



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



100

N SIERRA STREET  
RENO, NV

PARKING GARAGE

PALLADIO

CITY OF RENO

GREATER NV FIELD

CITY PLAZA

RIVER WALK

TRUCKEE RIVER

# AMENITY MAP



UNIVERSITY OF  
NEVADA

DOWNTOWN  
RENO

GREATER NV FIELD AAAA  
STADIUM FREIGHT HOUSE DISTRICT

NATIONAL BOWLING STADIUM

300 E SECOND

Wells Ave

2nd St

RENO EVENTS CENTER

RENO CITY HALL

CITY PLAZA

RENAISSANCE

RENO POLICE DEPARTMENT

PALLADIO, TORO BRAVO  
OLD BRIDGE PUB & SIERRA KITCHEN  
AND COCKTAILS

THE BASEMENT

Sierra St

Center St

WELLS FARGO BUILDING

1 E LIBERTY

FEDERAL COURT HOUSE

PARKING GALLERY

ANTONIO'S MEXICAN  
PIZANOS PIZZA &  
DUBS SPORTS LOUNGE

100 N SIERRA STREET

WILD RIVER GRILL

PIONEER CENTER OF  
PERFORMING ARTS

50 W LIBERTY

SIERRA TAP HOUSE

RENO JUSTICE COURT

Virginia St

PARK TOWERS CONDOS

SECOND JUDICIAL COURT

Sierra St

WINGFIELD PARK

PUBLIC PARKING

100 W LIBERTY

BARBARA BENNETT PARK

GREAT BASIN  
COMMUNITY CO-OP

WASHOE PUBLIC HOUSE

OLD GRANITE STREET EATERY

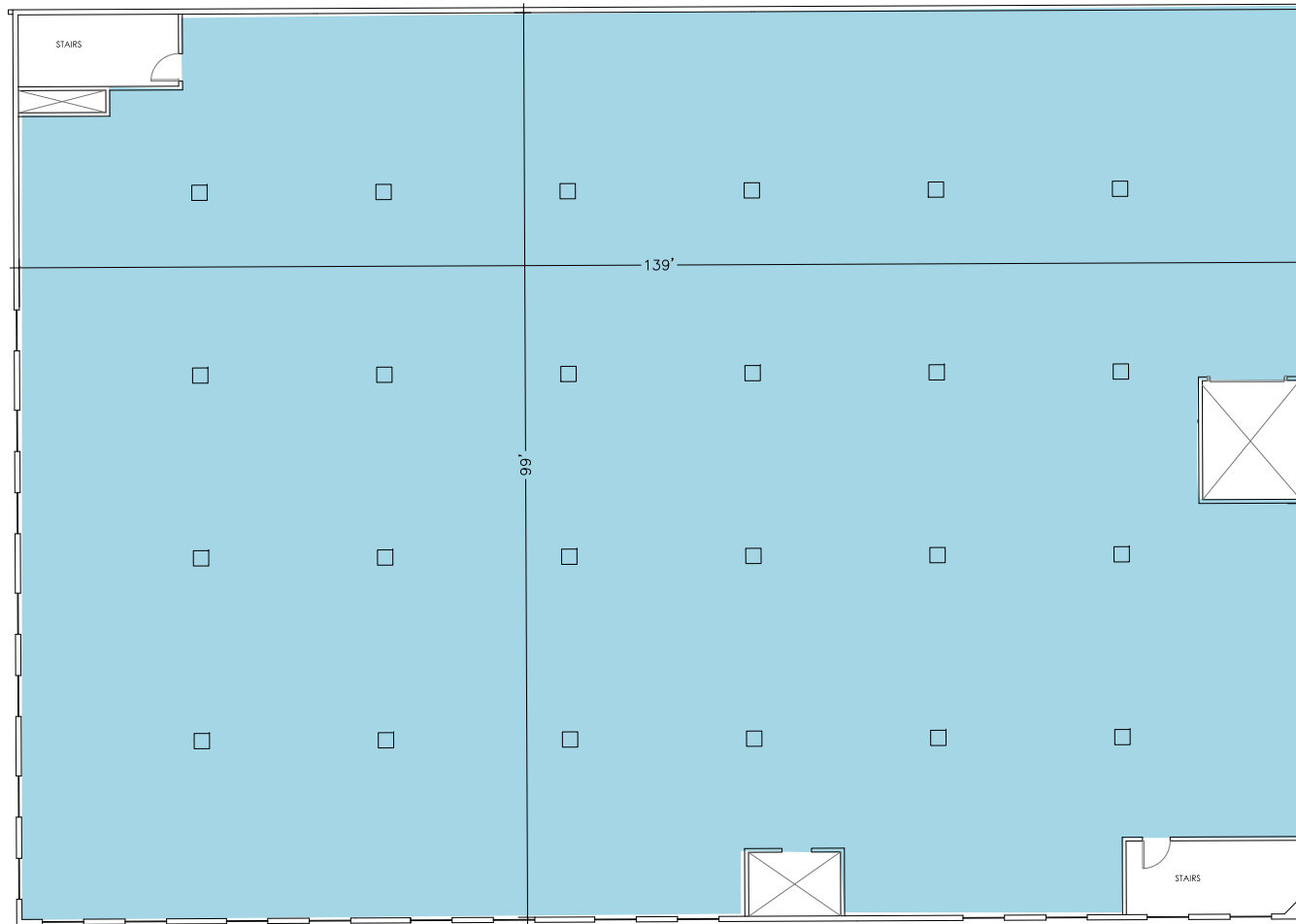
Liberty St

NEVADA MUSEUM OF ART

California Ave

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

Source: CBRE Research

# RENO DRIVE TIMES



30 MINS  
TO TRUCKEE



1 HR  
TO SOUTH LAKE TAHOE

3 HRS  
TO THE BAY AREA



## 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





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