

FOR LEASE | 4,100 sq ft

455

W 5th St  
Reno, NV 89503

Downtown Reno  
[www.marmotproperties.com](http://www.marmotproperties.com)



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**PROPERTIES**

# 455 W 5th St RENO, NV 89503

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NV license: B.0145130 / PM.168698  
GC: Commercial B-2 \$3M Bid Limit #0090389

(775) 313-1544



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# Property Overview

## PRIME DOWNTOWN RENO MEDICAL OR PROFESSIONAL OFFICE

Welcome to 455 W 5th St, a beautifully renovated two-story building offering 4,100 sq. ft. of versatile office space, ideal for medical practices or general office use. Located in the heart of Downtown Reno, just steps from Saint Mary's Hospital, this property is perfectly positioned for healthcare providers or businesses seeking a convenient and professional environment. The building's modernized design, coupled with its close proximity to downtown amenities, makes it a great option for those looking to enhance their operational efficiency.

Downtown Reno is a vibrant hub of activity, offering a lively mix of dining, entertainment, and business opportunities, making it an ideal location for professionals looking to be at the heart of the city's dynamic energy.

### Highlights:

- **4,100 sq. ft.** of versatile office space
- **Newly renovated** interior, perfect for **medical or professional office use.**
- **Two stories** of flexible space, ideal for offices, exam rooms, or workspaces.
- **24 dedicated parking spaces** in front and back, ensuring convenience for staff, patients, and clients.
- Prime **Downtown Reno** location, close to Saint Mary's Hospital and other businesses, offering easy access for employees and visitors.



### Price

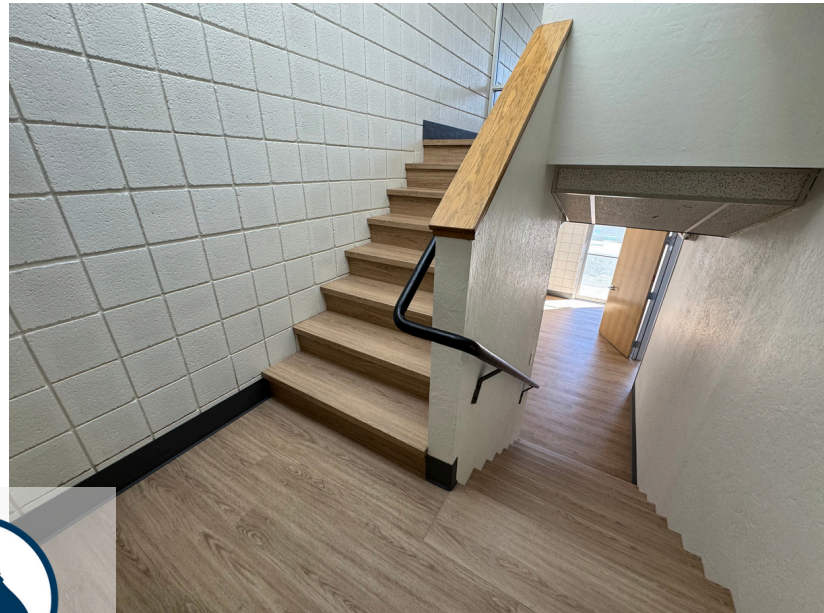
### CONTACT

Building Size	4,100 SF
Typical Floor Size	2,050 SF
Building Height	2 Stories
Year Built	1963/2024
Building Class	B
Parking	24 Surface Spaces



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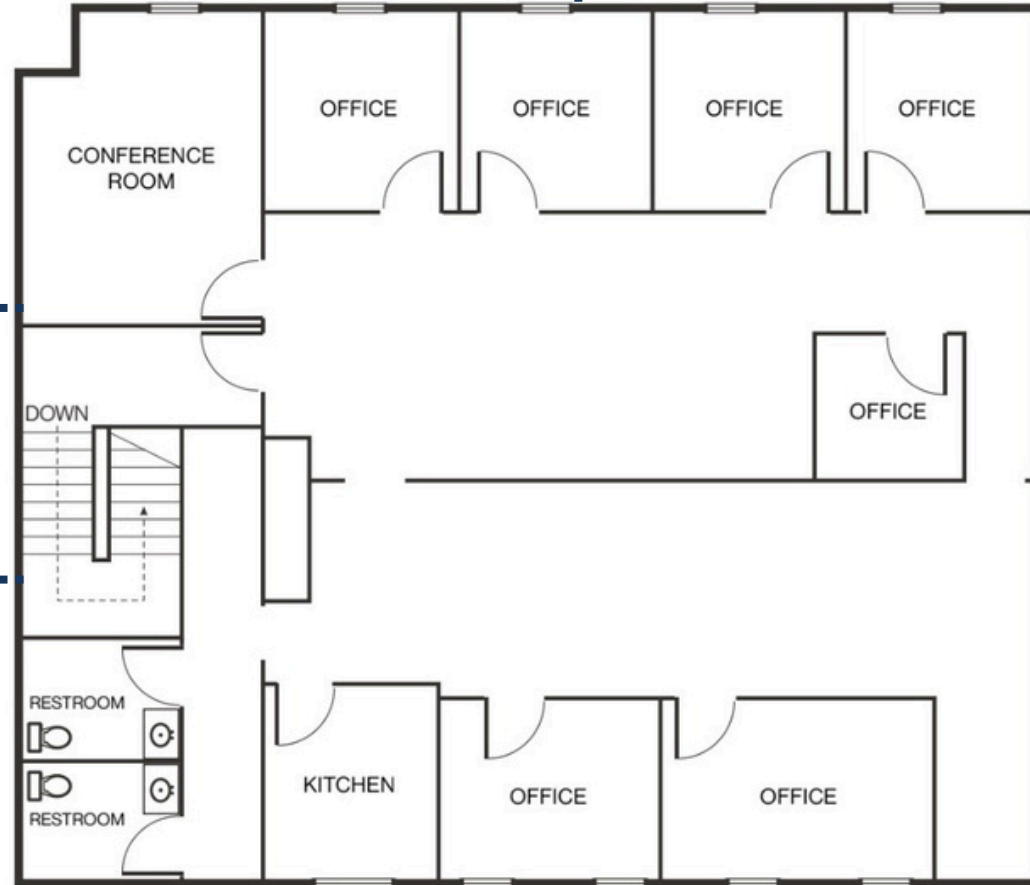
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# Floor Plan | First Floor

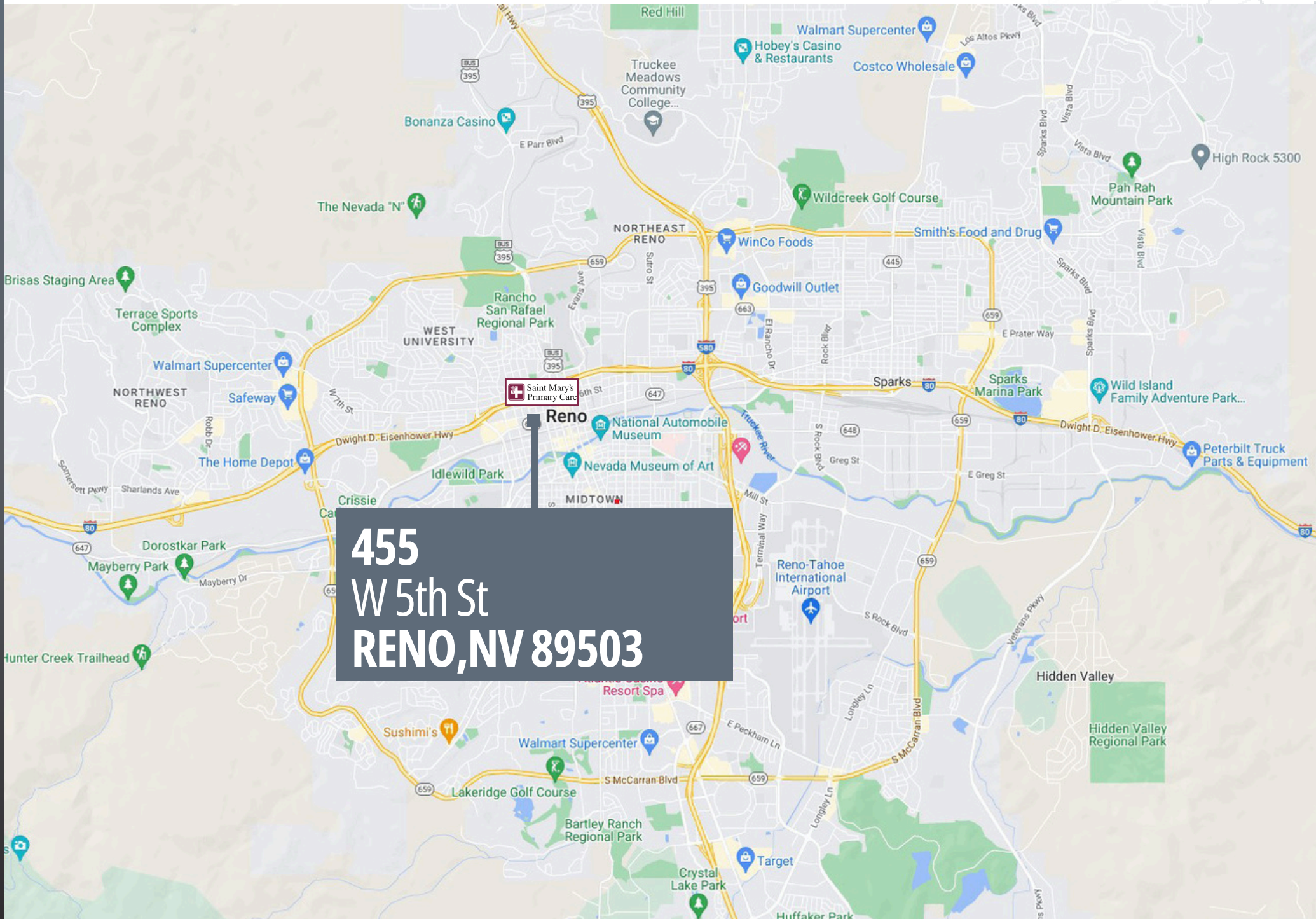


## Floor Plan | Second Floor



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**455  
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Saint Mary's  
Primary Care

455  
W 5th St  
RENO, NV 89503

# 455 W 5TH ST RENO, NV 89502



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