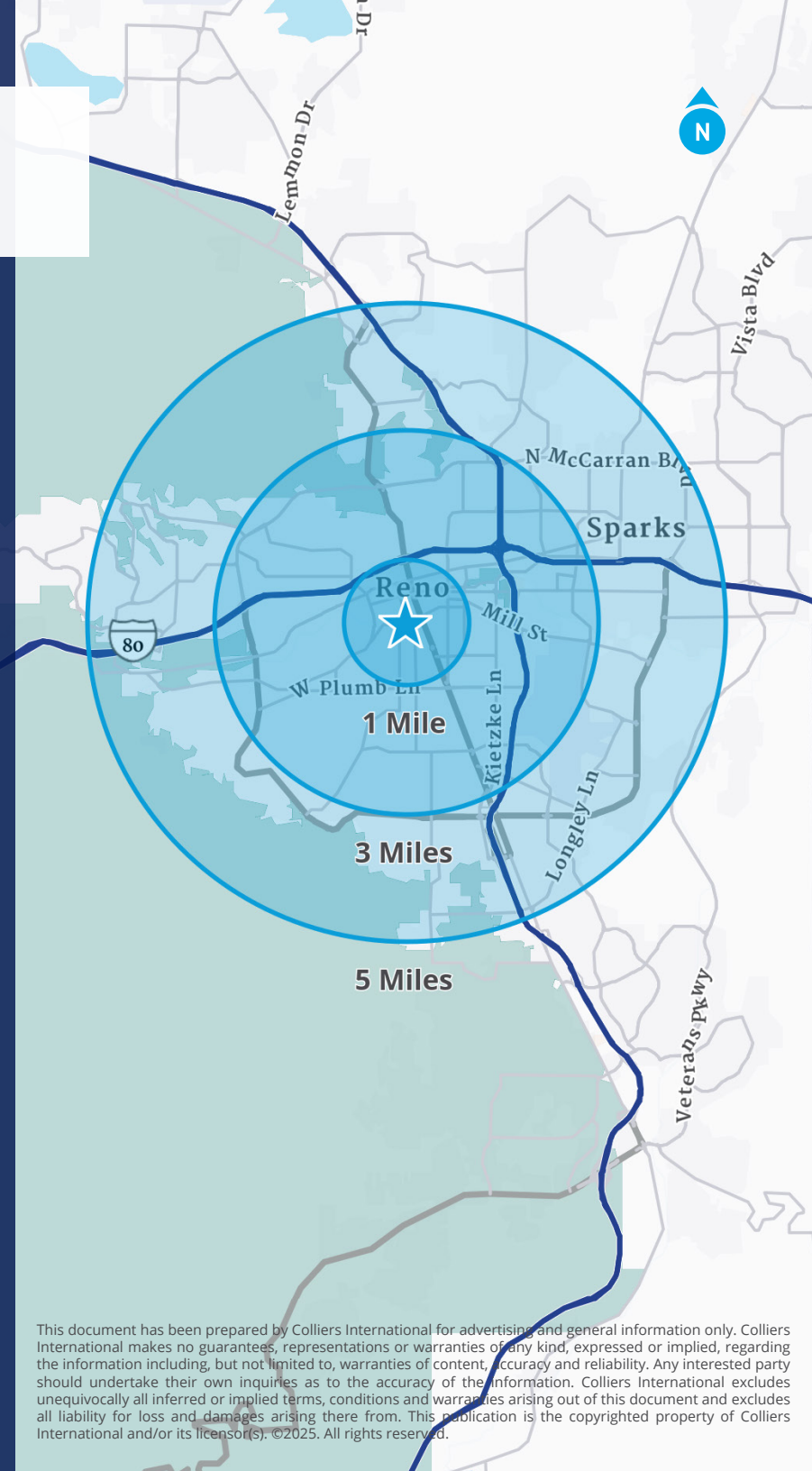
RENO/SPARKS TOTAL
EMPLOYMENT

506,016

RENO/SPARKS POPULATION
AS OF OCTOBER 2023

\$600,000

MEDIAN HOME PRICE
AS OF JULY 2023



This document has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers International and/or its licensor(s). ©2025. All rights reserved.