



**100** N SIERRA STREET  
RENO, NV

THREE-STORY MIXED-USE BUILDING IN THE HEART OF DOWNTOWN RENO

**CBRE**

# 100 N SIERRA STREET



## PROPERTY HIGHLIGHTS



Fully Furnished Suites Available



Short and Flexible Lease Terms



Swing Space Available

- Suite 200 - 3,655 SF
- Suite 240 - 1,897 SF
- \$2.00 PSF/Mo., Full Service
- Third Floor - 13,875 SF



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

100 N Sierra sits in the heart of Downtown Reno on the corner of 1st Street and N Sierra Street, across from the Century Riverside 12 Theater. 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.

# AREA MAP



100

N SIERRA STREET  
RENO, NV

PARKING GARAGE

PALLADIO

CITY OF RENO

GREATER NV FIELD

CITY PLAZA

RIVER WALK

TRUCKEE RIVER

CENTURY RIVERSIDE  
12 THEATERS

# AMENITY MAP

UNIVERSITY OF NEVADA



DOWNTOWN RENO

GREATER NV FIELD AAAA STADIUM FREIGHT HOUSE DISTRICT

NATIONAL BOWLING STADIUM

300 E SECOND

RENO EVENTS CENTER

RENO CITY HALL

CITY PLAZA

RENAISSANCE

RENO POLICE DEPARTMENT

PALLADIO, CAMPO OLD BRIDGE PUB & SMEE'S ALASKAN FISH MARKET

THE BASEMENT & WEST ELM

WELLS FARGO BUILDING

1 E LIBERTY

FEDERAL COURT HOUSE

PARKING GALLERY

100 N SIERRA STREET

WILD RIVER GRILL

PIONEER CENTER OF PERFORMING ARTS

50 W LIBERTY

CENTURY RIVERSIDE 12 THEATERS

SIERRA TAP HOUSE

RENO JUSTICE COURT

PARK TOWERS CONDOS

SECOND JUDICIAL COURT

PUBLIC PARKING

WINGFIELD PARK

OLD GRANITE STREET EATERY

100 W LIBERTY

BARBARA BENNETT PARK

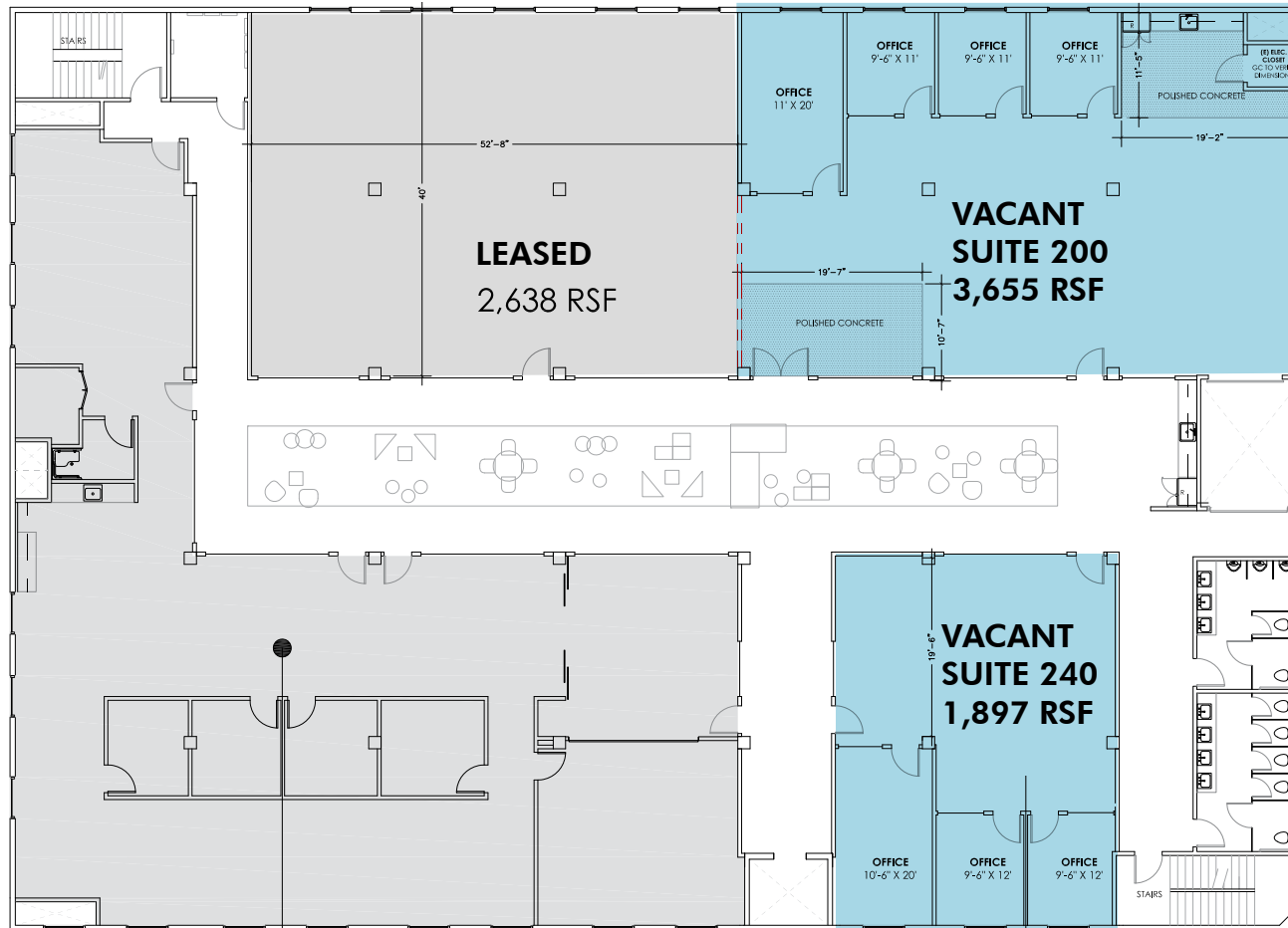
GREAT BASIN COMMUNITY CO-OP

WASHOE PUBLIC HOUSE

NEVADA MUSEUM OF ART

# FULLY FURNISHED SUITES AVAILABLE

1,897 SF - 3,655 SF



**LEASED**  
SUITE 260

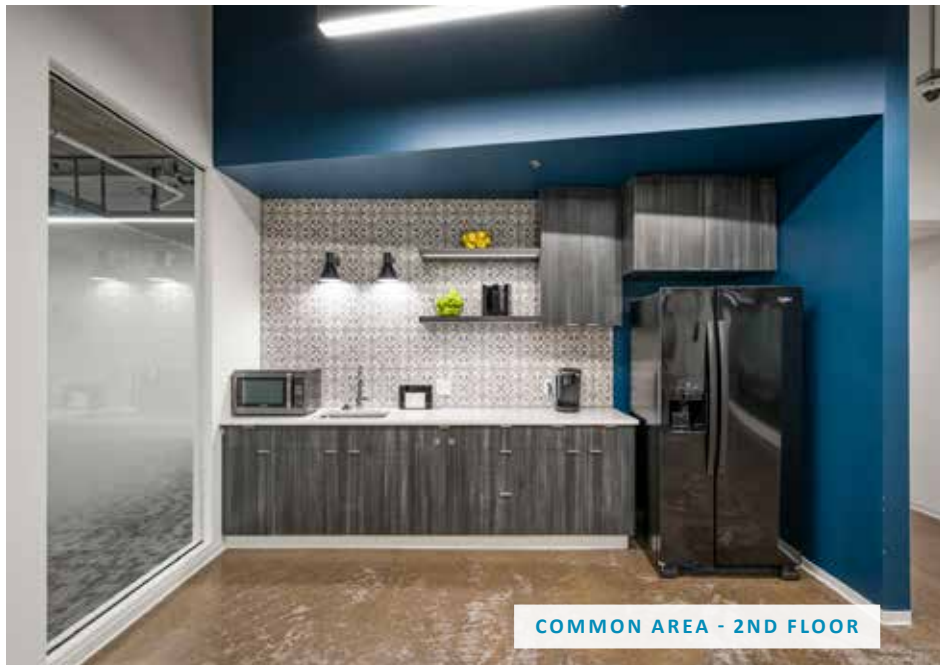
# PROPERTY PHOTOS



MAIN ENTRANCE - 1ST FLOOR



COMMON AREA - 2ND FLOOR



COMMON AREA - 2ND FLOOR



INTERIOR KITCHEN

SUITE 200 - 2ND FLOOR

# PROPERTY PHOTOS



SUITE 200 - 2ND FLOOR



SUITE 200 - 2ND FLOOR



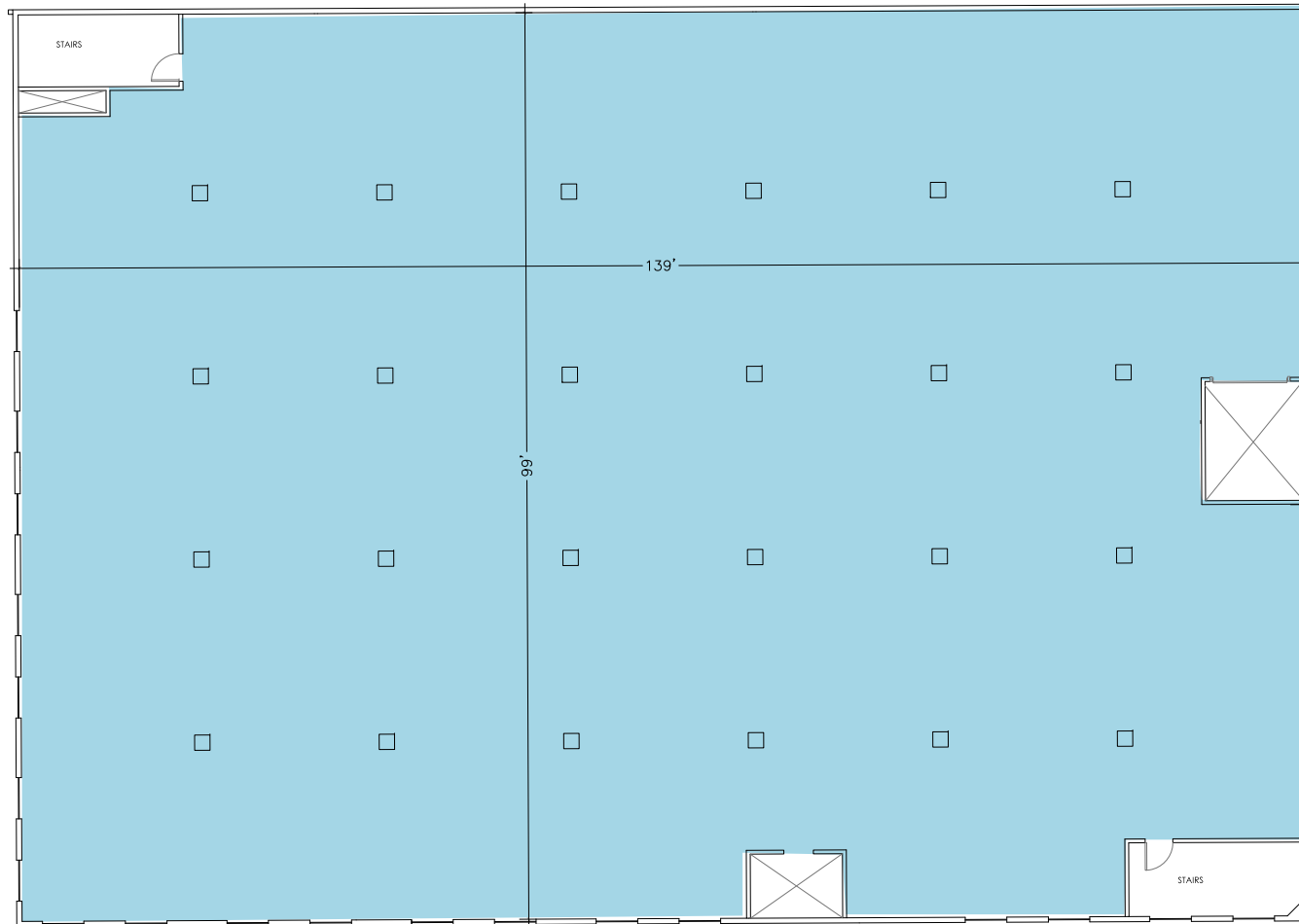
SUITE 240 - 2ND FLOOR



SUITE 240 - 2ND FLOOR

# THIRD FLOOR PLAN

13,875 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**

## TOP 10

RANKED STATES FOR BUSINESS

## TOP STATE

FOR ECONOMIC GROWTH POTENTIAL

Business Facilities' Magazine – 14th Annual State  
Rankings Report

## 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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RENO, NV

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