

FOR LEASE

OFFICE SPACE IN THE
HEART OF DOWNTOWN

170 S Virginia Street
Reno, NV 89501

Available Spaces:

Suite 203 – 1,832 RSF

Suite 202 – 3,025 RSF

Rental rate:

\$2.15/SF/MO Full Service

Reno Office Services

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Colliers
INTERNATIONAL

Building Features:

Second floor office space available for lease in a mixed-use downtown building. Space located above ground floor restaurants: La Famiglia Italian Restaurant, Wild Garlic Pizza and Blue Fin Poke!

- › Well located in the heart of Downtown Reno and visible from South Virginia Street
- › Phenomenal views from second floor windows and natural light from large windows
- › Office level served by elevator
- › High speed data including Fiber Optic Cable available
- › Outstanding walkability to eateries, court houses, entertainment and other downtown Reno destinations
- › Surface level parking just across S. Virginia as well as covered parking in the on-site garage as well as ample meter parking
- › Common conference room with wet bar available at no cost to tenants
- › Well built and professionally maintained and managed building

Suite Comments:

Suite 203: 1,832 RSF

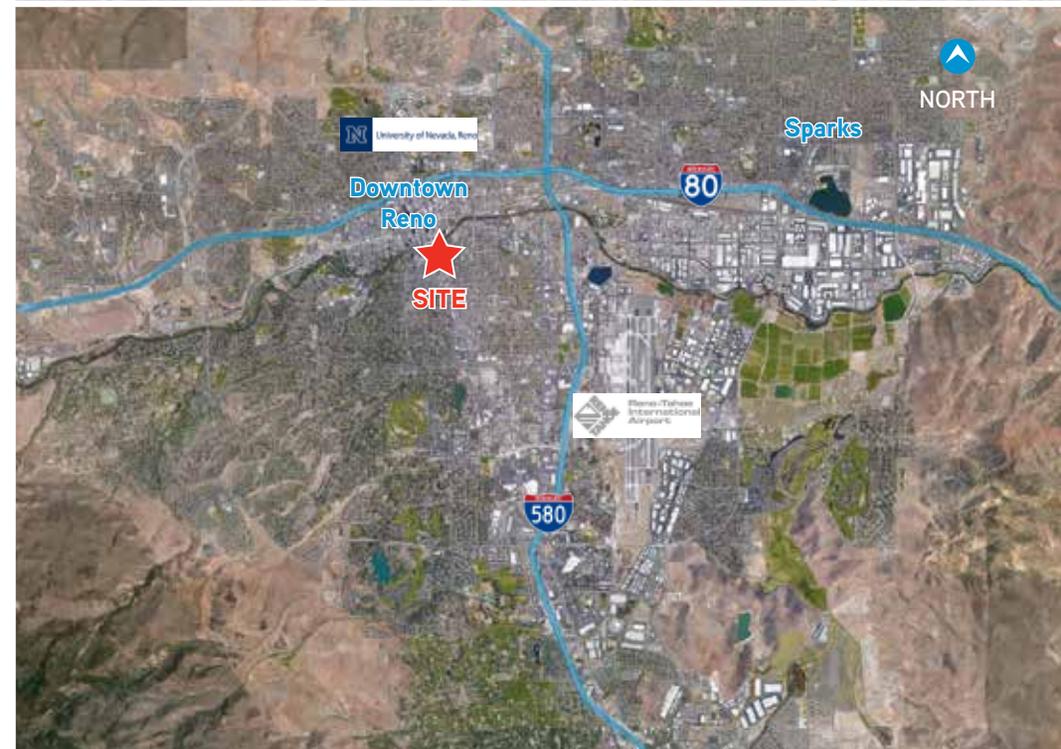
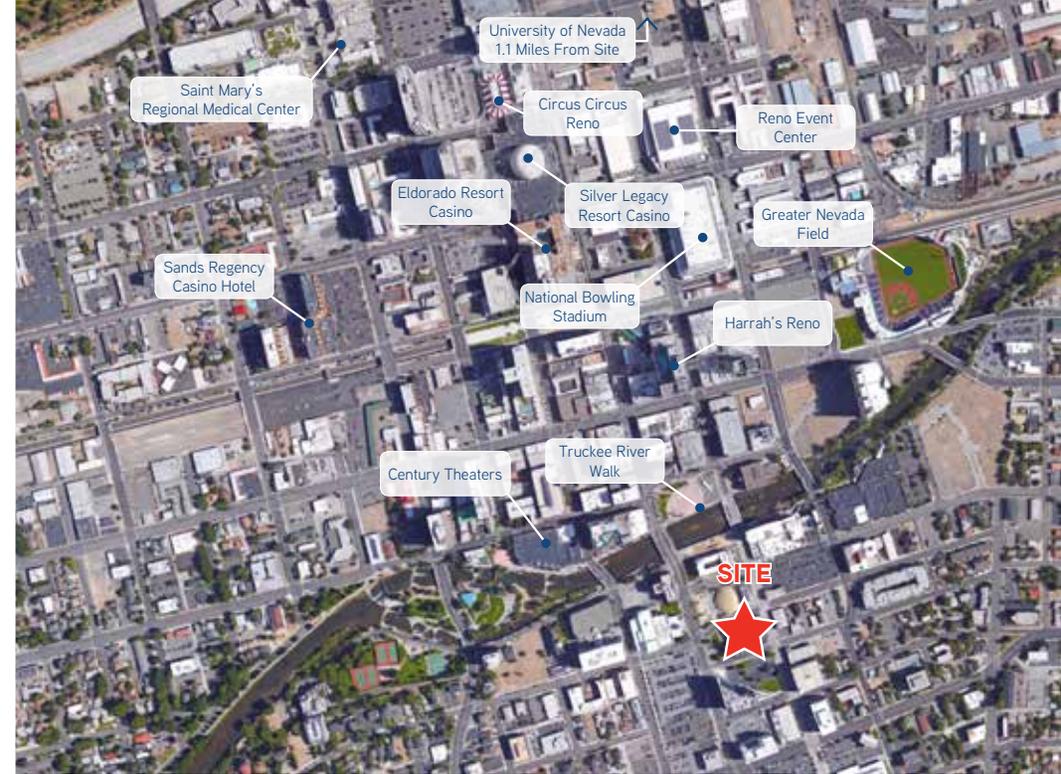
Suite with access to shared conference room. Layout includes two private offices, large conference room or separate bull pen area, open floor space that can fit 6 or more cubicles and storage/IT closet. New paint and ready for occupancy.

Suite 202: 3,025 RSF

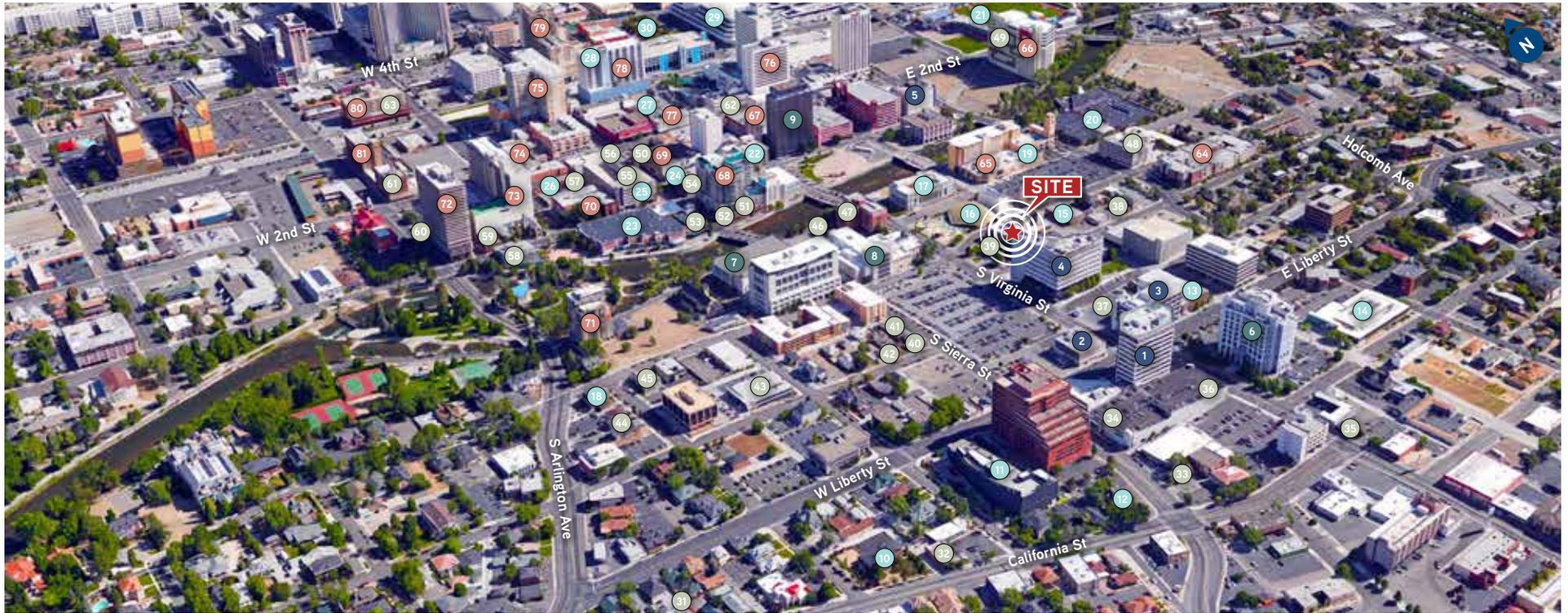
Layout includes five large private offices, three studios for 1-2 employees each, a work area for copy machines and printers, and a break room. Suite is available for immediate occupancy.

Lease Rate

\$2.15/SF/MO Full Service



Surrounding Area and Amenities



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	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	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