

For Lease

Office Building

3,892 - 5,932 SF | \$1.65 - 1.80 SF/month



449 S Virginia Street

Reno, Nevada 89501

Property Highlights

- In demand office suites
- Within walking distance to midtown and downtown amenities
- Retail or office space with great views
- Professionally managed
- Ample parking, 3 spaces per 1,000 SF

Property Description

Located at the center of Midtown and Financial district on the corner of South Virginia and California Ave, this prime location has great visibility. With ample on site parking, that takes you directly to your suite. Reinvent Reno with this beautiful mid-century modern design.

OFFERING SUMMARY

Available SF	3,892 - 5,932 SF
Lease Rate	\$1.65 - 1.80 SF/month (Full Service)
Building Size	25,491

DEMOGRAPHICS

Stats	Population	Avg. HH Income
1 Mile	17,113	\$41,724
2 Miles	71,665	\$49,343
3 Miles	131,353	\$54,444

For more information

Dan Oster, SIOR

NV #B.0143648.LLC
O: 775 336 4665
doster@naialliance.com

Chase Houston, SIOR

NV #S.0174274
O: 775 336 4645
chouston@naialliance.com

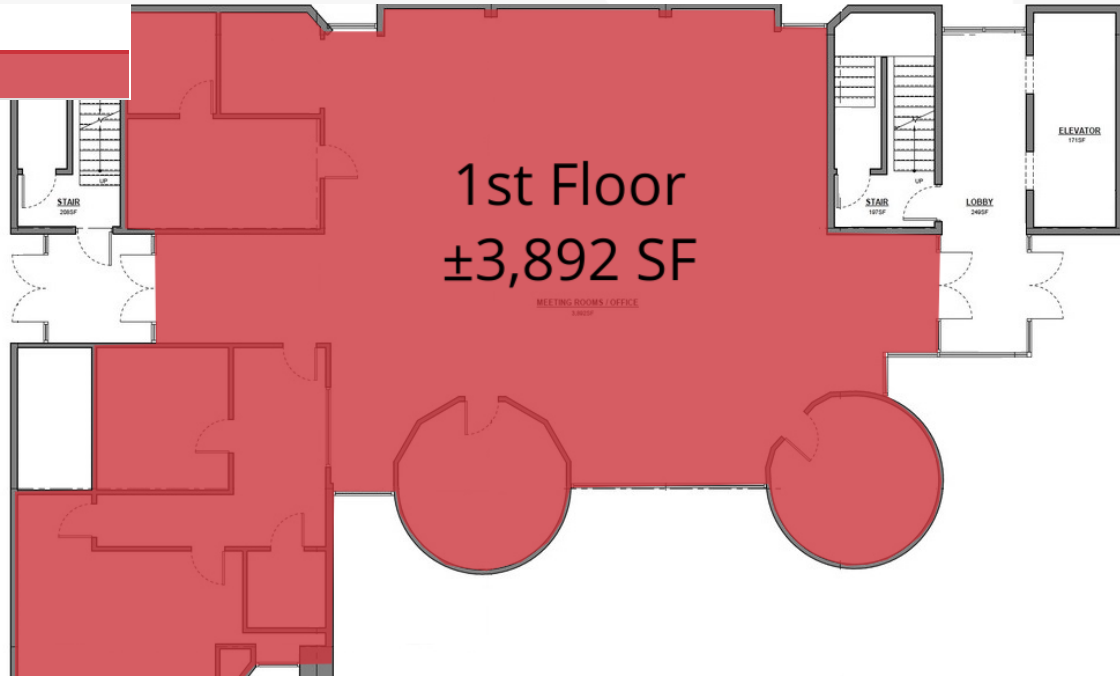
For Lease

Office Building

3,892 - 5,932 SF | \$1.65 - 1.80 SF/month

LEGEND

Available



Large Open Retail Space, 4 Private Offices, Storage and Vault

LEASE INFORMATION

Lease Type:	Full Service	Lease Term:	Negotiable
Total Space:	3,892 SF	Lease Rate:	\$1.80 SF/month

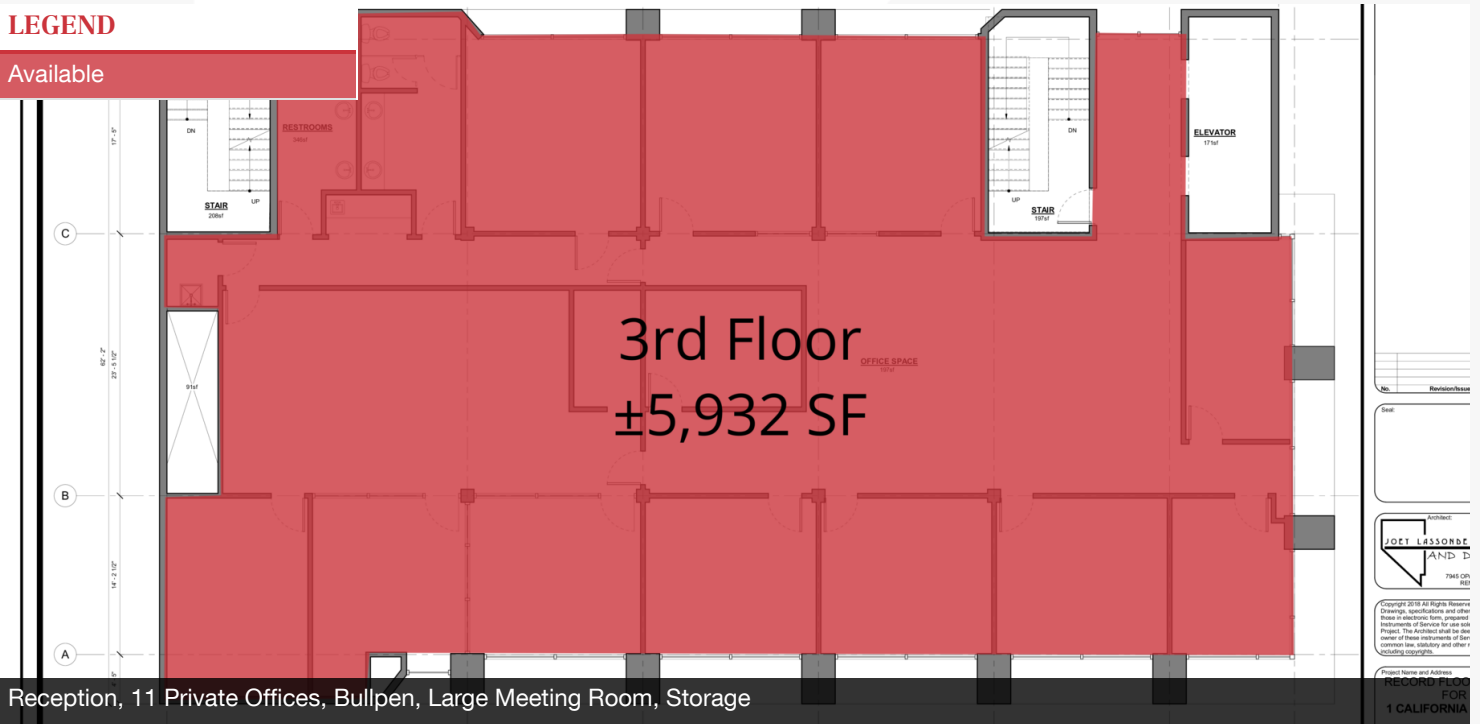
For Lease

Office Building

3,892 - 5,932 SF | \$1.65 - 1.80 SF/month

LEGEND

Available



Reception, 11 Private Offices, Bullpen, Large Meeting Room, Storage

LEASE INFORMATION

Lease Type:	Full Service	Lease Term:	Negotiable
Total Space:	5,932 SF	Lease Rate:	\$1.65 SF/month

NAI Alliance

Dan Oster, SIOR
Senior Vice President & Principal
Industrial & Office Properties
T +1 775.336.4665
E doster@naialliance.com

Chase Houston, SIOR
Vice President
T +1 775.336.4645
E chouston@naialliance.com

NAI Alliance
5345 Kietzke Lane, Suite 100
Reno, NV 89511
naialliance.com