

FOR LEASE

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MUSEUM TOWER

100

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

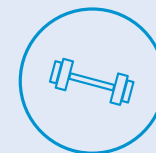
*Possible to combine for a total of 19,448 SF

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



Gym
Access



Walking Distance
to Amenities



Parking
Garage



Building
Security



Nearby Public
Transit Stations





Class A
Building



FLOOR PLAN

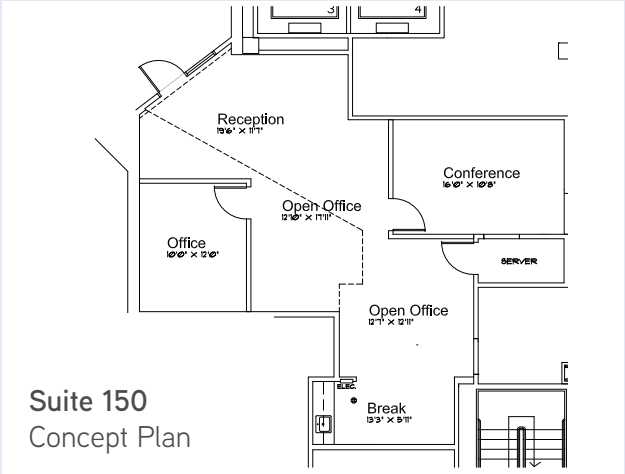


1ST FLOOR SUITE SPECIFICATIONS

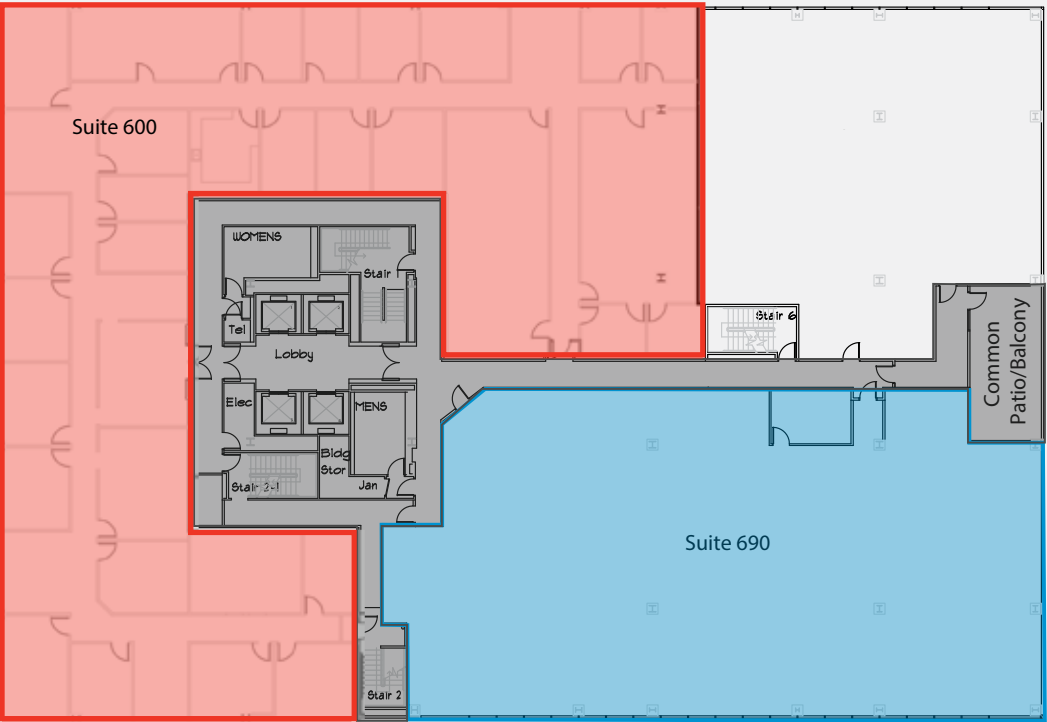
Lease Rate	\$2.15/SF Full Service
	Suite 150 - 985 SF
	Common Area

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

Lease Rate	\$2.15/SF Full Service
	Suite 600* - 11,646 SF
	Suite 690* - 7,802 SF
	Common Area

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

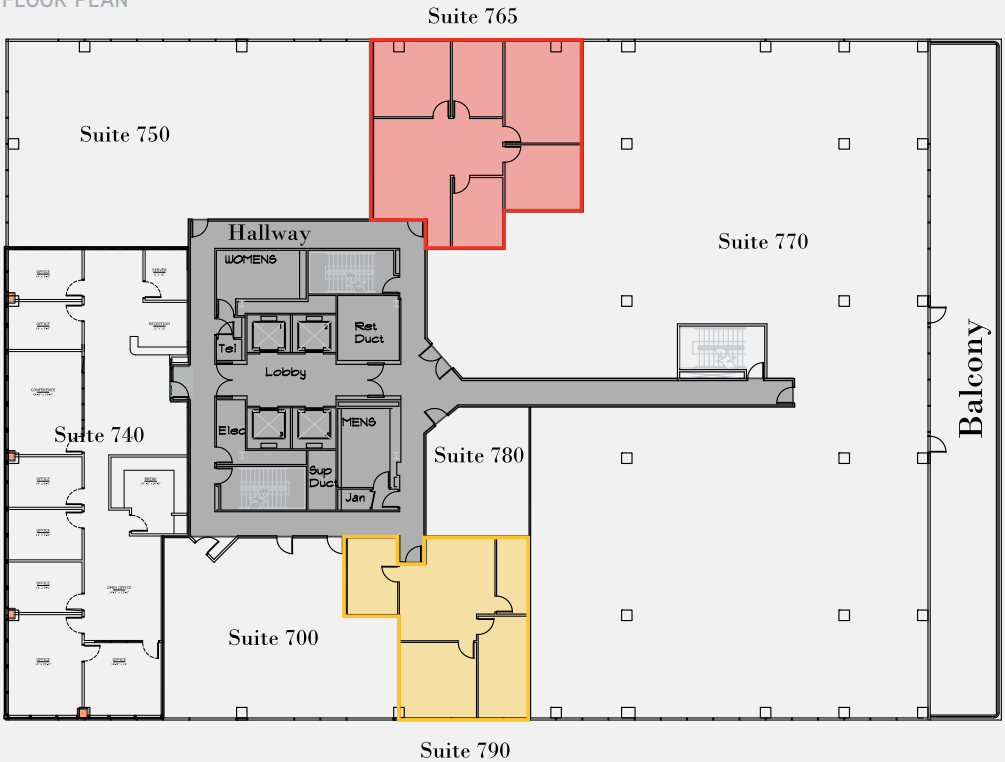
SUITE FEATURES

- 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 690

FLOOR PLAN

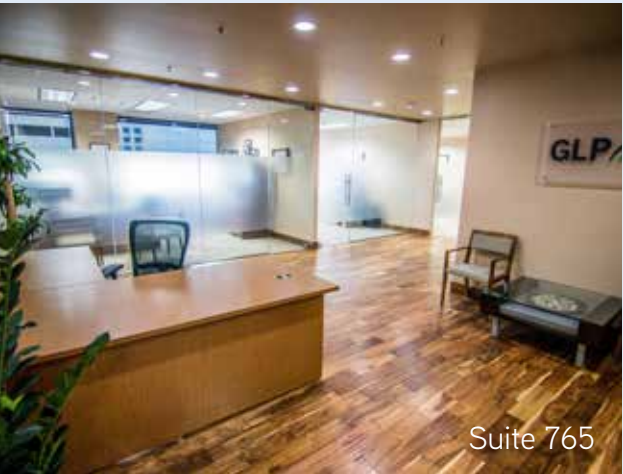
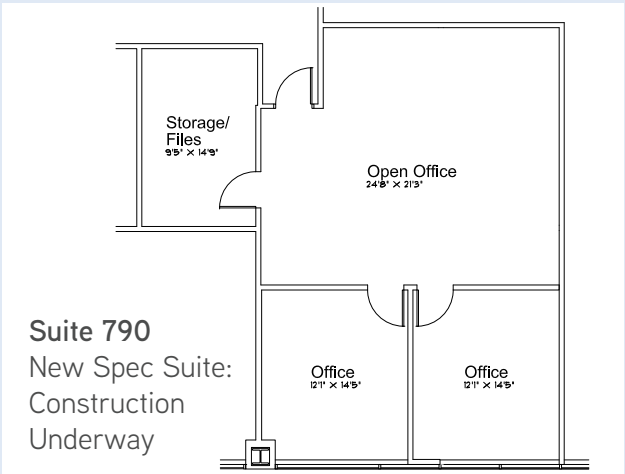


7TH FLOOR SUITE SPECIFICATIONS

Lease Rate	\$2.35/SF Full Service
	Suite 790 - 1,156 SF
	Suite 765 - 1,625 SF
	Common Area

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!
- Suite 790 - Spec suite under remodel with two offices, conference room, storage room and use of high-end finishes including glass



**BANKING**

- 1 Meadows Bank
- 2 Nevada State Bank
- 3 US Bank
- 4 Wells Fargo
- 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 Bundo 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 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

- 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

- 61 Noble Pie Parlor

- 62 Ichiban Japanese Steakhouse & Sushi Bar

- 63 Bab Café, The Urban Market

- 64 City Center Apartments

- 65 The Renaissance

- 66 Courtyard Marriot

- 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 ElDorado Resort Casino

- 80 3rd Street Flats

- 81 WorldMark Reno

- 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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