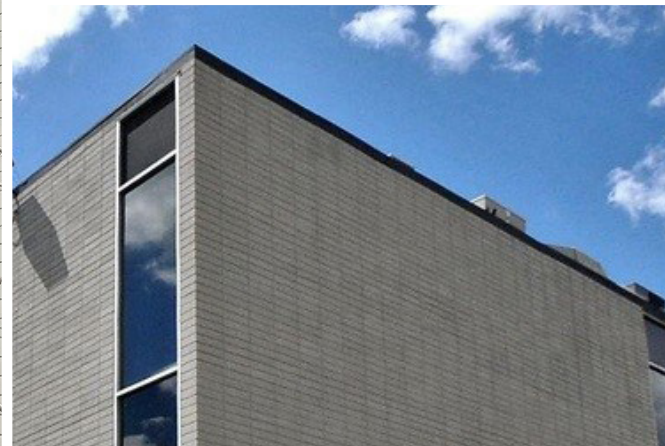


For Lease | \$1.50-\$2.05 FS

140 WASHINGTON STREET | RENO, NV 89503

Office Space Available!



This recently renovated office building has available suites on the second and lower level of 140 Washington Street, which is located in downtown Reno on a quiet street within walking distance to the Truckee River. The property is conveniently located within minutes of the Riverwalk District, where you'll find shopping, restaurants, bars, taverns, entertainment, lodging, walking paths, parks and even a whitewater park. The Riverwalk District is a safe, fun and friendly area that celebrates Reno's arts, culture and history 365 days a year.

**AVISON
YOUNG**
Western Alliance
Commercial, Inc.

Bram Buckley, CCIM
NV RE # B.1002869.CORP
775.332.2800
bram.buckley@avisonyoung.com

Dereck Barrett
NV RE # S.0187252
775.332.2800
dereck.barrett@avisonyoung.com

For Lease | \$1.50-\$2.05 FS

140 WASHINGTON STREET | RENO, NV 89503



**AVISON
YOUNG**

Western Alliance
Commercial, Inc.

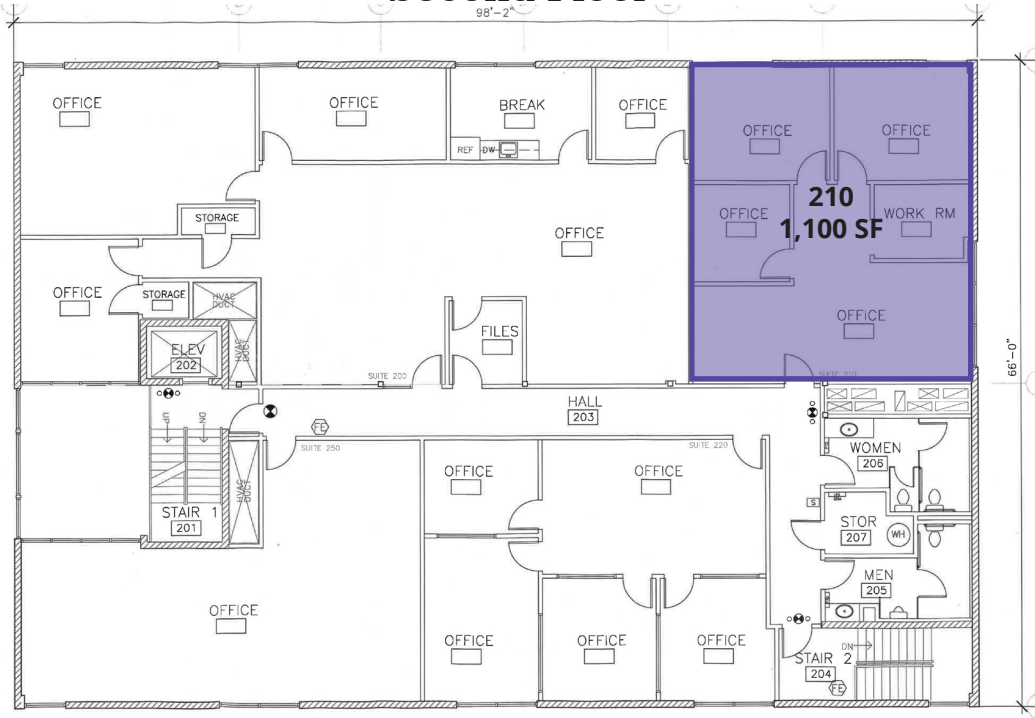
DBA Avison Young Western Alliance Commercial Inc. | Independently Owned and Operated
6590 South McCarran Blvd. Suite A | Reno, Nevada 89509
avisonyoung.com

The information contained herein was obtained from sources deemed reliable and is believed to be true; it has not been verified and as such, cannot be warranted nor form any part of any future contract.

For Lease | \$1.50-\$2.05 FS

140 WASHINGTON STREET | RENO, NV 89503

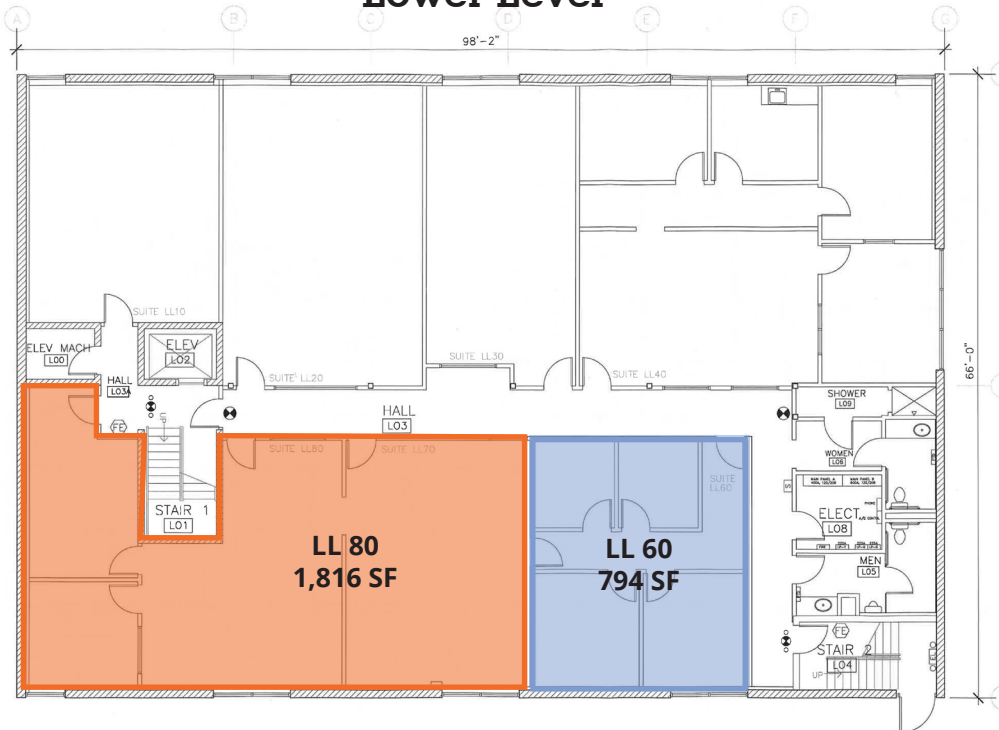
Second Floor



SNAPSHOT

- Office Space Close to Downtown
- Close Proximity to Excellent Bars, Restaurants and River Walk
- Built in 1969
- Renovated in 2015 & 2017
- Elevator Service
- Ample Parking
- Total Building Size 12,792 SF

Lower Level



Available Space

- 210: 1,100 SF
 - Lease Rate \$2.05/SF
- LL 60: 794 SF
 - Lease Rate \$1.50/SF
- LL 80: 1,816 SF
 - Lease Rate \$1.50/SF
- Full Service

**AVISON
YOUNG**

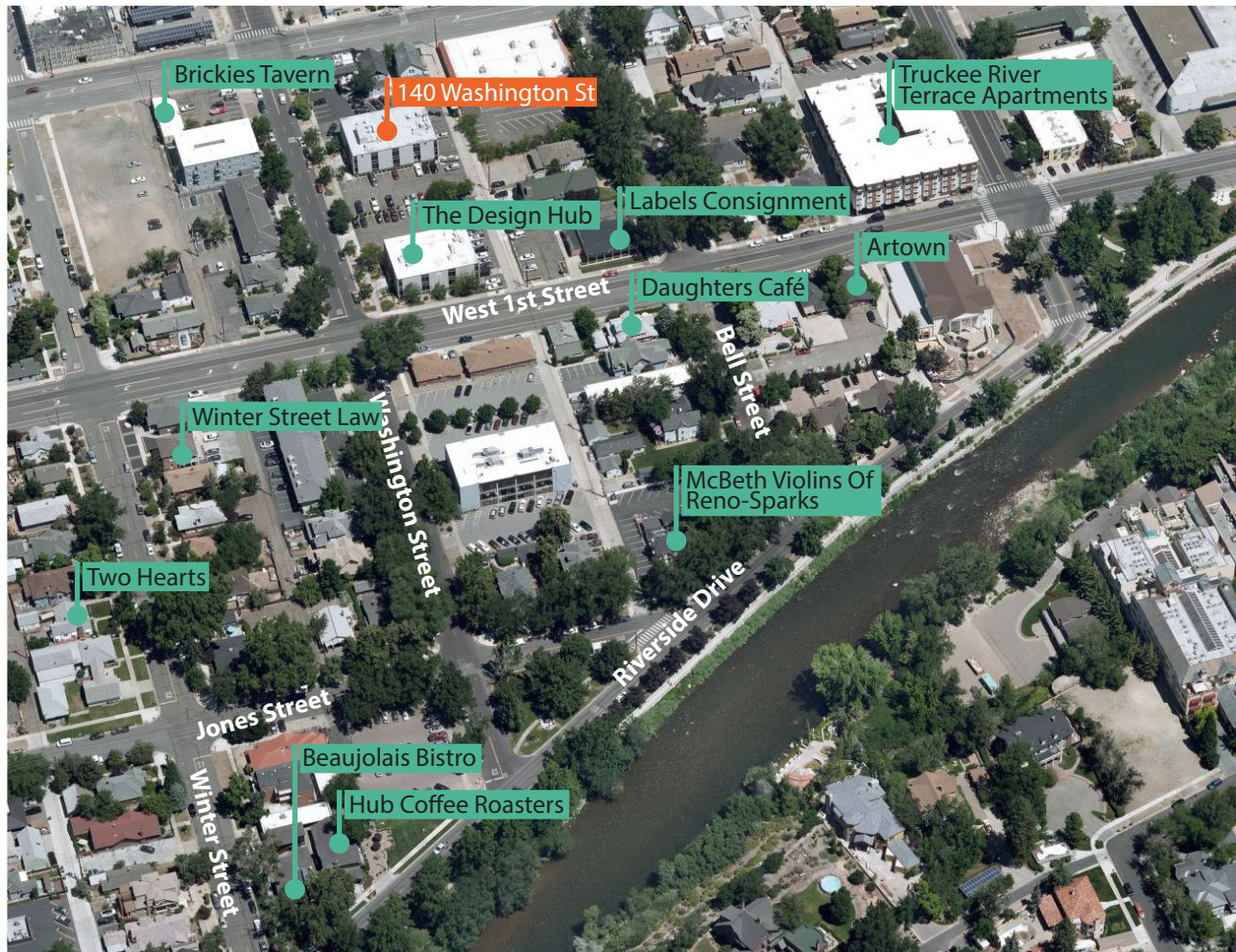
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140 WASHINGTON STREET | RENO, NV 89503



Demographics

	1 Mile	3 Miles	5 Miles
Population	21,136	129,171	230,312
Ave. HH Income	\$49,533	\$58,690	\$63,731
Households	11,612	54,475	93,558
Total Employees	29,582	108,674	172,971

**STDB 2018



LOCATION

APN 011-018-19
140 Washington Street



COUNTY

Washoe County



TOTAL AVAILABLE SQ. FT.

794 SF, 897 SF, 1,100 SF,
1,226 SF



FRONTAGE

Washington Street



AVAILABILITY

Available Immediately



POTENTIAL USE

General Office

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