

FOR LEASE

575 FOREST STREET
RENO, NV 89509



Downtown Reno Office Space
±1,402 & ±3,235 SF Available

TODD COLLINS, CCIM

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575 Forest Street // Reno, NV 89509

PROPERTY FEATURES



+1,402 / +3,235

AVAILABLE SF

0.32 ACRE

TOTAL SITE SIZE

1964 / 2017

YEAR BUILT / RENOVATED

\$2.25 FS

LEASE RATE

011-223-17

APN

Washoe

COUNTY

Office

PROPERTY TYPE

Mixed Use Residential

ZONING

Allstate Insurance

CURRENT TENANT

PROPERTY HIGHLIGHTS

- Mid-Century modern building with covered parking.
- Recently remodeled with new flooring, lighting and mini-split HVAC systems.
- Full Service rental rate.
- Conveniently positioned between Downtown & Mid-Town Reno, being very walkable to both.
- Located one block south of California Avenue w/ easy access to municipal, state & federal court houses.

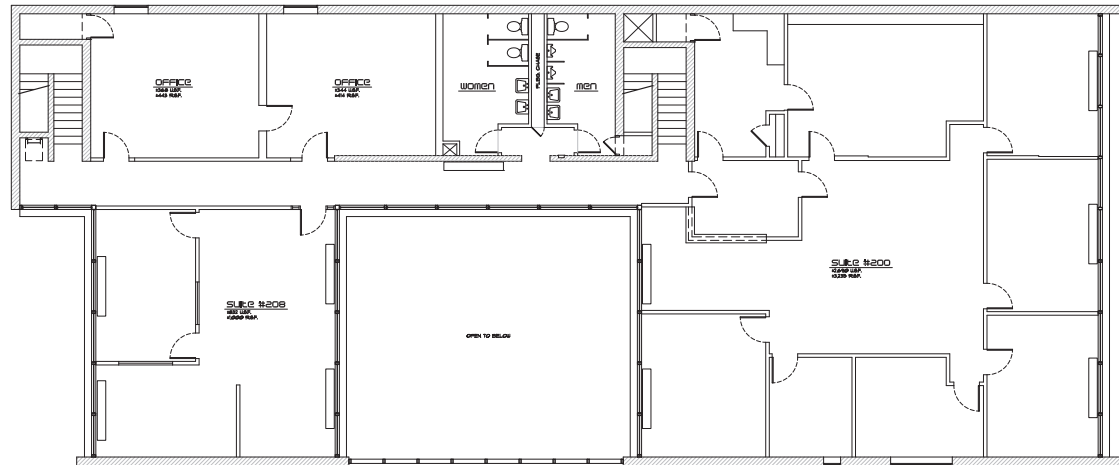
PROPERTY PHOTOS



PROPERTY PHOTOS



FLOOR PLAN



2nd FLOOR PLAN

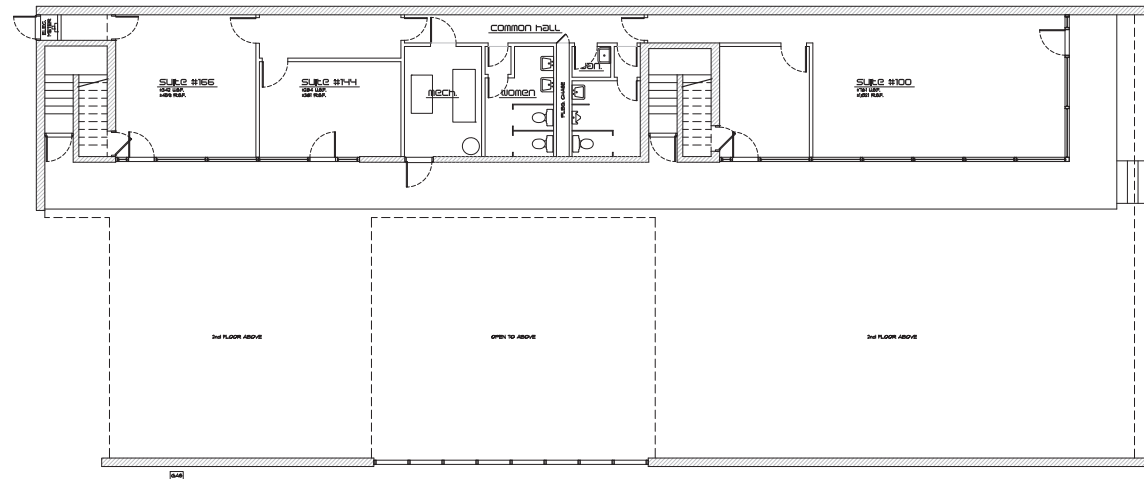
SCALE 1/8" = 1'-0"



2nd FLOOR RENTABLE AREA APPROX. 5,091 SQ.FT.

2nd FLOOR TOTAL USABLE AREA APPROX. 4,234 SQ.FT.

2nd FLOOR R/U RATIO = 120.24 (20.24%)



1st FLOOR PLAN

SCALE 1/8" = 1'-0"



1st FLOOR RENTABLE AREA APPROX. 1,860 SQ.FT.

1st FLOOR TOTAL USABLE AREA APPROX. 1,381 SQ.FT.

1st FLOOR R/U RATIO = 134.10 (34.10%)





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