

An Icon of the
Reno Skyline

14,884 SF Remaining
Can be demised to 4,246 SF

Exclusive Ground
Floor Space For Sale



VIEW VIRTUAL
TOUR HERE

PRICE REDUCED

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255 NORTH SIERRA STREET | DOWNTOWN
OFFICE/RETAIL SPACE AVAILABLE FOR SALE
IN RENO, NV >> www.255NSierraSt.com <<



Designed for the Future

MINIMIZED TOUCHPOINTS

Single Story building
- no elevator and no common area

DIRECT ACCESS POINTS

Provides individual building ingress/ egress points

SELF-CONTAINED SPACES

Provides tenant control of HVAC & restrooms

AMPLE DAYLIGHT

Creates increased energy, workplace efficiency and work productivity

RIDESHARE READY

Convenient drop-off and pick-up on W Commercial Row



*Modern and historic.
Urban and outdoor.
Old and new.*

Investment Overview

Rare opportunity to own commercial space at the ground level of Reno's prestigious Montage residential tower in the heart of downtown. The condo units will be delivered in shell condition with utilities stubbed. Located within an Opportunity Zone this is an ideal opportunity for an owner user or developer to take advantage of tax incentives as well as own one of the few remaining downtown core first floor shell spaces. Parking may be available in adjacent 12,500 square foot lot that can park approximately 18 cars. The building offers outstanding visibility from North Sierra Street and West Commercial Row and is in close proximity to Reno's gaming and entertainment district, court and legal districts and financial district. Location desired by Millennial workforce with outstanding access to amenities, accessibility and public transportation. Property is also in close proximity to high density tourists, commercial, and the University of Nevada Reno.



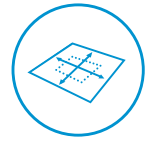
Property Highlights



North Sierra Street Corridor



A total of 14,884 SF in three parcels with a variety of square footage options to purchase



Located within the Qualified Opportunity Zone



Downtown Submarket Reno, NV



Mixed Use Downtown Regional (MUDR)



Walk-ability Score of 97/100



Parking available in the 12,501 square foot lot adjacent to the commercial space, with approximately 18 parking spaces (APN 011-032-32)



The Montage is comprised of 22 stories containing 350 residential units



The Spaces

UNIT #	APN	SF	PREVIOUS SALE PRICE	REDUCED SALE PRICE	PSF
C120	011-544-21	4,246	\$595,000	\$360,910	\$85.00
C110A	011-544-23	5,545	\$629,000	\$415,875	\$75.00
C110B	011-544-24	5,093	\$795,000	\$458,370	\$90.00
TOTAL:		14,884	\$2,019,000	\$1,200,000	\$80.62

C120 Comments: 4,246 square foot parcel with roll up door and entrance off West Commercial Row

C110A Comments: 5,545 square foot parcel with visibility along West Commercial Row. This parcel has the ability to have two floors.

C110B Comments: 5,093 square foot parcel with ample window line at the NE corner of North Sierra Street and West Commercial Row.

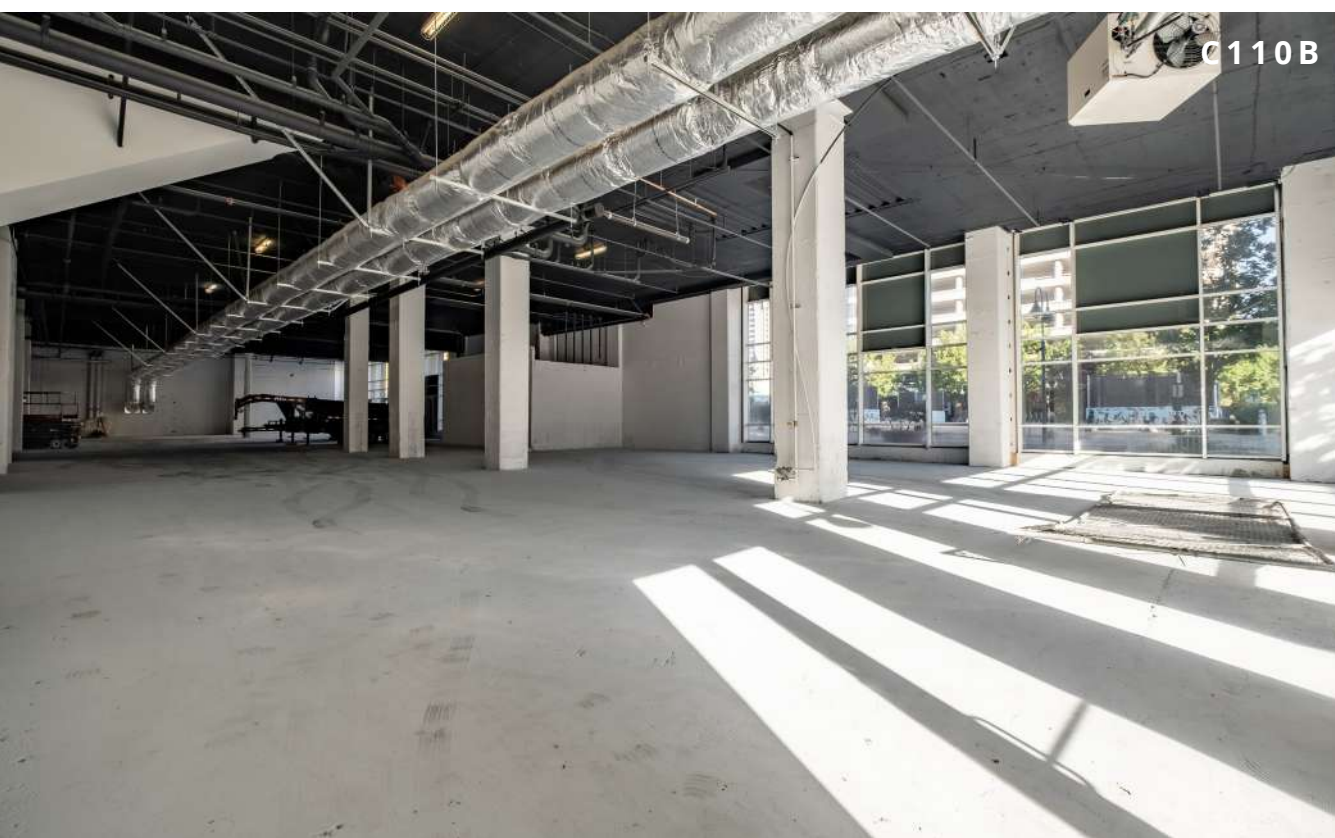
Notes: Units can be sold separately or combined. All units offer ±18' clear height. Entire property pricing includes parking lot to the west. Parking Lot is APN 011-032-32 consisting of 12,501 SF.

Units can be combined to create the following size ranges:

C110A & C120 for a total of 9,791 SF

C110B & C110A for a total 10,638 SF

C110A, C110B & C120 for a total of 14,884 SF

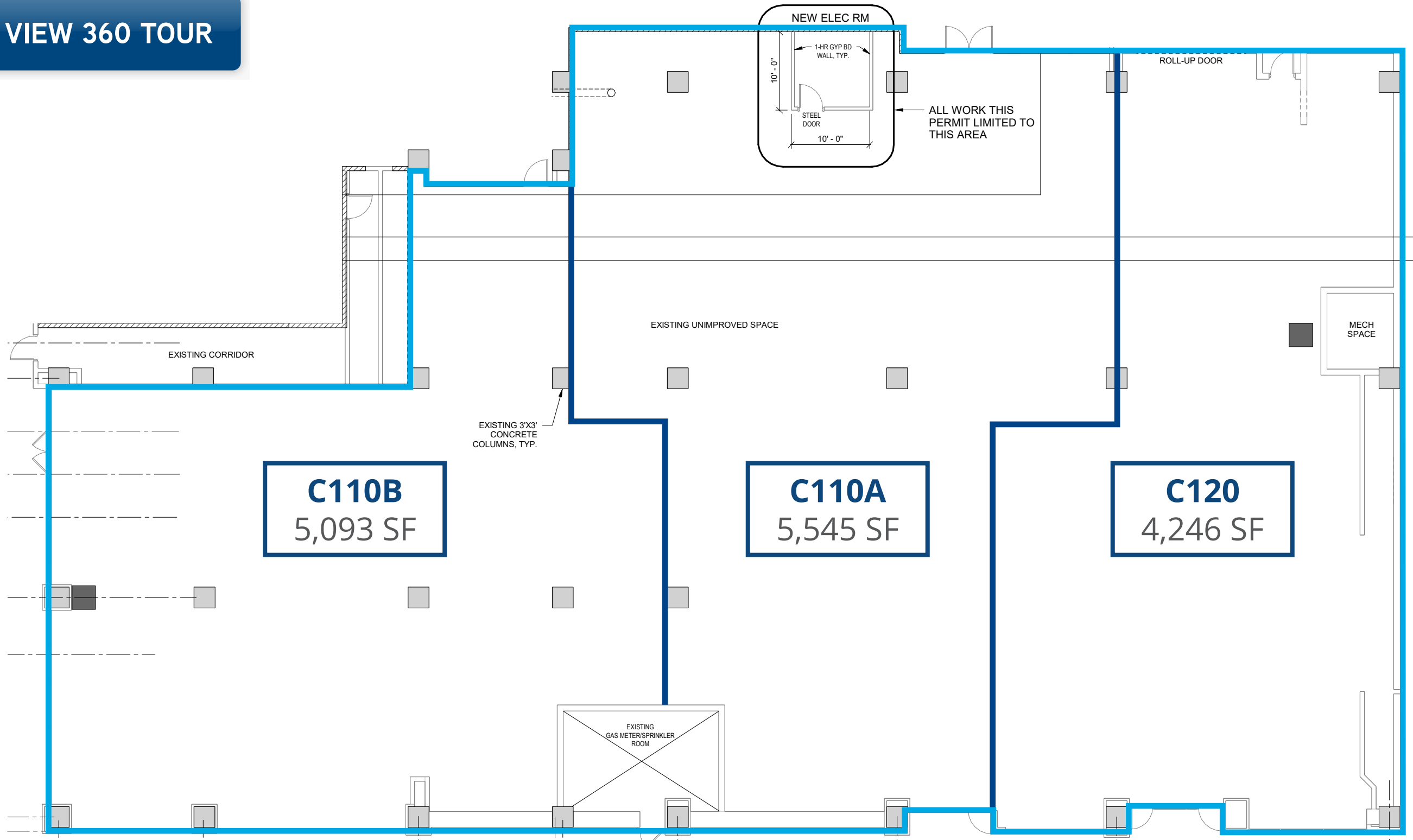


Floorplan

14,884 SF Total Available



Sierra Street



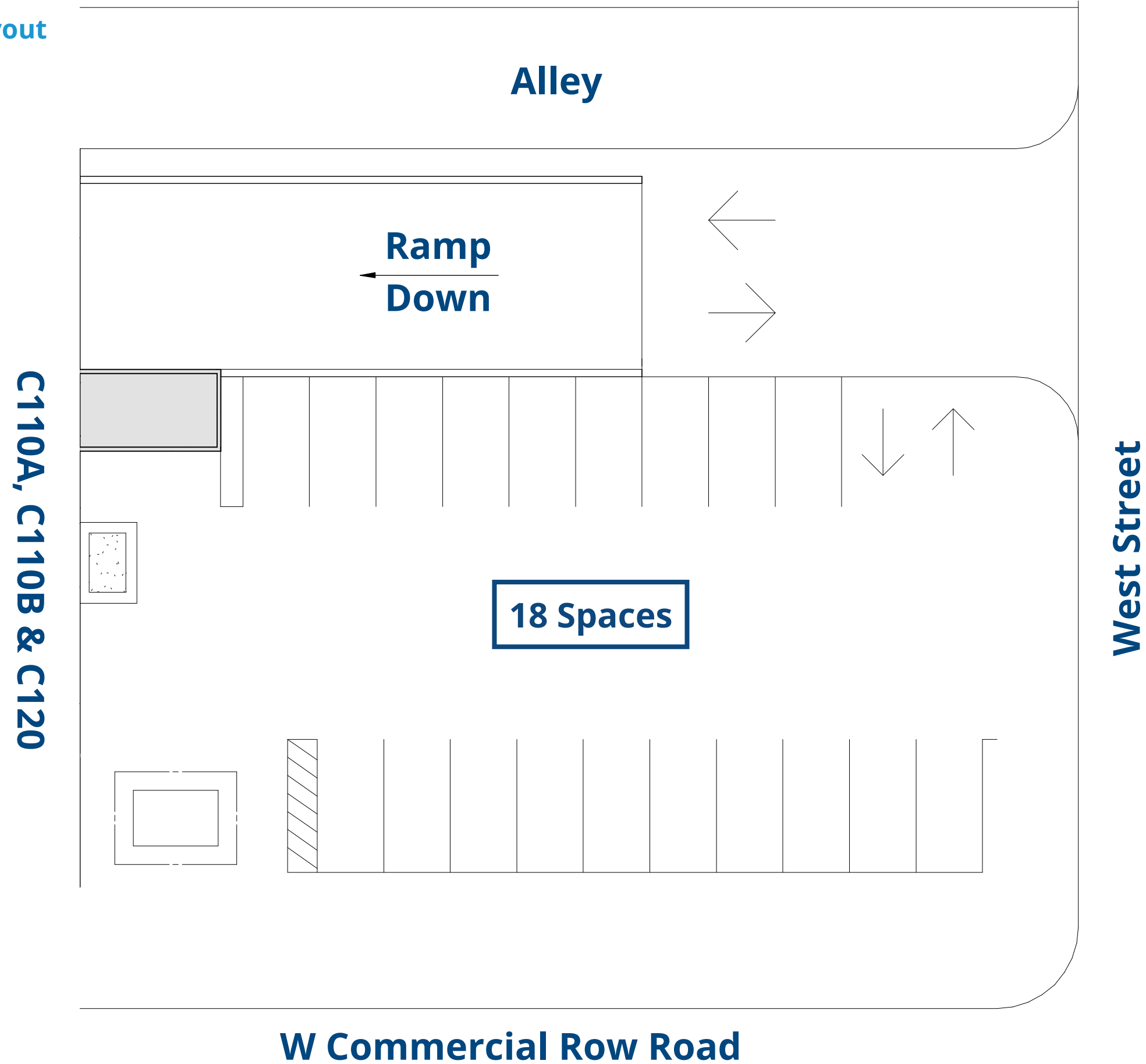
12,501 Square Foot
Parking Lot

West Commercial Row Road

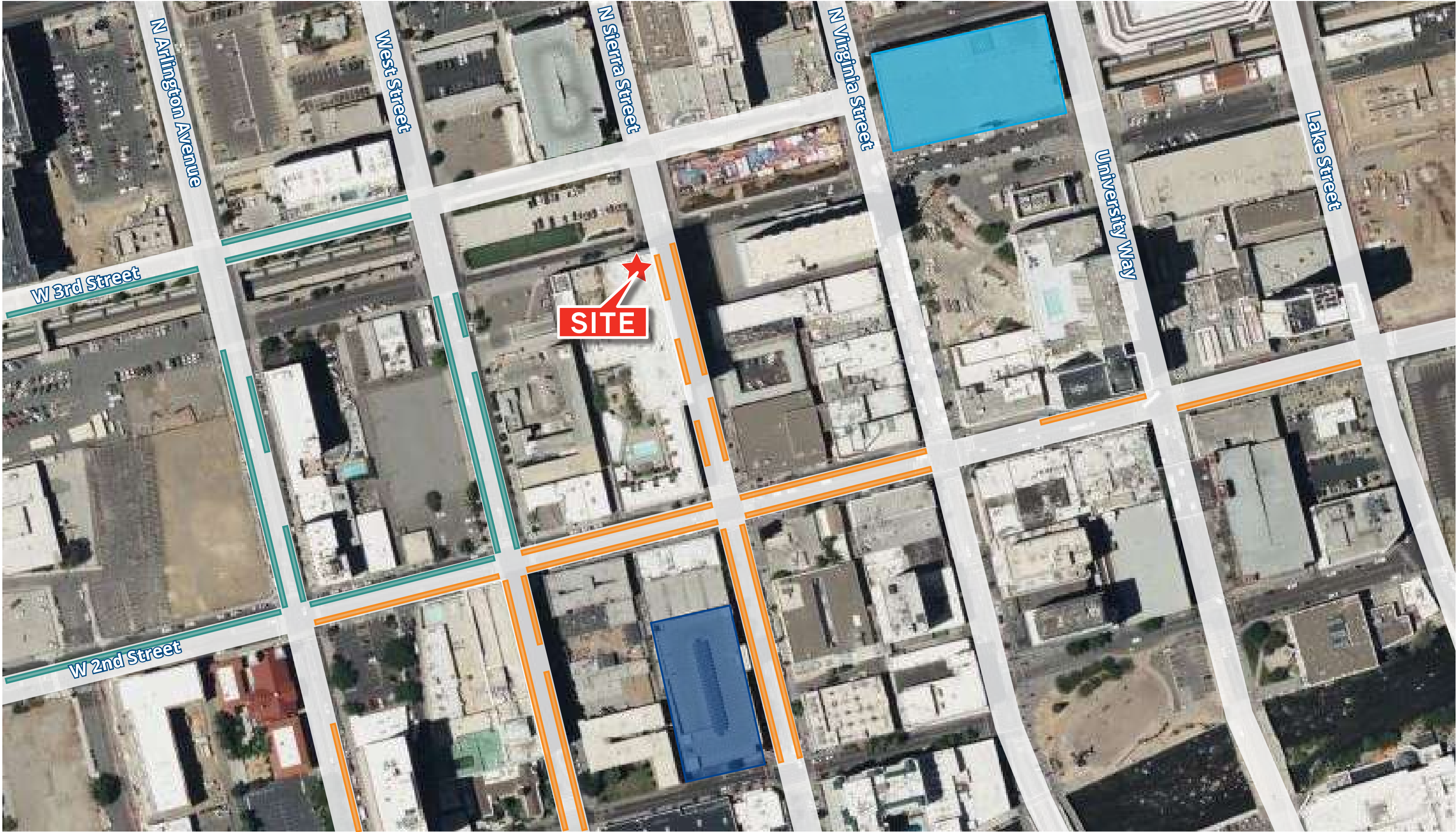
Parking Lot

Conceptual Parking Layout

12,501 SF lot Directly to the West of The Montage



Additional Surrounding Parking



City of Reno Parking Garage
Monthly and Day Parking Available

Whitney Peak Garage - Paid Public Parking

Metered Parking

Open Street Parking

Downtown Developments

2-Mile Radius



Downtown Population: 68,425
Daytime Population: 76,421



Over 300,000 people visit Reno a month for attraction and entertainment



Neon Line Renderings



Retrac Plaza Project

Why Reno?

The Greater Reno-Tahoe's Business and Economic Climate is Experiencing a Major Boom and the Ramifications Are Far Reaching

As the announcements of large and recognizable companies that are moving to the area are publicized, businesses, investors and developers from all over the country are rushing to jump on the bandwagon. Companies are finding that the ease of doing business, coupled with favorable taxes and incentives, is creating an unparalleled motivation for business leaders to focus on Northern Nevada.

In fact, Nevada was ranked number 1 for inbound moves for 2018 according to Atlas Van Lines study. With the area including major cities such as Reno, Sparks, Carson City, and Incline Village, there is plenty of room for expansion. With the benefits of Nevada's low tax on businesses - and a satisfying quality of life, it's a wonder why a business or developer would choose anywhere else. The region's optimal location to San Francisco, Portland, Salt Lake City, Las Vegas, and Los Angeles all within a day's drive is just another added benefit.

With Nevada having the third most business-friendly tax structures in the country, it opened up many possibilities for out-of-state companies to locate facilities here, including Google, Tesla, Switch, Apple, and most recent newcomer, Blockchain.



Top 30 Mid-Size Cities | Reno #1

NewGeography.com



Top 100 Leading Locations | Reno #9

AreaDevelopment.com



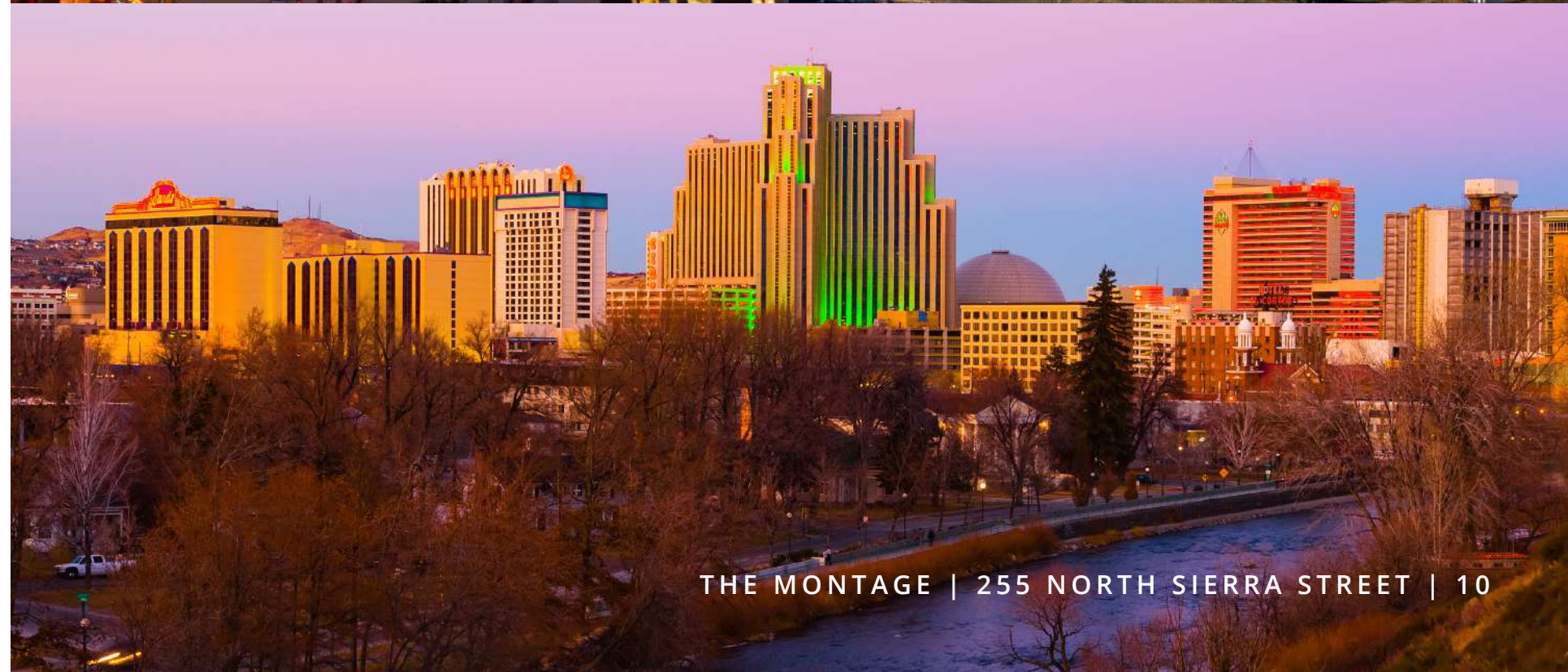
Top 50 Best Places to Live

Livability.com



Top 20 Least Expensive Cities to Do Business

Kosmont-Rose Institute





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