

LOCATED IN THE NEON DISTRICT
OPPORTUNITY ZONE PROPERTY



FOR SALE > ±21,470 SF FREE-STANDING
OFFICE/FLEX BUILDING

PURCHASE PRICE: \$3,600,000 | \$168 PSF

250 Bell Street
Reno, NV 89501

Located within the Downtown
Reno Redevelopment Area



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INVESTMENT OVERVIEW

Colliers International is pleased to present the opportunity to acquire 250 Bell Street, a ±21,470 SF Free-Standing Office/Flex Building. The property is currently occupied by a number of tenants leasing smaller suites on a month to month basis. This is an excellent opportunity for an owner/user or value-add investor to own a unique building in the center of Downtown with a number of redevelopment projects underway in the immediate vicinity. 250 Bell Street is well known in the community as a unique, creative venue for various events; including, Democratic Presidential Candidate discussions with Elizabeth Warren and Julian Castro, City Council events, the Reno Climate Fair, Conscious Capitalism events, and incubator events with the Reno Collective.

Purchase Price – \$3,600,000 | \$168 PSF

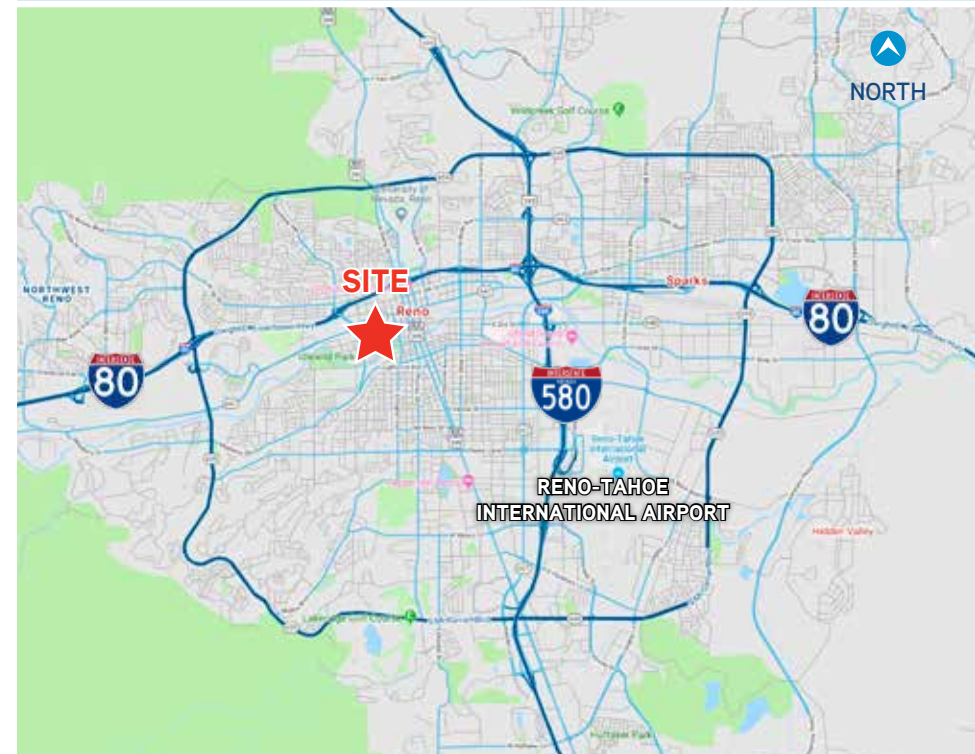
Property Highlights

- Built in 1976, received extensive remodel in 2006
- Located in a Federal Qualified Opportunity Zone
- Short term leases provide opportunity for owner/user or value-add Investor
- Located in the heart of Downtown Reno near the Truckee River and close to amenities
- Located in the Neon District



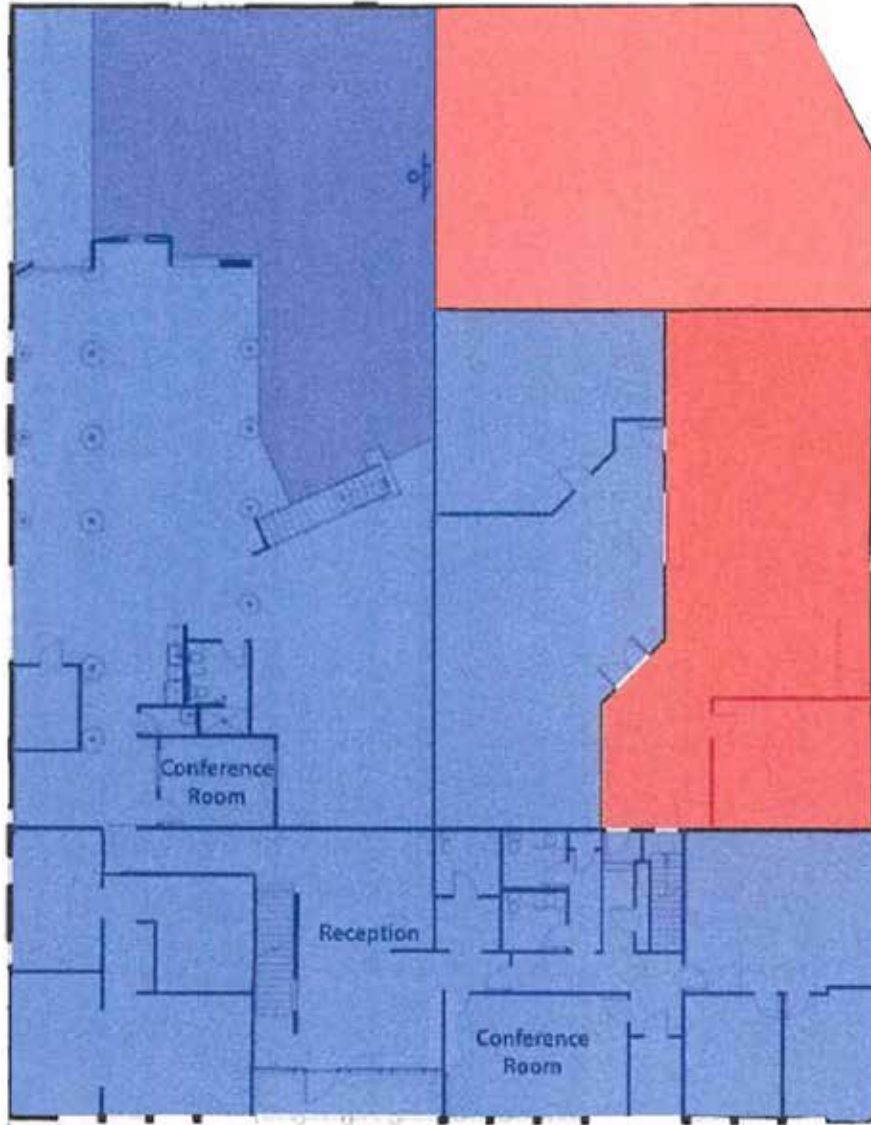
PROPERTY AT A GLANCE

ADDRESS	250 Bell Street, Reno, NV 89501
APN	011-021-09
SQUARE FOOTAGE BREAKDOWN	1st floor Office: 11,517 SF 1st floor Storage/WH: 3,783 SF 2nd floor Office: 6,170 SF
SITE	15,742 Square Feet (0.361 Acre)
NUMBER OF STORIES	Two
YEAR BUILT	1976, Extensive remodel in 2006
TYPE	Creative office, warehouse and flex property
ZONING	MUDR (Reno - Mixed Use Downtown Regional Center)

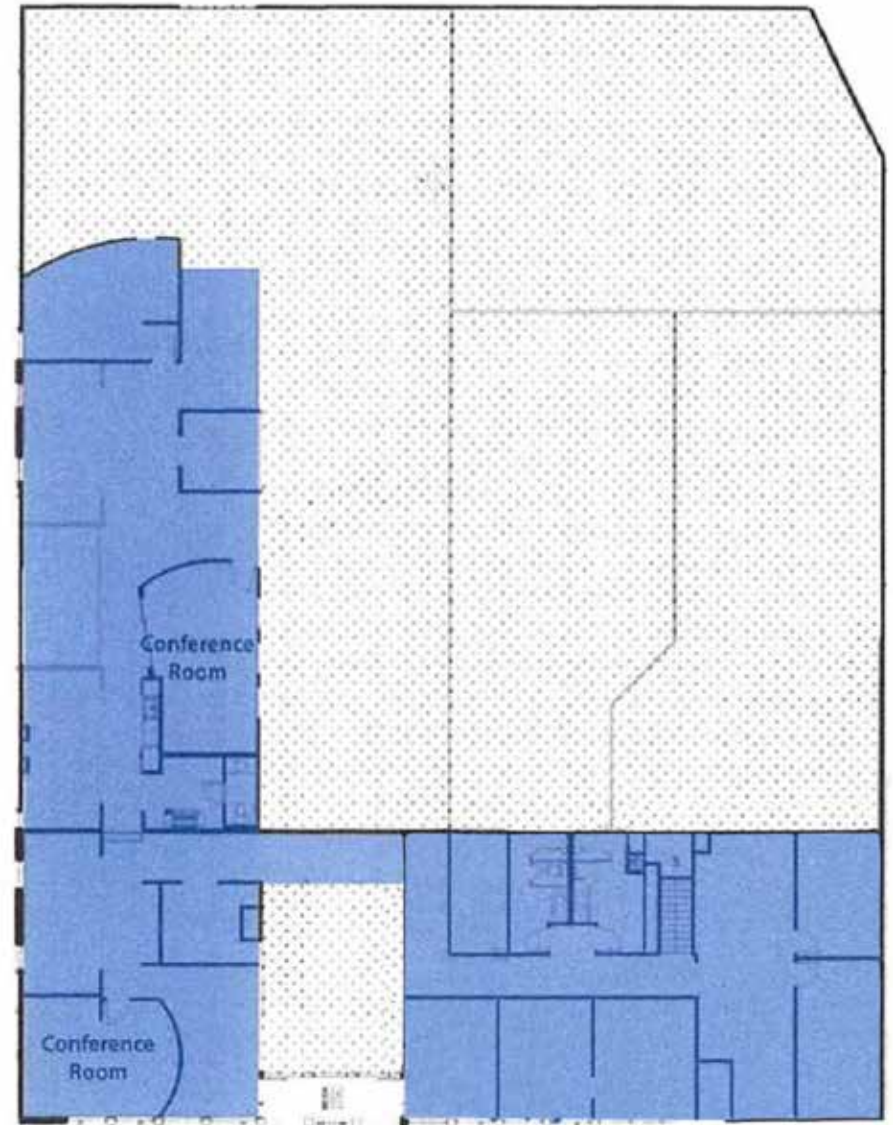


FLOOR PLAN

1st Level

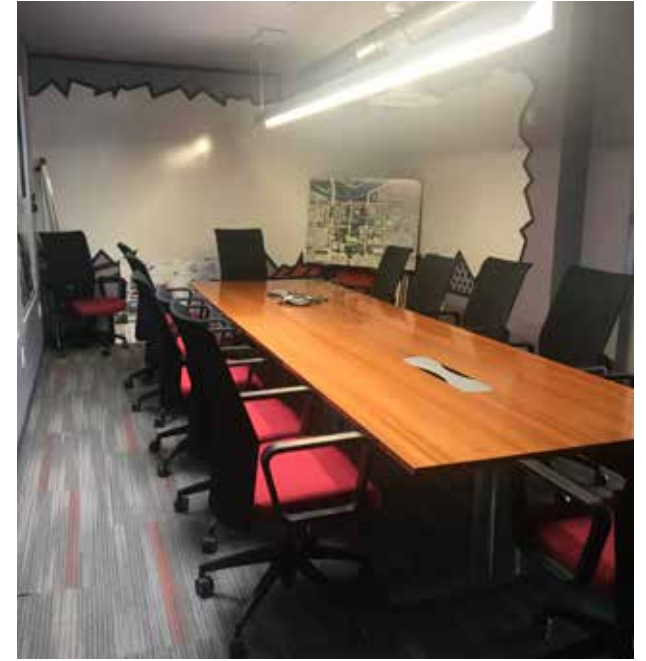


2nd Level



-  Warehouse
-  Office Space

ADDITIONAL PROPERTY PHOTOS



SURROUNDING AREA



🏦 BANKING	
1	Meadows Bank
2	Nevada State Bank
3	US Bank
82	Chase Bank
4	Wells Fargo ATM
5	Nevada State Bank
🏛️ COURTHOUSE	
6	Bruce R. Thompson Courthouse & Federal Building
7	Reno Justice Court
8	Second Judicial District Court
9	Reno City Hall
! ENTERTAINMENT	
10	Arte Italia

11	Nevada Museum of Art & Chez Louie
12	Sundance Bookstore
13	Washoe County Library
14	Discovery Museum
15	Patagonia Outlet
6	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	The Rack
23	Century Riverside Theatre
24	Fitness For 10

25	Escape Room
26	Crafted Palette
27	Siri's Casino
28	Cargo Concert Hall
29	National Bowling Stadium
30	A an Art
✂️ EAT/DRINK	
31	Saint James Infirmary, Rubicon Deli
32	Cheese Board
33	Bibo Coffee Company
34	Peg's Glorified Ham n Eggs
35	Fin & Filet
37	Starbucks
38	See See Motor Coffee Co

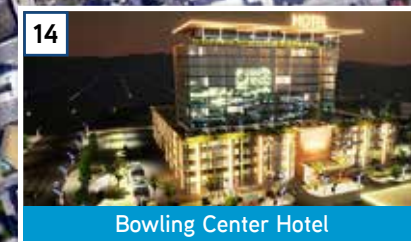
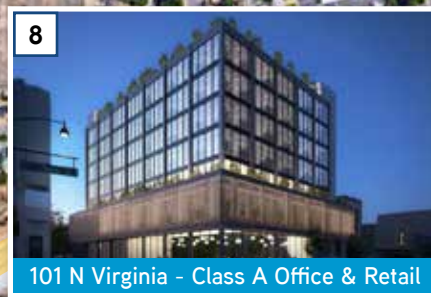
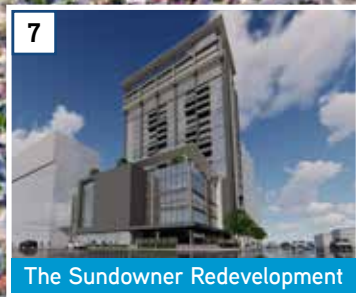
39	Wild Garlic Pizza, La Famiglia Italian, Blue Fin Poke
40	Old Granite Street Eatery
41	RedRock Bar
42	Royce
43	Washoe Public House
44	Pignic Pub & Patio
45	Great Basin Community Food Co-Op
46	The Eddy
47	Wild River Grille
48	Foxy Olive
49	Mellow Fellow
50	Pizza Reno
51	Campo, Reef Sushi & Sake
52	Sierra St Kitchen & Cocktails, Ole Bridge Pub

53	Pizanos Pizza, Antonio's Mexican Grill, The Stick Sports Lounge
54	Liberty Food & Wine Exchange
55	Silver Peak
56	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
62	Ichiban Japanese Steakhouse & Sushi Bar
63	Bab Café, The Urban Market
🏠 LIVE/STAY	
64	City Center Apartments
65	The Renaissance
66	Courtyard Marriott

67	Cal Neva
68	The Palladio
69	Riverboat Hotel
70	The Ross Apartments
71	Park Tower
72	Arlington Towers
73	Plaza Resort Club
74	Colonial Garden Court Apt-Homes
75	The Montage
76	Harrah's
77	The Nugget
78	Whitney Peak Hotel
79	EiDorado Resort Casino
80	3rd Street Flats
81	WorldMark Reno

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.

DOWNTOWN DEVELOPMENT MAP



① Greyhound Station	⑥ Neon District Redevelopment	⑪ 661 Lake Street
② The Mod	⑦ The Sundowner	⑫ Sierra Street Incubator
③ Nevada Historical Society	⑧ 101 North Virginia	⑬ Whitney Peak Expansion
④ T-3	⑨ Rock	⑭ Bowling Center Hotel
⑤ Keystone Commons	⑩ Canyon Flats	⑮ Apple Building

