

# AHLQUIST.

## Reno Revival

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# Welcome to Reno Revival

A revival of industry, entertainment, and lifestyle at the center of it all.

REVIVE means breathing new life into something that's been resting quietly, an infusion of energy into the dormant, a reawakening of potential, purpose, and possibility.

Revive is a rediscovery, a renewal and reimagination of what could be. A transformative revitalization of what was always there, just reformed.

# Overview

AVAILABLE SF	6,486 - 120,456 SQ. FT.
LEASE RATE	\$1.83 / SQ. FT. NNN
TI ALLOWANCE	\$70.00 / SQ. FT. <small>*3RD FLOOR MINIMAL ALLOWANCE FLOORS 2 &amp; 4</small>
PARKING GARAGE	4/1,000 SQ. FT. <small>SEPERATE CHARGE PER STALL</small>
DELIVERY	JANUARY 1, 2026



# The Heart & Soul of Reno

- KEY
- 01. NATIONAL BOWLING STADIUM
  - 02. RENO ACES BASEBALL
  - 03. NATIONAL AUTOMOBILE MUSEUM
  - 04. WINGFIELD PARK
  - 05. PLAZA RESORT CLUB HOTEL
  - 06. J RESORT
  - 07. EL DORADO RENO HOTEL & CASINO
  - 08. SILVER LEGACY RESORT CASINO



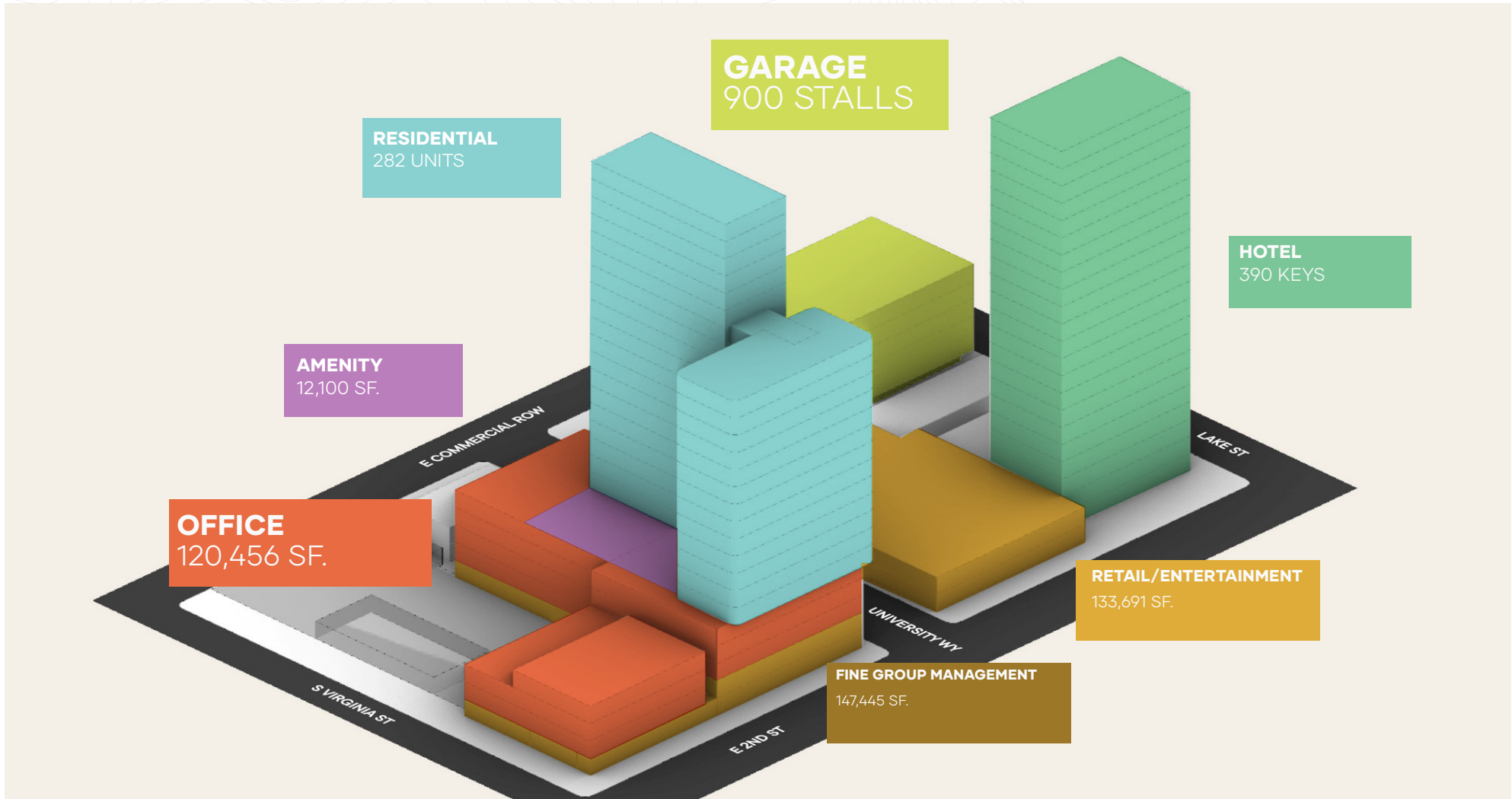
## Reno Revival

## Location





# Reno Revival



# Reno Revival

# Revival Site



# Harrah's Reno Renderings



# Reno Revival

# Main Lobby



# Reno Revival



# Apartment Unit

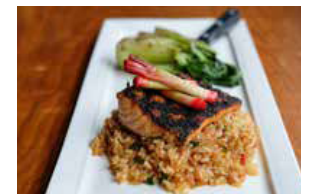
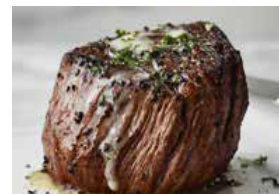
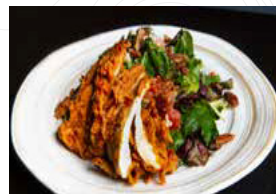
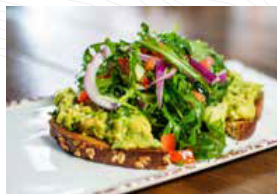


# Reno Revival



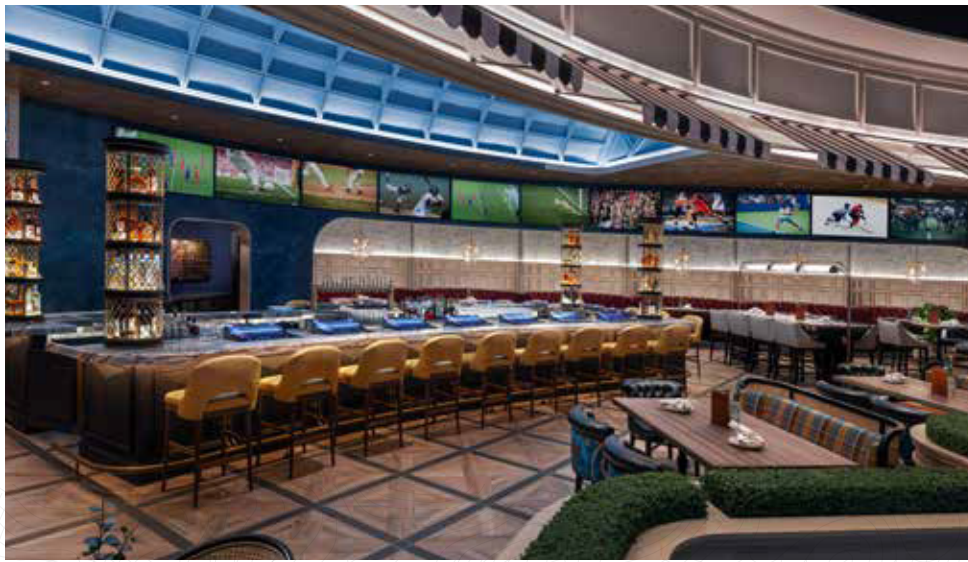
# Fine Entertainment Managment (FEM)

A prominent hospitality company that specializes in owning and operating a diverse portfolio of bars and restaurants in Nevada. With a focus on delivering exceptional customer experiences and offering a wide range of entertainment options, FEM has established itself as a leading player in the dynamic hospitality industry. The company's portfolio includes renowned establishments such as The George Sportsman's Lounge, Rockhouse, Smelly Cat Karaoke, ameriCAN Beer & Cocktails, The Mint Tavern, seven PKWY Tavern locations, BLVD Grille and The Oak Room. Additionally, FEM is expanding its reach in 2025 with PKWY Reno LLC.

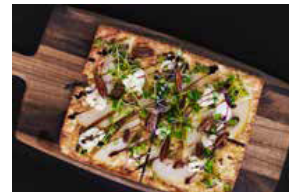
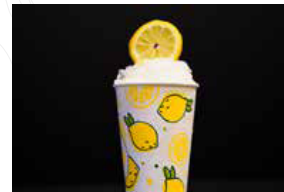


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A place anyone can be a George - where the party starts with you. Chef-driven American fare, unparalleled sports viewing and captivating entertainment intersect to create The George Sportsmen's Lounge at Durango Resort. Featuring indoor dining and a vibrant outdoor patio with wrap-around LED screens that create an immersive atmosphere for sports, live entertainment and private events.

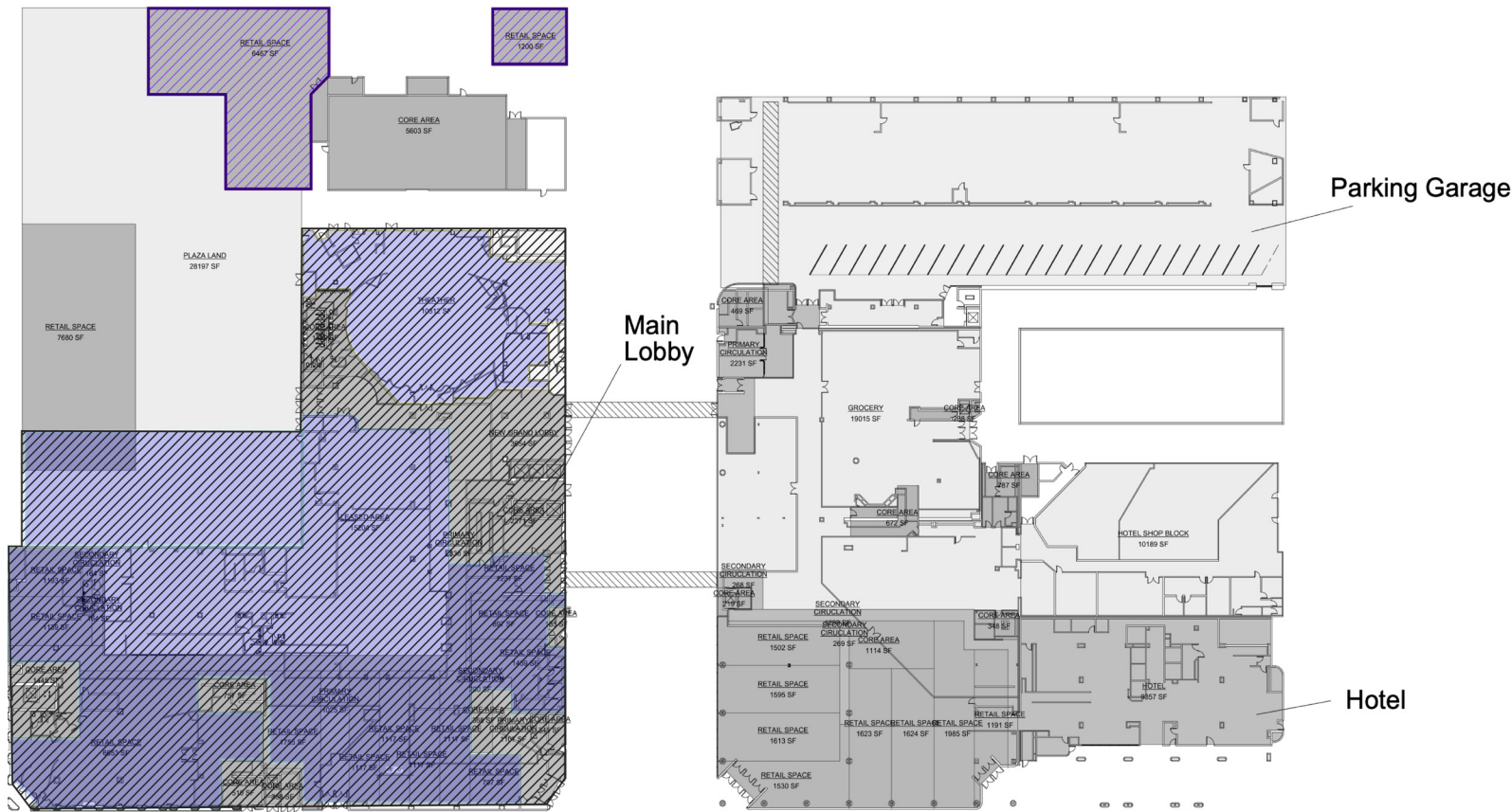


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# Building Floorplates

Ground floor leased  
by **FINE GROUP**



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# First Floor Retail



# Building Floorplates

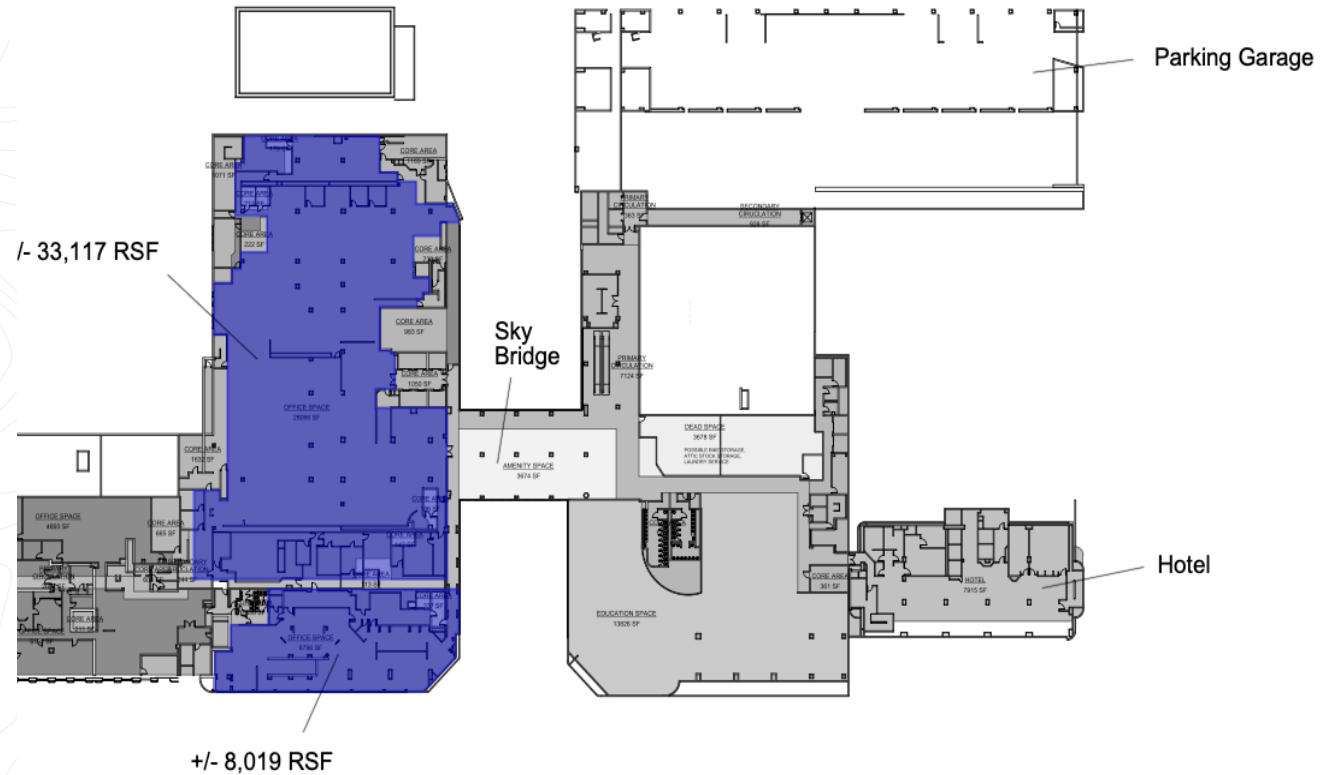
RENTABLE SQ. FT.

8,019 -33,117 SF.

## LEASE RATE

\$1.83 / SQ. FT. NNN

## FINISHED CLASS A OFFICE



# Reno Revival

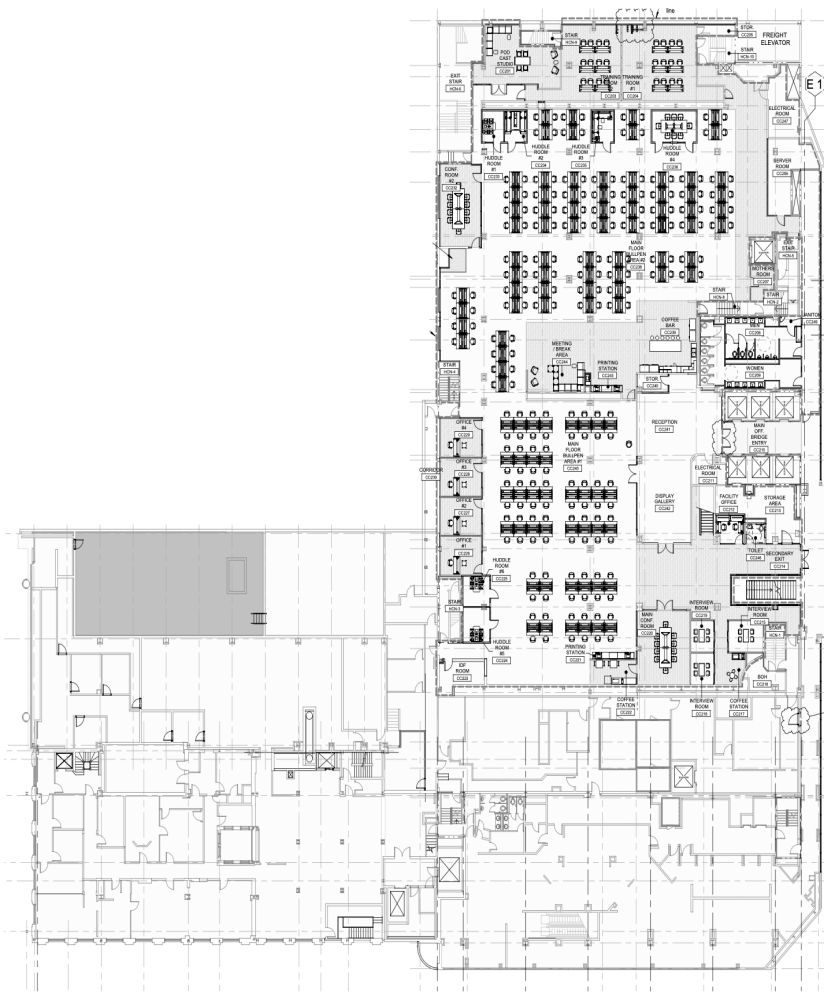
## 2nd Floor

# Building Floorplates

RENTABLE SQ. FT. 8,019 -33,117 SF.

LEASE RATE \$1.83 / SQ. FT. NNN

FINISHED CLASS A OFFICE



# Reno Revival

# 2nd Floor



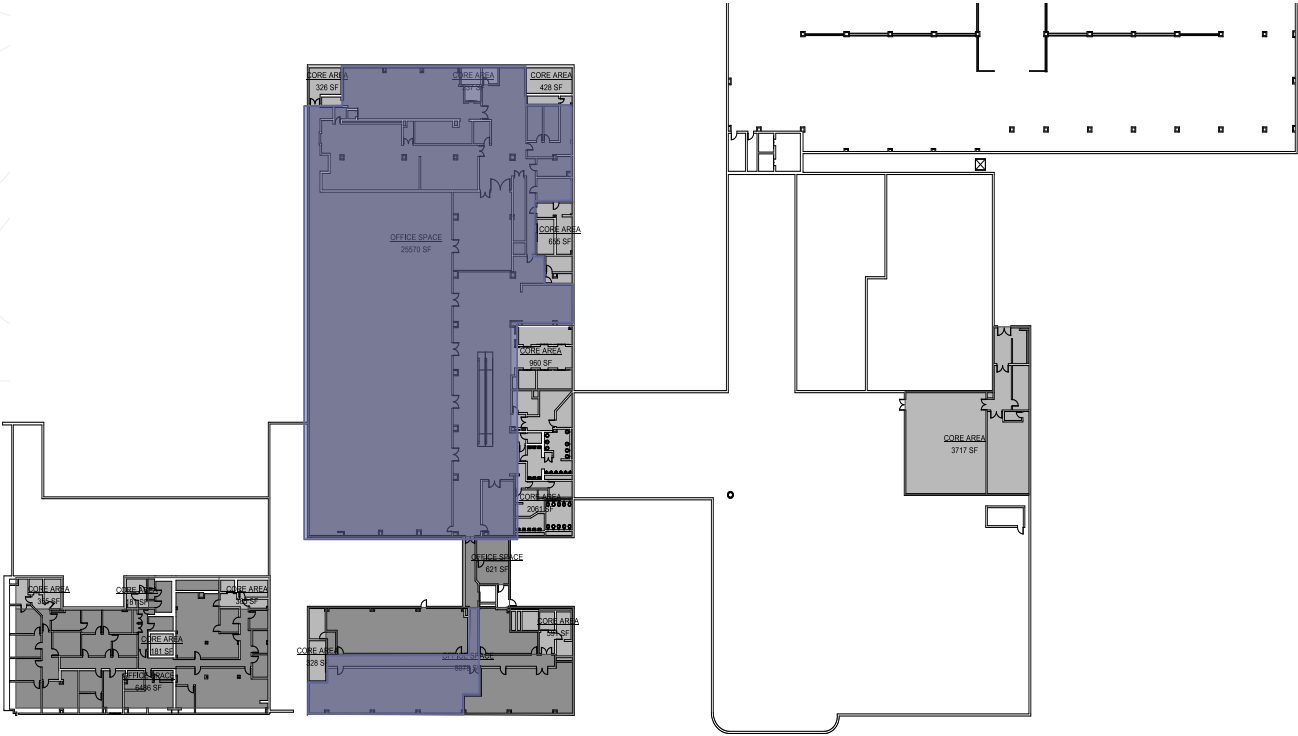
# Building Floorplates

RENTABLE SQ. FT. 32,892

LEASE RATE \$1.83 / SQ. FT. NNN

TI ALLOWANCE \$70 SF.

GREY SHELL CONDITION



# Reno Revival

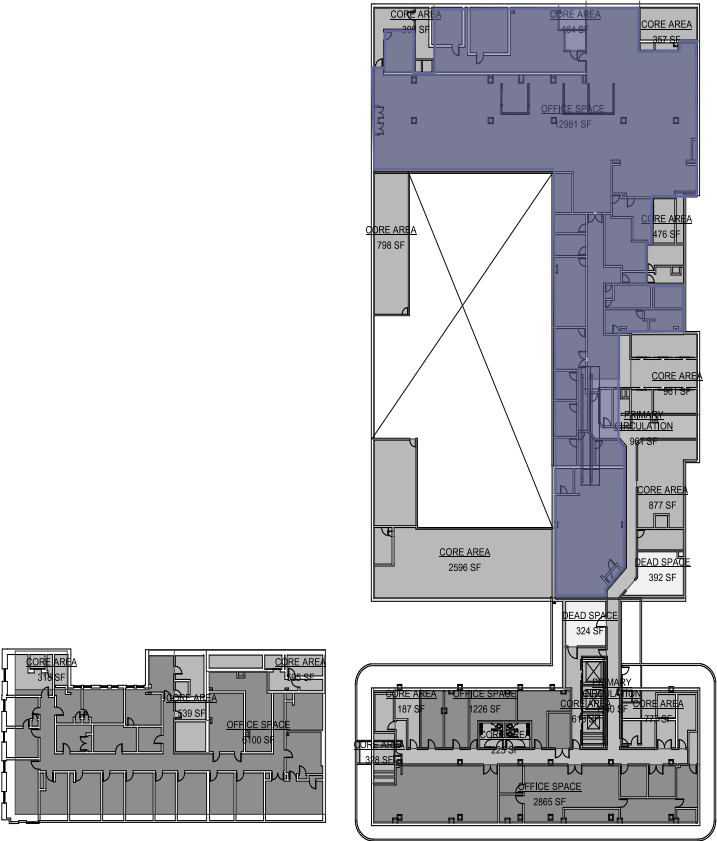
# 3rd Floor Office

# Building Floorplates

RENTABLE SQ. FT. 15,318 SF.

LEASE RATE \$1.83 / SQ. FT. NNN

FINISHED CLASS A OFFICE



# Reno Revival

# 4th Floor Office

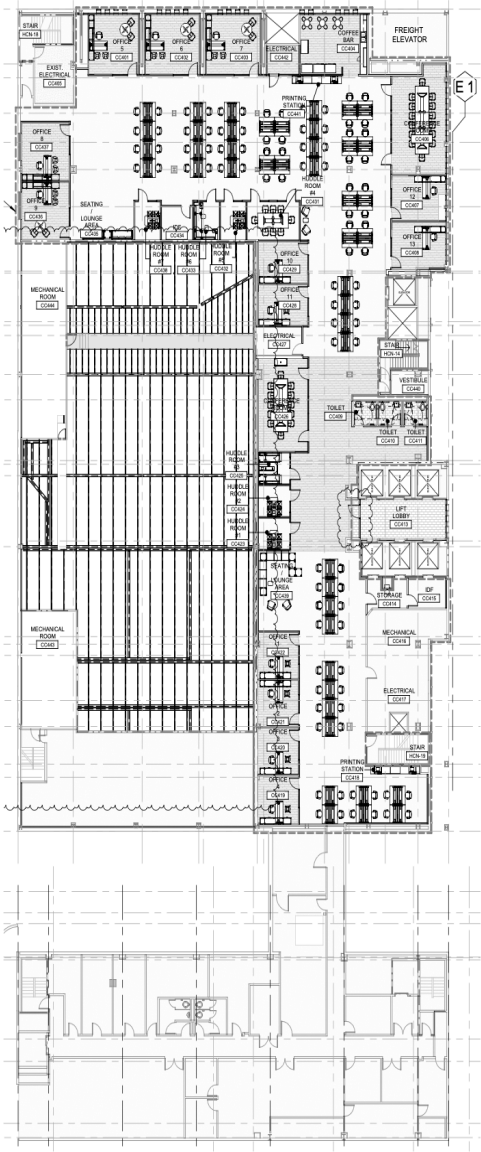


# Building Floorplates

RENTABLE SQ. FT. 15,318 SF.

LEASE RATE \$1.83 / SQ. FT. NNN

FINISHED CLASS A OFFICE



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# 4th Floor Office

# Downtown Reno by the Numbers



# Reno Revival



# Market Analysis

*“An unparalleled living experience in a dynamic and up and coming area.”*



1 of 12

Reno ranked as best place to live in the U.S. by Outside Magazine

21,775

downtown residential population\*

\*within 1-mile radius of Reno Arch

300 days

of sunshine



XX

public art installations and murals within 2 miles



17.35 miles

of bike lanes\*

\*within 1-mile radius of Reno Arch

97/100

walk score®

87/100

bike score®



112 acres

of parks and public space within 1 mile

# Reno Revival



# The Heart & Soul of Reno Revived & Reimagined

To go forward, we must first go back. Downtown Reno was thriving, exciting district where crowds of tourists and local residents mingled amid busy streets chock-full of casinos, retailers, bars and restaurants.

**It was here in 1937 that Bill Harrah opened his first bingo parlor, which he expanded into a hotel-casino that would become the worldwide Harrah's Empire.**

This single location catalyzed the growth of Harrah's into a major gaming company, eventually evolving into Harrah's Entertainment and later into Caesars Entertainment - one of the largest global gaming companies with 17 Harrah's branded casinos in 11 states. Harrah's entertainment became the first gaming to trade on the NYSE.

Harrah's resort was pivotal beyond gaming, but it was the epicenter for culture, social engagement, and entertainment; serving as the main venture for numerous musical and theater acts - helping to shape Reno's reputation as a vibrant entertainment city.

By the time of Bill Harrah's death in 1978 (with 76 honorary pallbearers), **he had built the largest gaming empire in the world**, and owned the largest collection of **All Starting from his humble beginnings in Reno.**

Over the decades, Harrah's Reno provided thousands of jobs and attracted tourists from around the world, significantly contributing to the local economy until it closed in March 17, 2020 and was then sold for redevelopment.

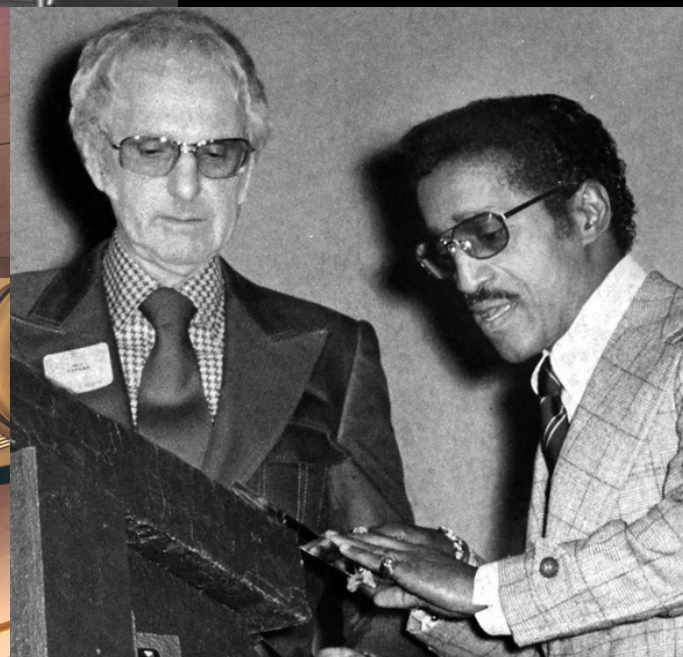


L - R

01 - Original Harrah's Bingo Lounge - 1937

02 - Marilyn Monroe gambling on the set of 'The Misfits' in Reno, Nevada - 1960

03 - What is now the Plaza was once a speckled with thriving retail and commerce.



# Reno Revival





## Mark Cleverley

CHIEF LEASING OFFICER | 208.850.6113  
MARK@AHLQUISTDEV.COM

Mark is one of the founding members of Ahlquist. As Chief Leasing Officer, Mark oversees all leasing and marketing operations, taking care to put an incredible level of care and attention into each project. Mark received his associates degree in Accounting from Ricks College and his BS degree in Accounting and Finance from Boise State University. With over 20 years of experience in the Treasure Valley real estate field, Mark has a depth of understanding of the market that enables him to help each tenant find a perfect fit for their unique situation.



## Kekoa Nawahine

LEASING ASSOCIATE | 208.810.0137  
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Since joining Ahlquist in 2021, Kekoa has quickly become a standout leasing associate, combining his business degree from Boise State and his leadership experience as a former team captain for the Boise State football team. His ability to build relationships, strategize, and lead has directly translated into helping clients find the right spaces and successfully negotiate deals.

Known for going the extra mile, Kekoa ensures every client has a smooth, positive experience by offering personalized market insights and guiding them through every step of the leasing process. His commitment to service, paired with his passion for Boise's commercial real estate market, allows him to consistently deliver results that exceed expectations.

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# Contact

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Thank you

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