

FOR LEASE

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# 50

## Washington Street

RENO | NV 89503

Recently Remodeled  
with a Contemporary  
and Fun Design



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Truckee River

## AVAILABLE SUITES

Suite 101 5,000 SF

## LEASE RATE

\$1.85/SF/MO Full Service

## PROPERTY OVERVIEW

Colliers International is pleased to present 50 Washington Street for lease in downtown Reno. Located just one block from the Truckee River the office building benefits from mature landscaping and trees.

- The building was remodeled and is contemporary and fun and benefits from environmentally friendly finishes
- The building is elevator served and the first two floors of the building are Silver LEED Certified and were previously occupied by The Glenn Group, an advertising and strategy firm
- The property is caddy corner to The Hub Coffee Roasters and is a short ten minute stroll along the Truckee River into downtown where there are multiple restaurants, shopping, entertainment, art, culture and lodging
- The building has parking on-site in the surface parking lot but also has access to street parking and public transportation. Building is dog friendly.



Silver LEED  
Certified



Multiple  
Parking Lots



Walking Distance  
to Amenities

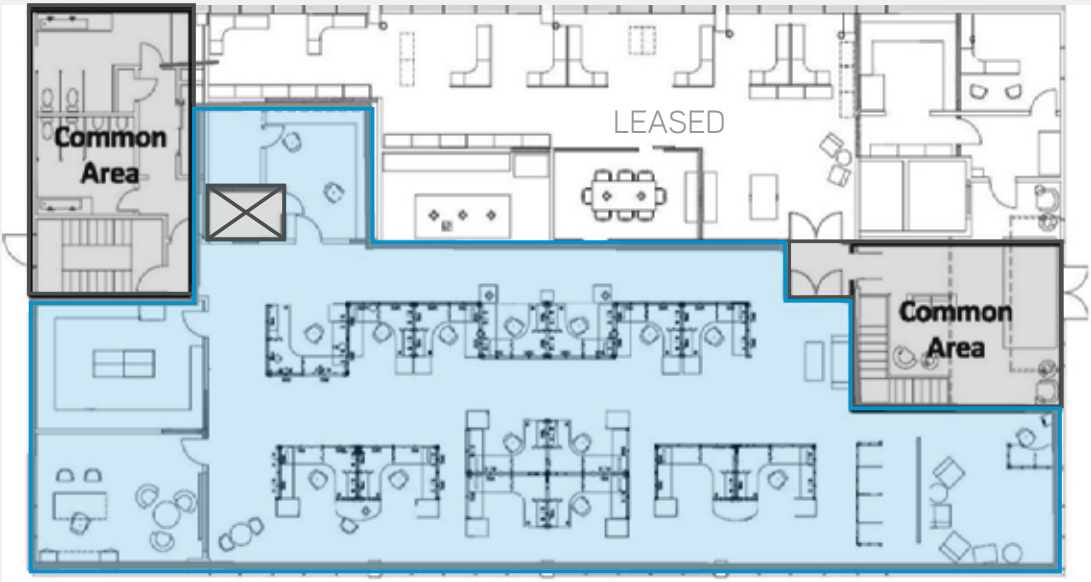


Class A  
Building







FLOOR PLAN

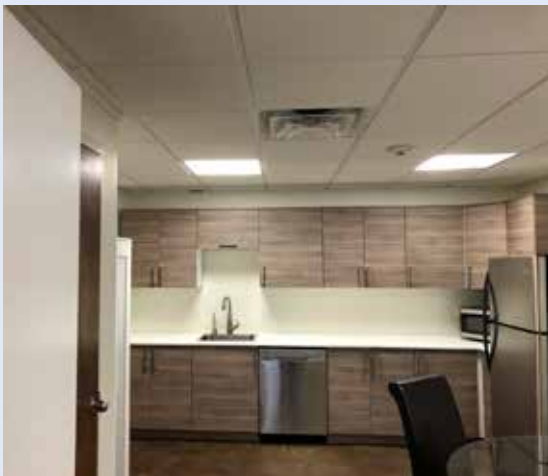


SUITE 101 - 5,000 SQUARE FEET

Lease Rate	\$1.85/SF/MO Full Service
	Suite 101 - 5,000 SF
	Common Area

SUITE DETAILS




A portion of the first floor is available and ready for immediate occupancy. Space offers mostly open bull pen space with ample natural light from window line. There are a three private offices that can be used for conference room or production rooms. The ownership group is open to make modifications to the space, if needed. Space can be made available furnished.












### BANKING







-  Meadows Bank
-  Nevada State Bank
-  US Bank
-  Chase Bank
-  Wells Fargo ATM
-  Nevada State Bank

### COURTHOUSE







-  Bruce R. Thompson Courthouse & Federal Building
-  Reno Justice Court
-  Second Judicial District Court
-  Reno City Hall

### ENTERTAINMENT

-  Arte Italia















-  Nevada Museum of Art & Chez Louie
-  Sundance Bookstore
-  Washoe County Library
-  Discovery Museum
-  Patagonia Outlet
-  Pioneer Center for Performing Arts











-  The Basement
-  Arts for All Nevada at the Lake Mansion
-  Bundox Bocce
-  National Automobile Museum
-  Greater Nevada Field
-  The Rack
-  Century Riverside Theatre
-  Fitness For 10

-  Escape Room
-  Crafted Palette
-  Siri's Casino
-  Cargo Concert Hall
-  National Bowling Stadium
-  A an Art




### EAT/DRINK













-  Saint James Infirmary, Rubicon Deli
-  Cheese Board
-  Bibo Coffee Company
-  Peg's Glorified Ham n Eggs
-  Fin & Filet
-  Starbucks
-  See See Motor Coffee Co

-  Wild Garlic Pizza, La Famiglia Italian, Blue Fin Poke
-  Old Granite Street Eatery
-  RedRock Bar
-  Royce
-  Washoe Public House
-  Pignic Pub & Patio
-  Great Basin Community Food Co-Op
-  The Eddy
-  Wild River Grille
-  Foxy Olive
-  Mellow Fellow
-  Pizza Reno
-  Campo, Reef Sushi & Sake
-  Sierra St Kitchen & Cocktails, Ole Bridge Pub

-  Pizanos Pizza, Antonio's Mexican Grill, The Stick Sports Lounge
-  Liberty Food & Wine Exchange
-  Silver Peak
-  Thai Corner Café
-  5 Star Saloon, West Street Wine Bar
-  The Jungle, Sierra Tap House
-  Our Bar
-  Imperial Bar and Lounge
-  Ichiban Japanese Steakhouse & Sushi Bar
-  Bab Café, The Urban Market

### LIVE/STAY

-  City Center Apartments
-  The Renaissance
-  Courtyard Marriott

-  Cal Neva
-  The Palladio
-  Riverboat Hotel
-  The Ross Apartments
-  Park Tower
-  Arlington Towers
-  Plaza Resort Club
-  Colonial Garden Court Apt-Homes
-  The Montage
-  Harrah's
-  The Nugget
-  Whitney Peak Hotel
-  ElDorado Resort Casino
-  3rd Street Flats
-  WorldMark Reno



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