



100

N SIERRA STREET
RENO, NV

THREE-STORY MIXED-USE BUILDING IN THE HEART OF DOWNTOWN RENO

CBRE

100 N SIERRA STREET



PROPERTY HIGHLIGHTS

100 N Sierra sits in the heart of Downtown Reno on the corner of 1st Street and N Sierra Street. Surrounded by a wide assortment of amenities including some of the trendiest restaurants, bars, coffee shops, boutiques and living spaces. Midtown, The River Walk and Greater Nevada Field are all within walking distance.



For Lease
Third Floor - 15,019 SF



Lease Rate Negotiable



Across the street from the City of Reno parking garage which offers 650 parking spots



Liberty Food & Wine Restaurant and Reno Axe within the building



Building Signage Available

AREA MAP

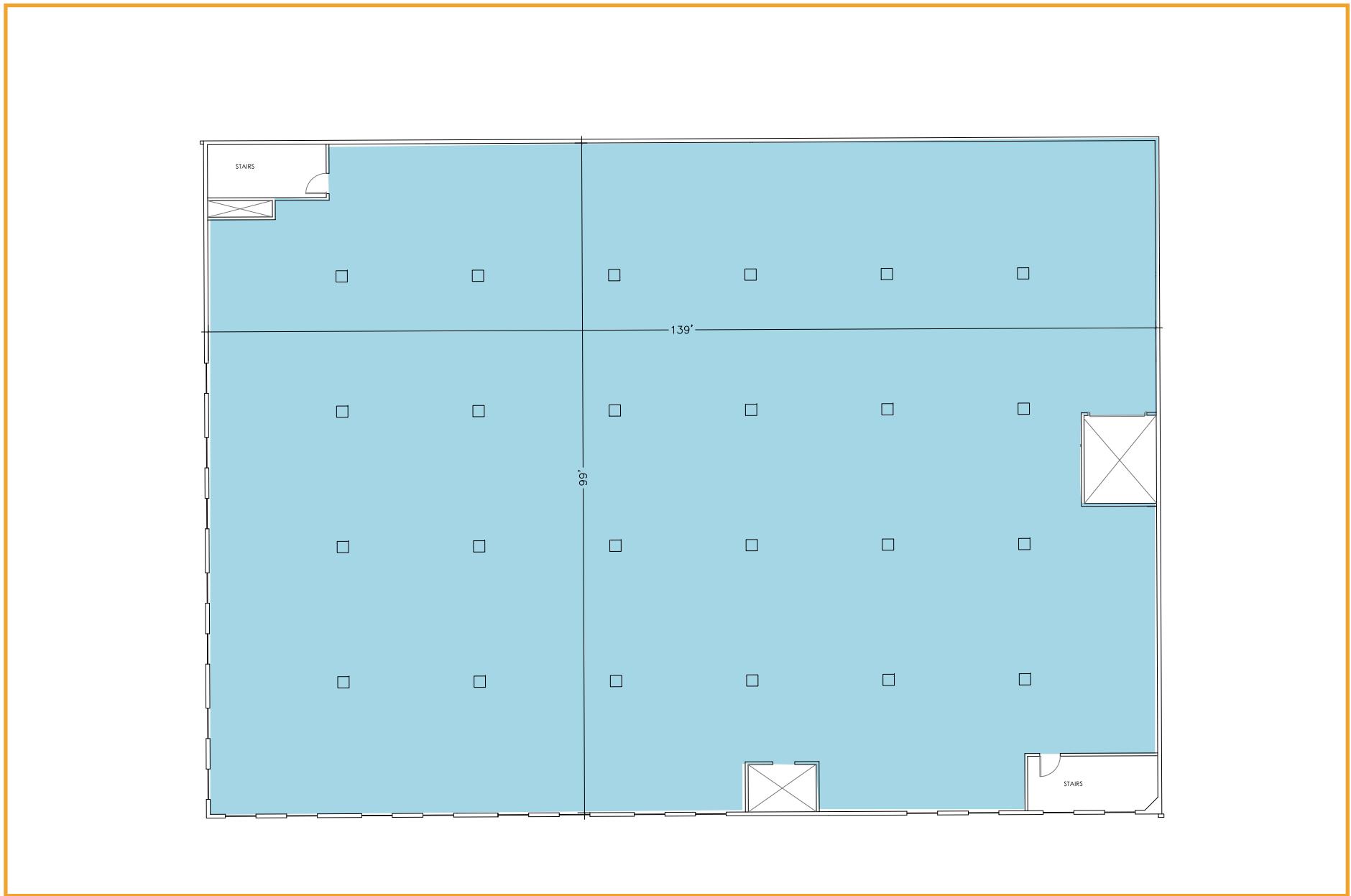


AMENITY MAP



THIRD FLOOR PLAN

15,019 SF



WHY RENO?



REGARDING TESLA'S DECISION TO BUILD A GIGAFACTORY NEAR RENO:
"THIS IS NOT JUST ABOUT INCENTIVES. [NEVADA IS A] REALLY GET THINGS
DONE STATE. THAT WAS A REALLY IMPORTANT PART OF THE DECISION."

Elon Musk, CEO, Tesla Motors



"RENO PLAYS AN INCREDIBLY IMPORTANT ROLE IN THE PRODUCTS AND
SERVICES THAT WE PROVIDE OUR CUSTOMERS WORLDWIDE. WITHOUT THE
DATA CENTER HERE, NONE OF THIS WOULD BE POSSIBLE. WE'VE INVESTED
\$1.6 BILLION IN THE REGION TODAY AND OVER THE COURSE OF THE NEXT
SIX YEARS, WE INTEND TO INVEST AN ADDITIONAL \$1 BILLION."

Tim Cook, Tech Company CEO



"IN FEBRUARY OF 2017, THE LAS VEGAS-BASED SWITCH HAS OPENED THE
LARGEST DATA CENTER IN THE WORLD, NEXT TO TESLA INC.'S BATTERY
FACTORY IN NORTHERN NEVADA'S TAHOE RENO INDUSTRIAL CENTER.
COVERING 1.3 MILLION SQUARE FEET, THE FACILITY FULFILLS THE VISION
OF SWITCH FOUNDER AND CEO ROB ROY TO CREATE THE LARGEST DATA
CENTER ECOSYSTEM IN THE WORLD FOR OUR CUSTOMERS' MISSION-
CRITICAL WORKLOADS."

Adam Kramer, EVP Of Strategy, SWITCH

RENO IS RANKED AS THE #1 BEST SMALL CITY
IN THE U.S.

Forbes

RENO IS AMONG TOP 15 "HOTTEST NEW PLACES
TO LIVE" FOR THE NEXT DECADE

Business Insider

NEVADA IS RANKED AS THE #3 IN CEO RANKING OF
BEST STATES FOR BUSINESS

Citizen -Times

RENO RANKED #4 BEST PERFORMING LARGE
METRO AREA IN THE U.S.

Milken Institute

RENO IS RANKED #7 AMONG TOP EMERGING HOUSING MARKETS

Realtor.com

RENO RANKED THE #13 BEST CITY TO START A
BUSINESS

Wallethub

TOP REASONS TO MOVE TO RENO



FAVORABLE
TAX STRUCTURE



LOW COST OF
BUSINESS



INFLUX OF NEW BUSINESSES:
TESLA, SWITCH



PROXIMITY TO
MAJOR MARKETS



IMPRESSIVE JOB &
POPULATION GROWTH



PROMINENT EMPLOYERS

- DUPONT
- INTUIT
- SWITCH
- EL DORADO RESORTS
- NV ENERGY
- TESLA
- EMPLOYERS INSURANCE
- PANASONIC
- UNIVERSITY OF NEVADA, RENO
- FEDEX
- PATAGONIA
- UPS
- INTERNATIONAL GAME TECHNOLOGY (IGT)
- RENOWN HEALTH
- SIERRA NEVADA CORPORATION
- URBAN OUTFITTERS

Source: CBRE Research

RENO DRIVE TIMES



OUR QUALITY OF LIFE

6TH
BEST SMALL CITY
IN AMERICA

Source: Reno Gazette Journal - rgj.com



BIKE FRIENDLY
TOP 50



PARKS
3,819 ACRES

OUTDOOR

900

Hiking Trails

50

Championship Golf
Courses

CULTURE

BURNING MAN

HOT AUGUST NIGHTS

RENO PHILHARMONIC &
POPS ORCHESTRA

NEVADA MUSEUM OF ART

AIR RACES

BALLOON RACES

ARTOWN

WEATHER

300

Days of
Sunshine

COMMUTE

15 MIN

Average Commute





100

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RENO, NV**

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