

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

MELISSA MOLYNEAUX, SIOR, CCIM

EXECUTIVE MANAGING DIRECTOR

SENIOR VICE PRESIDENT

DIRECT: +1 775 823 4674

CELL: +1 775 762 7990

Melissa.Molyneaux@colliers.com

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

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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

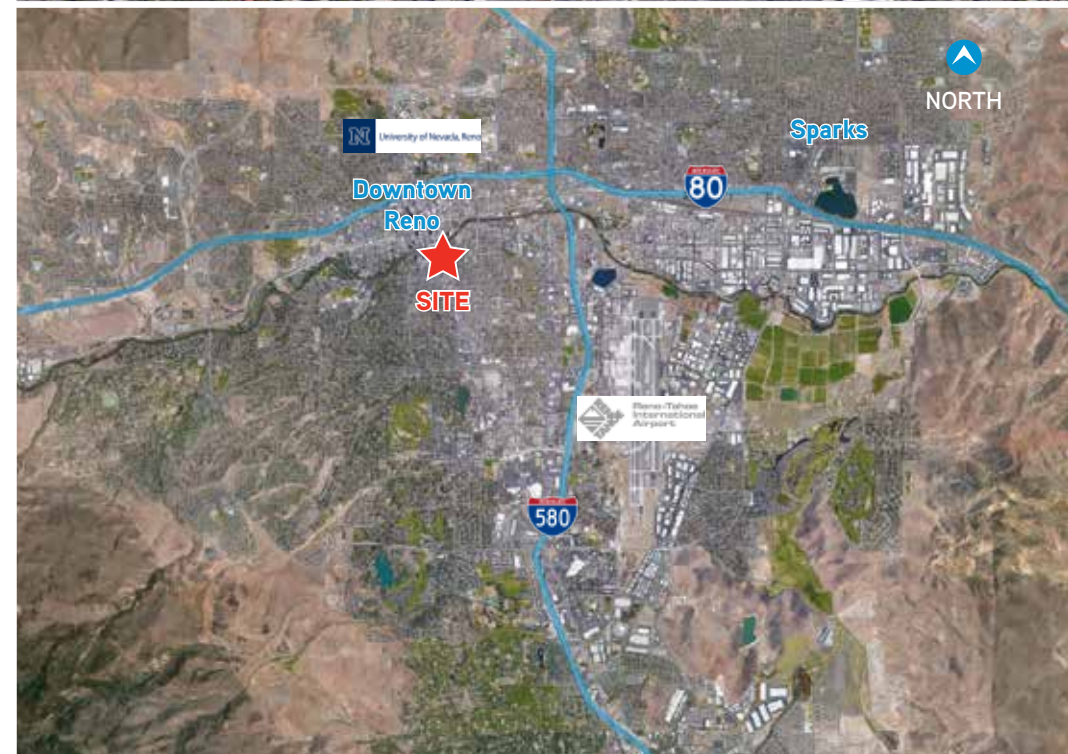
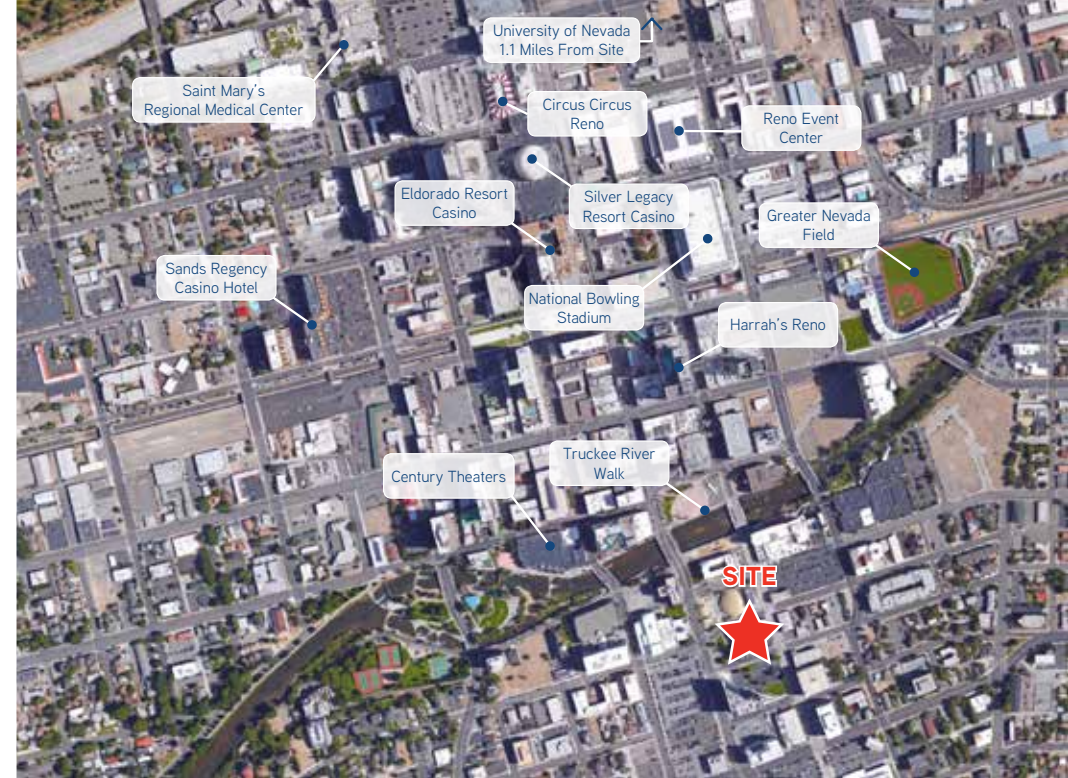
Suite with access to shared conference room. Layout includes two private offices, large conference room or separate bull pen area, open floor space that can fit 6 or more cubicles and storage/IT closet. New paint and ready for occupancy.

Suite 202: 3,025 RSF

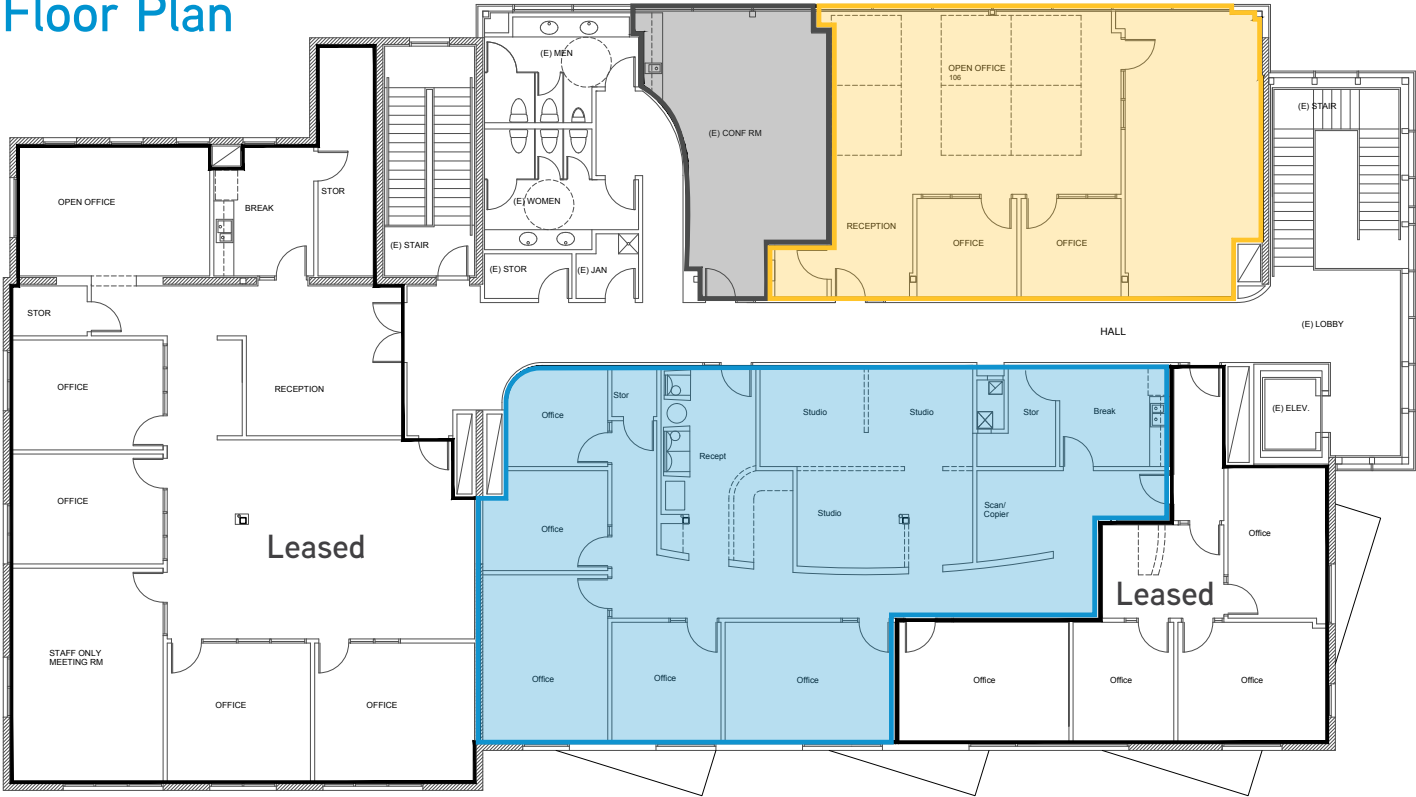
Layout includes five large private offices, three studios for 1-2 employees each, a work area for copy machines and printers, and a break room. Suite is available for immediate occupancy.





Lease Rate

\$2.15/SF/MO Full Service



Floor Plan



-  Suite 203: 1,832 RSF
-  Suite 202: 3,025 RSF
-  Common Conference Room
-  Leased



Surrounding Area and Amenities



5 BANKING		12 Sundance Bookstore		26 Crafted Palette		39 Wild Garlic Pizza, La Famiglia Italian, Blue Fin Poke		53 Pizanos Pizza, Antonio's Mexican Grill, The Stick Sports Lounge		66 Courtyard Marriot	
1	Meadows Bank	13	Washoe County Library	27	Siri's Casino	40	Old Granite Street Eatery	54	Liberty Food & Wine Exchange	67	Cal Neva
2	Nevada State Bank	14	Discovery Museum	28	Cargo Concert Hall	41	RedRock Bar	55	Silver Peak	68	The Palladio
3	US Bank	15	Patagonia Outlet	29	National Bowling Stadium	42	Royce	56	Thai Corner Café	69	Riverboat Hotel
4	Wells Fargo	16	Pioneer Center for Performing Arts	30	A an Art	43	Washoe Public House	57	5 Star Saloon, West Street Wine Bar	70	The Ross Apartments
5	Nevada State Bank	17	The Basement	X EAT/DRINK		44	Pignic Pub & Patio	58	The Jungle, Sierra Tap House	71	Park Tower
COURTHOUSE		18	Arts for All Nevada at the Lake Mansion	31	Saint James Infirmary, Rubicon Deli	45	Great Basin Community Food Co-Op	59	Our Bar	72	Arlington Towers
6	Bruce R. Thompson Courthouse & Federal Building	19	Bundox Bocce	32	Cheese Board	46	The Eddy	60	Imperial Bar and Lounge	73	Plaza Resort Club
7	Reno Justice Court	20	National Automobile Museum	33	Bibo Coffee Company	47	Wild River Grille	61	Noble Pie Parlor	74	Colonial Garden Court Apt-Homes
8	Second Judicial District Court	21	Greater Nevada Field	34	Peg's Glorified Ham n Eggs	48	Foxy Olive	62	Ichiban Japanese Steakhouse & Sushi Bar	75	The Montage
9	Reno City Hall	22	The Rack	35	Feast	49	Mellow Fellow	63	Bab Café, The Urban Market	76	Harrah's
! ENTERTAINMENT		23	Century Riverside Theatre	36	CreAzian	50	Pizza Reno	LIVE/STAY		77	The Nugget
10	Arte Italia	24	Fitness For 10	37	Starbucks	51	Campo, Reef Sushi & Sake	64	City Center Apartments	78	Whitney Peak Hotel
11	Nevada Museum of Art & Chez Louie	25	Escape Room	38	See See Motor Coffee Co	52	Sierra St Kitchen & Cocktails, Ole Bridge Pub	65	The Renaissance	79	ElDorado Resort Casino
										80	3rd Street Flats
										81	WorldMark Reno