FORLEASE

575 FOREST STREET RENO, NV 89509



Downtown Reno Office Space <u>+1,402 & +3,235 SF Available</u>

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PROPERTY FEATURES



<u>+1,402 / +3,235</u> 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

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.

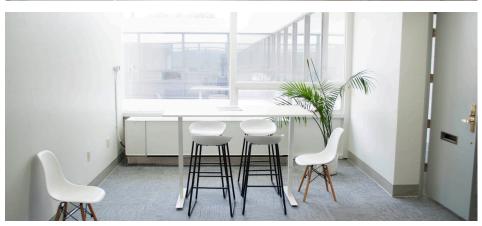
PROPERTY PHOTOS







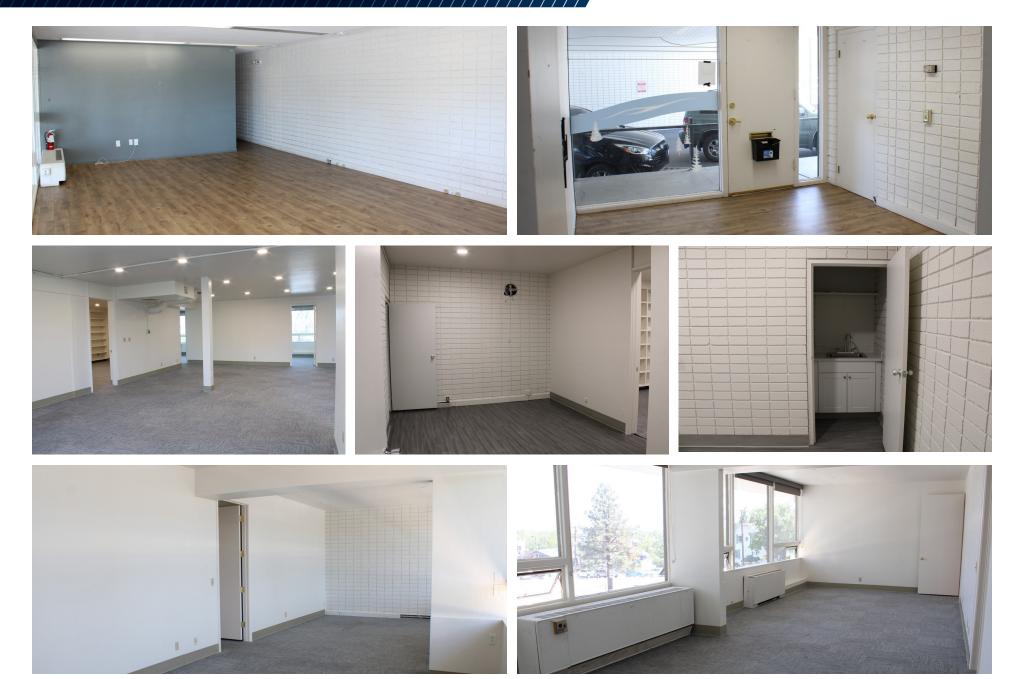






PROPERTY **PHOTOS**

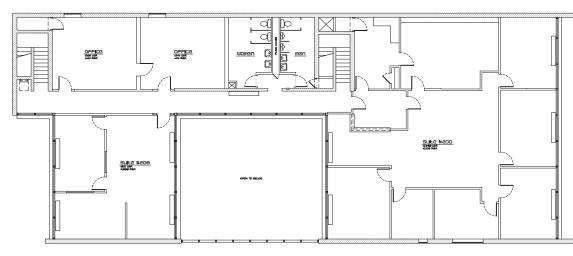




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FLOOR **PLAN**



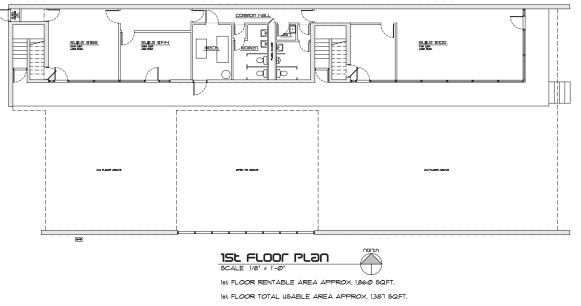




2nd FLOOR RENTABLE AREA APPROX. 5,091 SQFT.

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

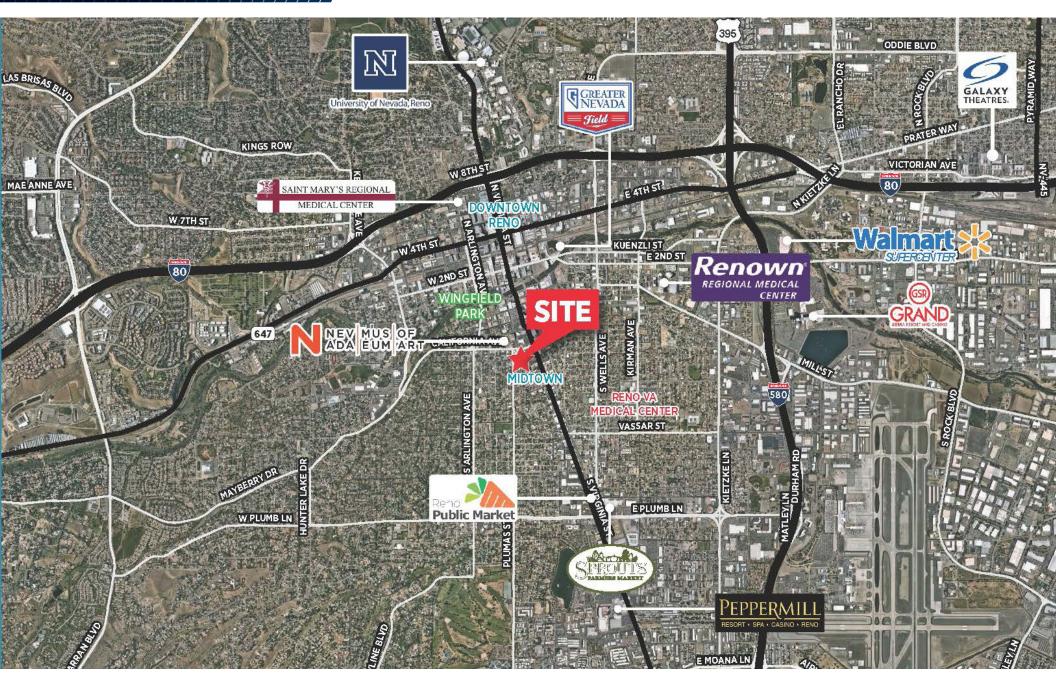
2nd FLOOR R/U RATIO = 1.2024 (2024%)



lst FLOOR R/U RATIO = 1.3410 (34.10%)

AERIAL **MAP**









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