MUSEUM TOWER

# 

West Liberty RENO | NV 89501

# Premier Class A Office Building in the Heart of Reno





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# **AVAILABLE SUITES**

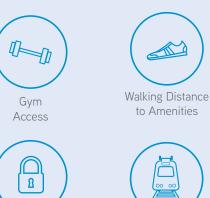
Suite 150	985 SF
Suite 600	11,646 SF*
Suite 690	7,802 SF*
Suite 765	1,625 SF
Suite 790	1,156 SF
	*Possible to combine for a total of 19,448 SF

LEASE RATE

\$2.15/SF - 2.35/SF Full Service

# **BUILDING HIGHLIGHTS**

- > Downtown Reno's premier class A office building
- > 12-story tower, totaling +/- 149,000 SF
- > 5-level secure on-site parking garage with elevators providing direct access to all floors
- > Unparalleled views of the mountains with outdoor balconies on all floors
- > On-site gym, showers and locker rooms free to tenants
- > Additional on-site fitness options include Anatomie Fitness and Soul Space
- > Adjacent to Nevada Museum of Art and steps from downtown amenities and restaurants
- > Professionally managed by CBRE with on-site manager







Parking Garage



Building Security

Nearby Public Transit Stations

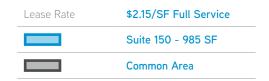
Class A Building



FLOOR PLAN

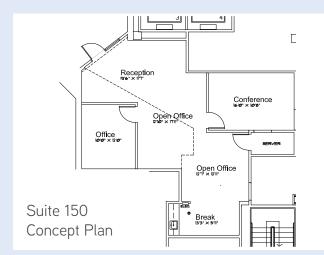


#### **1ST FLOOR SUITE SPECIFICATIONS**



#### SUITE FEATURES

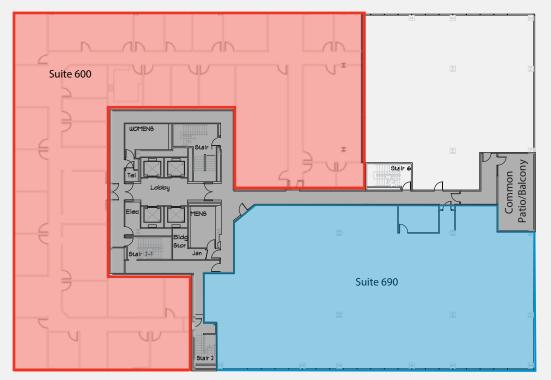
- Ground level suite
- Convenient access from lobby providing high identity branding opportunity
- Current layout is open with storage and break room with sink
- Owner willing to provide turn-key buildout for qualified deals







FLOOR PLAN



#### **6TH FLOOR SUITE SPECIFICATIONS**



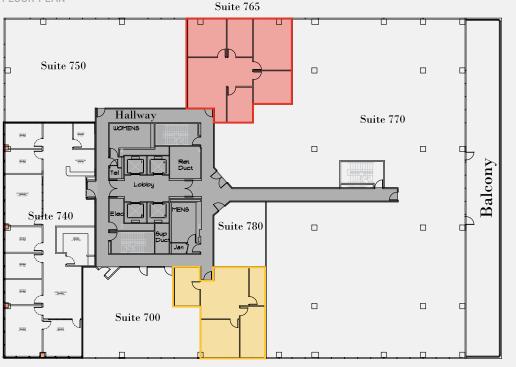
\*Possible to combine for a total of 19,448 SF

#### SUITE FEATURES

- Suite 600 Fully built-out and move-in ready
- Suite 600 Abundant natural light with views of the mountains
- Suite 600 Direct access to common outdoor balcony
- Suite 690 Shell condition for your improvements
- Suite 690 Layout is ready to fit your desire
- Suite 690 Great views from large windows
- Suite 690 Common balcony on 6th floor for tenant's use







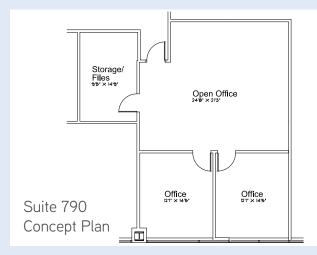
#### Suite 790

### 7TH FLOOR SUITE SPECIFICATIONS



#### SUITE FEATURES

- Suite 765 Upgraded finishes and use of glass make this suite ideal for professional office users
- Suite 790 Finished space with 2 private offices, conference room and storage. Ready for move in!









#### **(S)** BANKING Meadows Bank Nevada State Bank 2 US Bank 3 Wells Fargo Nevada State Bank 5 Bruce R. Thompson Courthouse & Federal 6 Building Reno Justice Court (7) Second Judicial District 8 Court 9 Reno City Hall (10) Arte Italia Nevada Museum of Art

& Chez Louie Sundance Bookstore

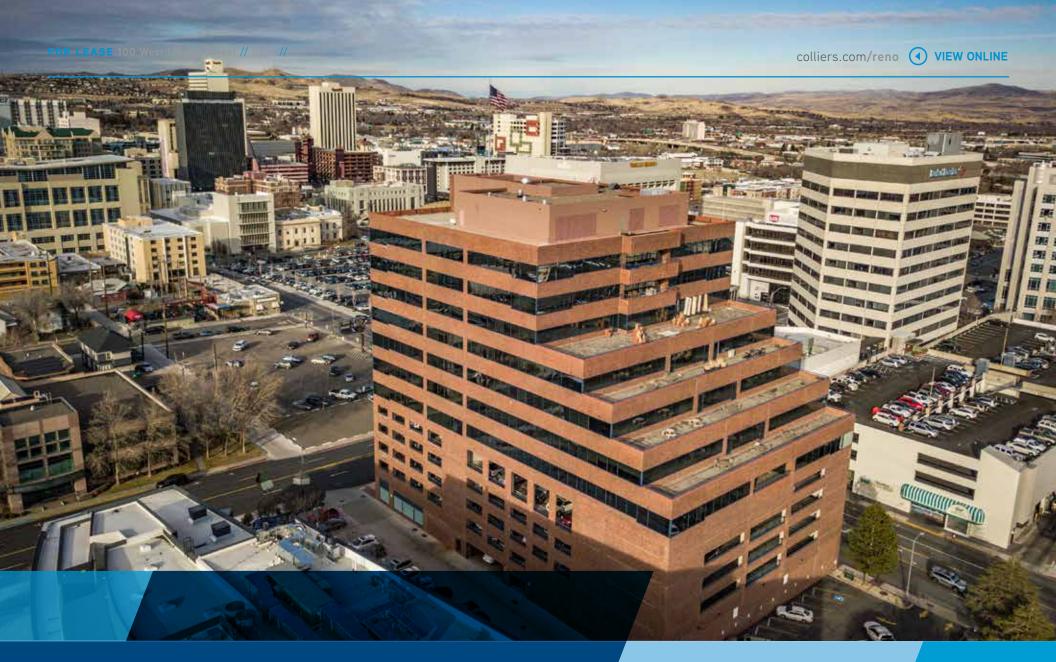
	Washoe County Library
	Discovery Museum
15	Patagonia Outlet
6	Pioneer Center for Performing Arts
	The Basement
	Arts for All Nevada at the Lake Mansion
	Bundox Bocce
20	National Automobile Museum
21	Greater Nevada Field
22	The Rack
23	Century Riverside Theatre
24	Fitness For 10
25	Escape Room
26	Crafted Palette
27	Siri's Casino

23	Cargo Concert Hall
$\bigcirc$	National Bowling Stadium
30	A an Art
XEA	T/DRINK
31	Saint James Infirmary, Rubicon Deli
32	Cheese Board
33	Bibo Coffee Company
34	Peg's Glorified Ham n Eggs
35	Feast
36	CreAzian
37	Starbucks
38	See See Motor Coffee Co
39	Wild Garlic Pizza, La Famiglia Italian, Blue Fin Poke
40	Old Granite Street Eatery
(1)	RedRock Bar

2	Royce	(
3	Washoe Public House	
	Pignic Pub & Patio	
5	Great Basin Community Food Co-Op	
6	The Eddy	
	Wild River Grille	
8	Foxy Olive	_
9	Mellow Fellow	
0	Pizza Reno	6
	Campo, Reef Sushi & Sake	
2	Sierra St Kitchen & Cocktails, Ole Bridge Pub	(
3	Pizanos Pizza, Antonio's Mexican Grill, The Stick Sports Lounge	
	Liberty Food & Wine	
	Exchange	
55)	Silver Peak	(
6	Thai Corner Café	(

57	5 Star Saloon, West Street Wine Bar
58	The Jungle, Sierra Tap House
59	Our Bar
60	Imperial Bar and Lounge
61	Noble Pie Parlor
62	Ichiban Japanese Steakhouse & Sushi Bar
63	Bab Café, The Urban Market
😚 LI	VE/STAY
$\frown$	
64	City Center Apartments
64) 65	City Center Apartments The Renaissance
65	
65 66	The Renaissance
-	The Renaissance Courtyard Marriot
65 66 67	The Renaissance Courtyard Marriot Cal Neva
65 66 67 68	The Renaissance Courtyard Marriot Cal Neva The Palladio

72	Arlington Towers
73	Plaza Resort Club
74	Colonial Garden Court Apt-Homes
75	The Montage
76	Harrah's
7	The Nugget
78	Whitney Peak Hotel
79	ElDorado Resort Casino
80	3rd Street Flats
81	WorldMark Reno
	ITNESS
82	Anytime Fitness
83	Escape
84	Fitness For 10
85	Basecamp Climbing Gym
86	Anatomie Fitness & Soul Space
87	CCF Downtown



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