


FOR LEASE

colliers.com/reno  VIEW ONLINE

MUSEUM TOWER

100

West Liberty

RENO | NV 89501

Premier Class A
Office Building in
the Heart of Reno



Colliers International
100 W. Liberty St., Suite 740
Reno, Nevada 89501
P: +1 775.823.9666 | F: +1 775.823.4699
www.colliers.com/reno

MELISSA MOLYNEUX, SIOR, CCIM

Senior Vice President
Executive Managing Director
+1 775 823 4674 DIRECT
+1 775 762 7990 CELL
Melissa.Molyneux@colliers.com

TIM RUFFIN

Executive Vice President
+1 775 823 4670 DIRECT
+1 775 745 1594 CELL
Tim.Ruffin@colliers.com

AVAILABLE SUITES

Suite 150	985 SF
Suite 600	11,646 SF*
Suite 690	7,802 SF*
Suite 740	3,488 SF (Furniture Available)
Suite 765	1,625 SF
Suite 790	1,156 SF

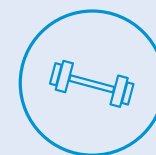
*Possible to combine for a total of 19,448 SF

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

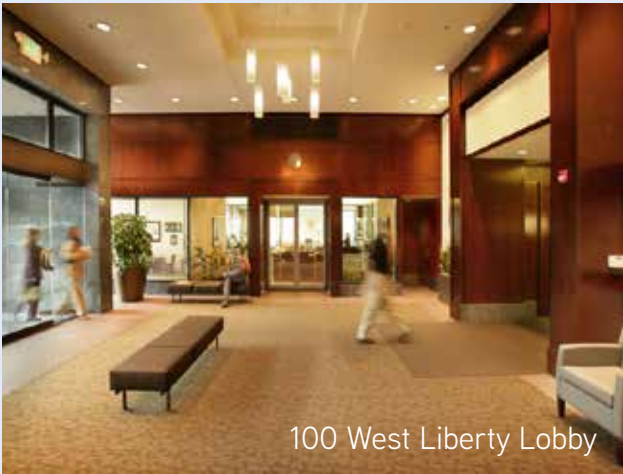
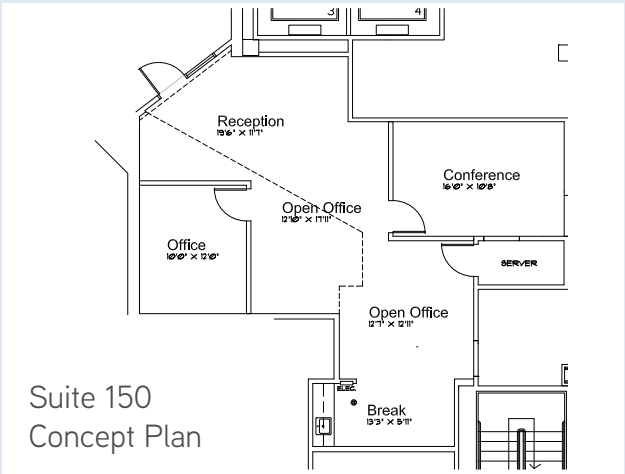


1ST FLOOR SUITE SPECIFICATIONS

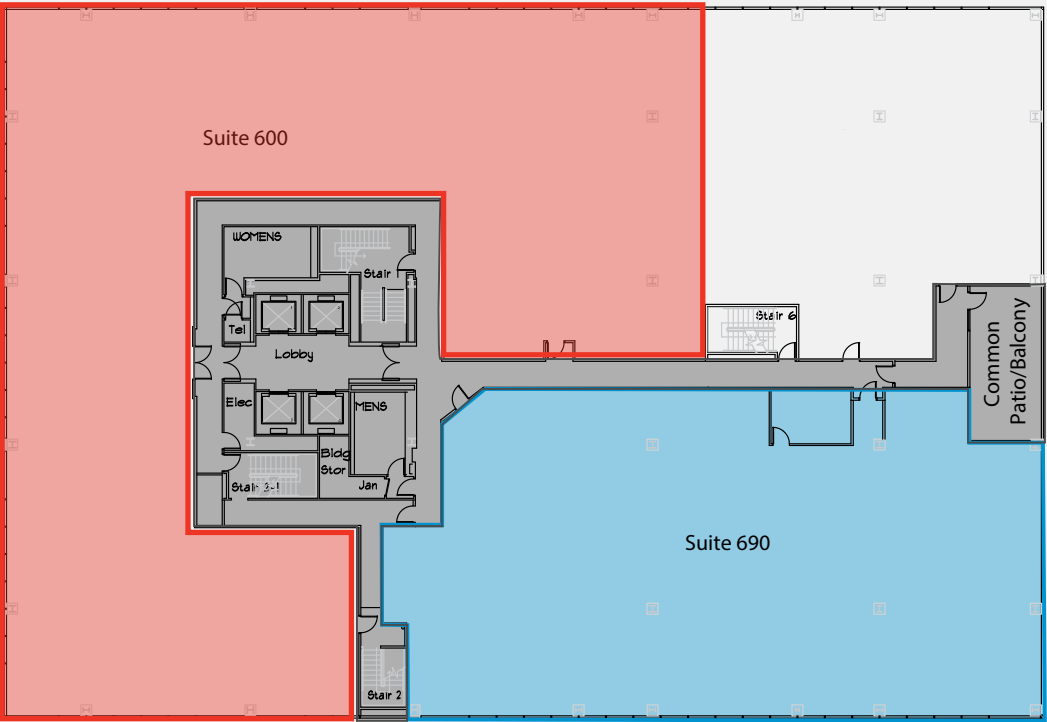
Lease Rate	\$2.15/SF Full Service
	Suite 150 - 985 SF
	Common Area

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

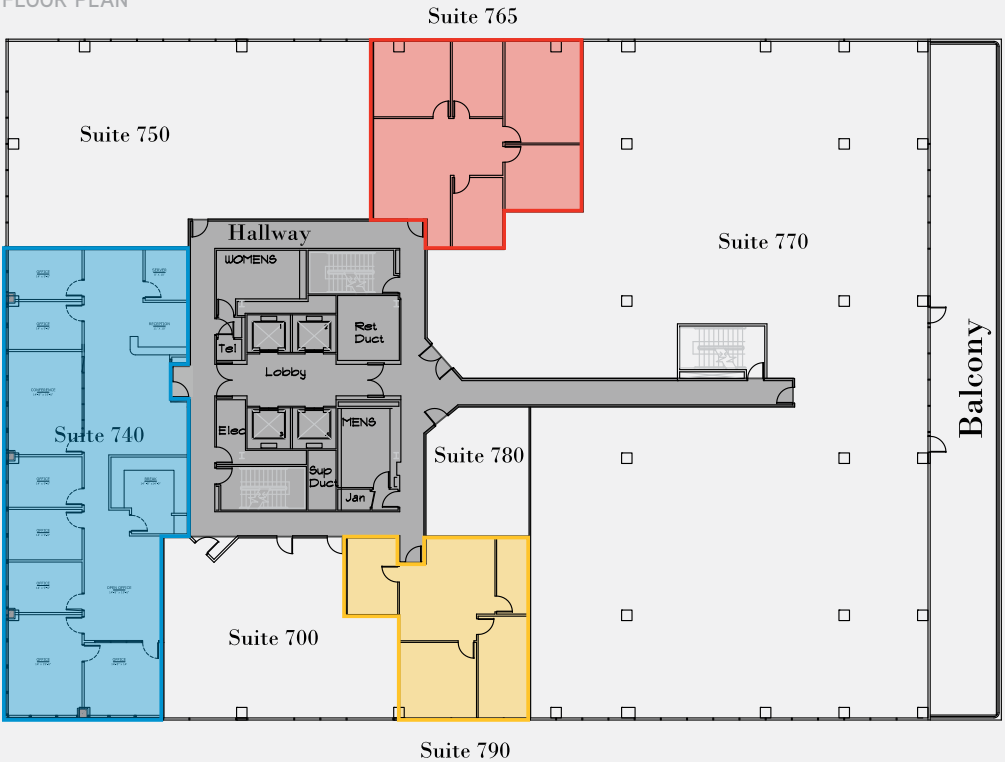
SUITE FEATURES

- Suite 600 - Shell condition ready for improvements
- Suite 600 - Abundant natural light with views of the mountains
- Suite 600 - Direct access to common outdoor balcony
- Suite 690 - Open and ready 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

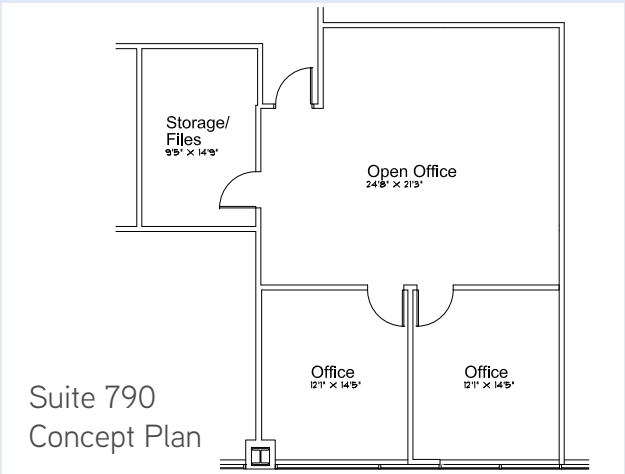


7TH FLOOR SUITE SPECIFICATIONS



Lease Rate	\$2.15/SF Full Service
	Suite 740 - 3,488 SF (Furniture available)
	Suite 790 - 1,156 SF
Lease Rate	\$2.35/SF Full Service
	Suite 765 - 1,625 SF
	Common Area

SUITE FEATURES

- Suite 740 - Suite offers efficient layout that includes 7 offices, conference, kitchen, reception and room for cubicles
- 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!






 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
16 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
X 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
 LIVE/STAY
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
 FITNESS
82 Anytime Fitness
83 Escape
84 Fitness For 10
85 Basecamp Climbing Gym
86 Anatomie Fitness & Soul Space
87 CCF Downtown



MELISSA MOLYNEUX, SIOR, CCIM

Senior Vice President
Executive Managing Director
+1 775 823 4674 DIRECT
+1 775 762 7990 CELL
Melissa.Molyneaux@colliers.com

TIM RUFFIN

Executive Vice President
+1 775 823 4670 DIRECT
+1 775 745 1594 CELL
Tim.Ruffin@colliers.com

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). ©2017. All rights reserved.

Colliers International
100 W. Liberty St., Suite 740
Reno, Nevada 89501
P: +1 775.823.9666 | F: +1 775.823.4699
www.colliers.com/reno

