



For Lease

Basement Storage Space:
1,493 Square Feet

226 California Avenue
Reno, NV 89509

Available Storage
Space in the Heart
of Downtown Reno

Lease Rate: \$1,720/MO

Melissa Molyneux SIOR, CCIM

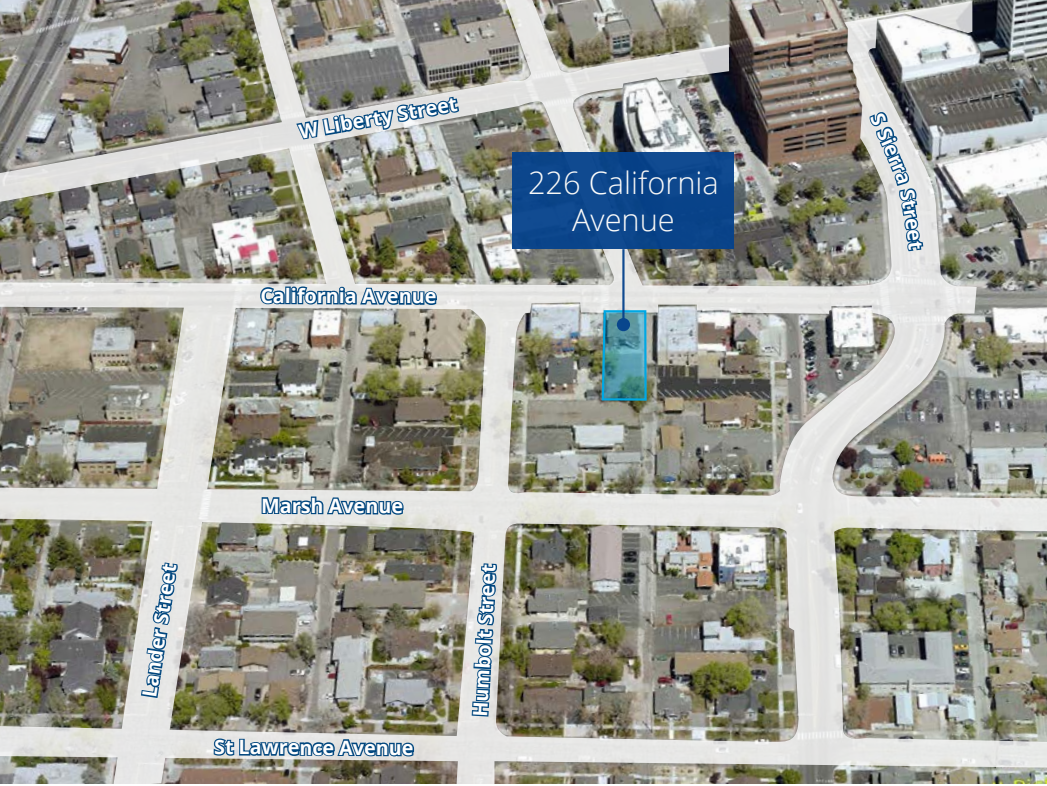
Executive Vice President
+1 775 823 4674 Direct
+1 775 762 7990 Cell
Melissa.Molyneux@colliers.com
NV Lic BS.0144599.LLC

Jason Hallahan

Associate
+1 775 333 6969 Direct
+1 775 287 5610 Cell
Jason.Hallahan@colliers.com
NV Lic S.0200644

5520 Kietzke Lane, Suite 300
Reno, NV 89511
+1 775 823 9666
Colliers.com/Reno





Property Features

- Dedicated parking lot, 1-hour parking spaces directly in front of building, and access to public street parking
- Steps away from popular amenities and restaurants such as The Cheese Board, Centro Bar & Kitchen, and 1864 Tavern
- Close proximity to Midtown and Downtown
- Located within walking distance of Downtown Reno's Office Core, Washoe County Library, The Discovery and many local restaurants
- Located directly to the south of the Nevada Museum of Art, which is planning a \$60M expansion that will further expand the arts & entertainment in the area

Available Space

Basement Storage: 1,493 Square Feet

Lease Rate: \$1,720/MO

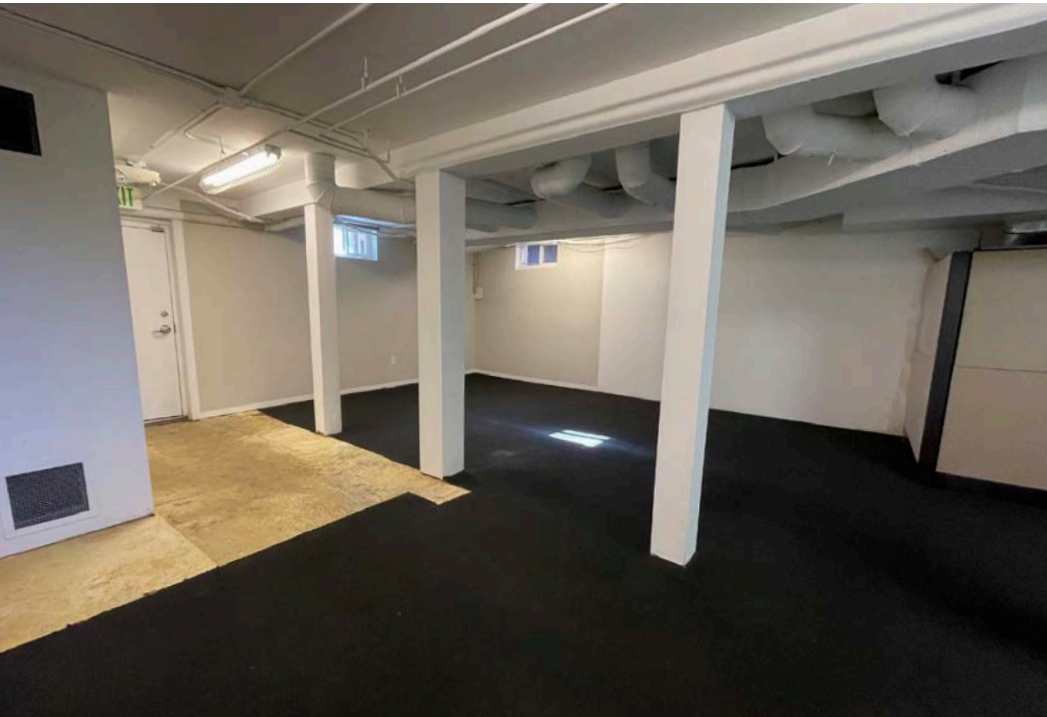


Walk Score
93



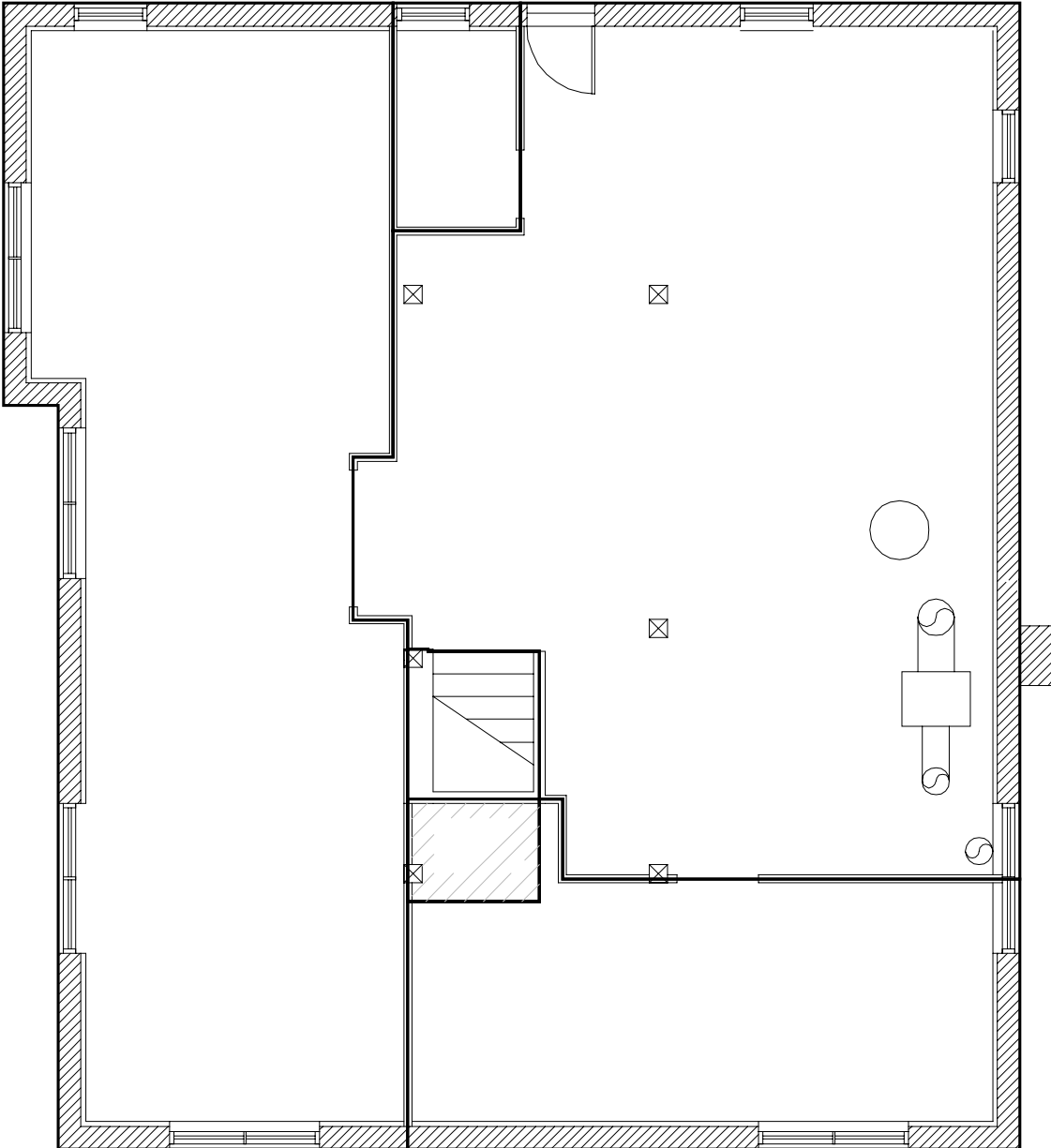
Bike Score
87

Basement Photos

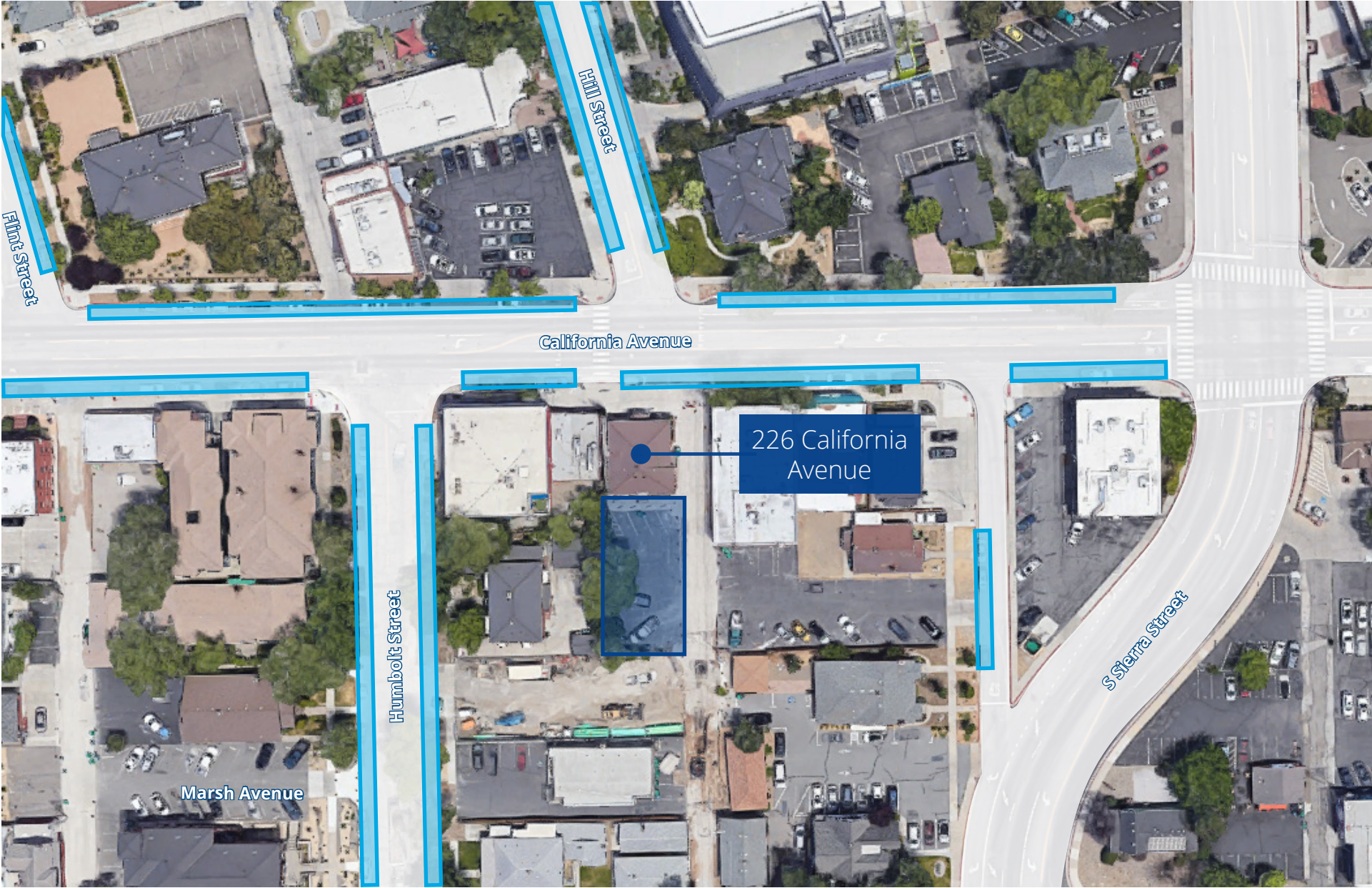


Basement – 1,493 Square Feet

Finished basement with natural light throughout and open floor plan. The basement can be accessed through building's lobby or through dedicated parking lot.



Surrounding Street Parking and Property Parking



Street Parking Property Parking

Nevada Museum of Art – \$60M Planned Expansion

Located directly to the west of 100 W Liberty Street, the Nevada Museum of Art is planning a major remodel and expansion. The museum expansion will feature three levels, totaling in 50,000 SF and move southward along California Avenue, changing the landscape in that portion of downtown Reno. The expansion is set to re-design the cultural experience of education and research at the Nevada Museum of Art.

The first level will be comprised of an expanded library with increased access to books, archives, and collections. A dedicated art and design book shop emphasizing commitment to printed works. 10,000 SF allocated for framing, processing, and a dedicated

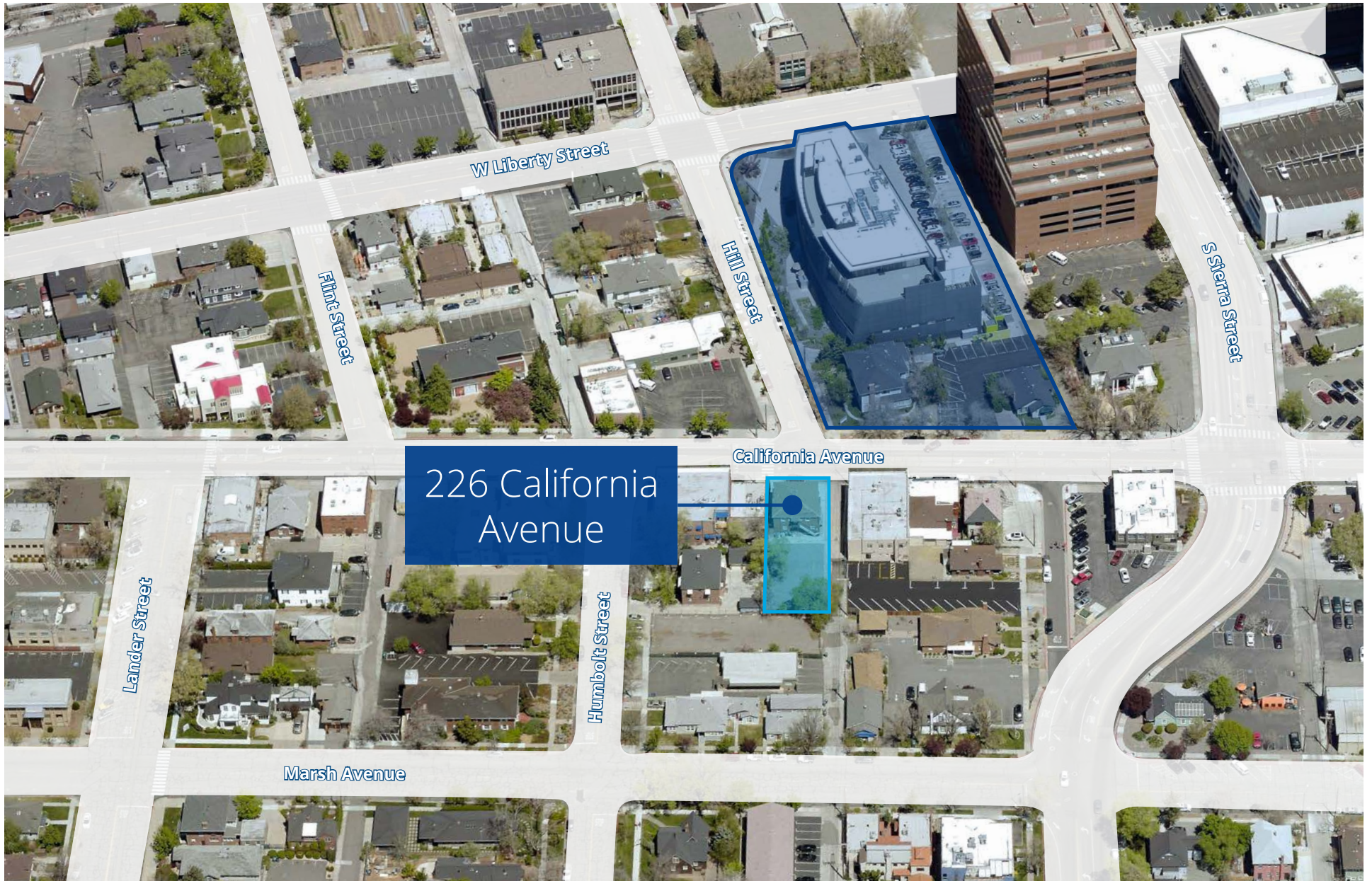
fine art delivery bay. A newly reimagined destination restaurant for museum guests to dine while visiting. The South entrance will welcome over 10k students annually for school tours and hands-on activities. The first level will also provide an additional studio classroom and guest parking.

The second level will contain 9,675 SF dedicated for permanent collections. 3,500 SF increase to the Center for Art + Environment and an upgraded office space for staff and volunteers. The third level to contribute an additional 5,000 SF for featured exhibitions, 85% increase in art collection storage space and a rooftop garden with skyline and mountain views.

Construction has commenced and the expansion is slated to be completed in 2025

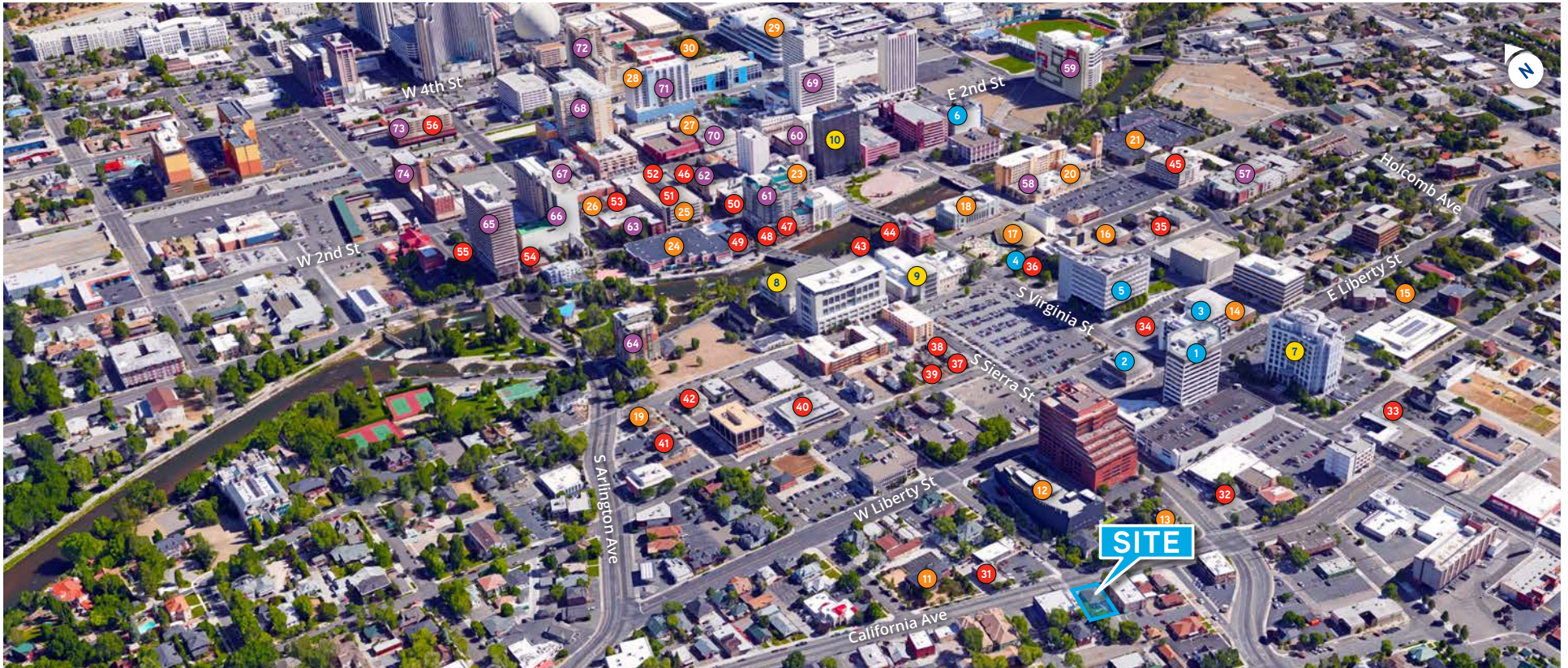


Proximity to Nevada Museum of Art



 Nevada Museum of Art

Surrounding Area



🏦 Banking

- 1 Meadows Bank
- 2 Nevada State Bank
- 3 US Bank
- 4 Chase Bank
- 5 Wells Fargo ATM
- 6 Nevada State Bank

🏛️ Courthouse

- 7 Bruce R. Thompson Courthouse & Federal Building
- 8 Reno Justice Court
- 9 Second Judicial District Court
- 10 Reno City Hall

🎬 Entertainment

- 11 Arte Italia

- 12 Nevada Museum of Art & Chez Louie
- 13 Sundance Bookstore
- 14 Washoe County Library
- 15 Discovery Museum
- 16 Patagonia Outlet
- 17 Pioneer Center for Performing Arts
- 18 The Basement
- 19 Arts for All Nevada at the Lake Mansion
- 20 Bundox Bocce
- 21 National Automobile Museum
- 22 Greater Nevada Field
- 23 The Rack
- 24 Century Riverside Theatre

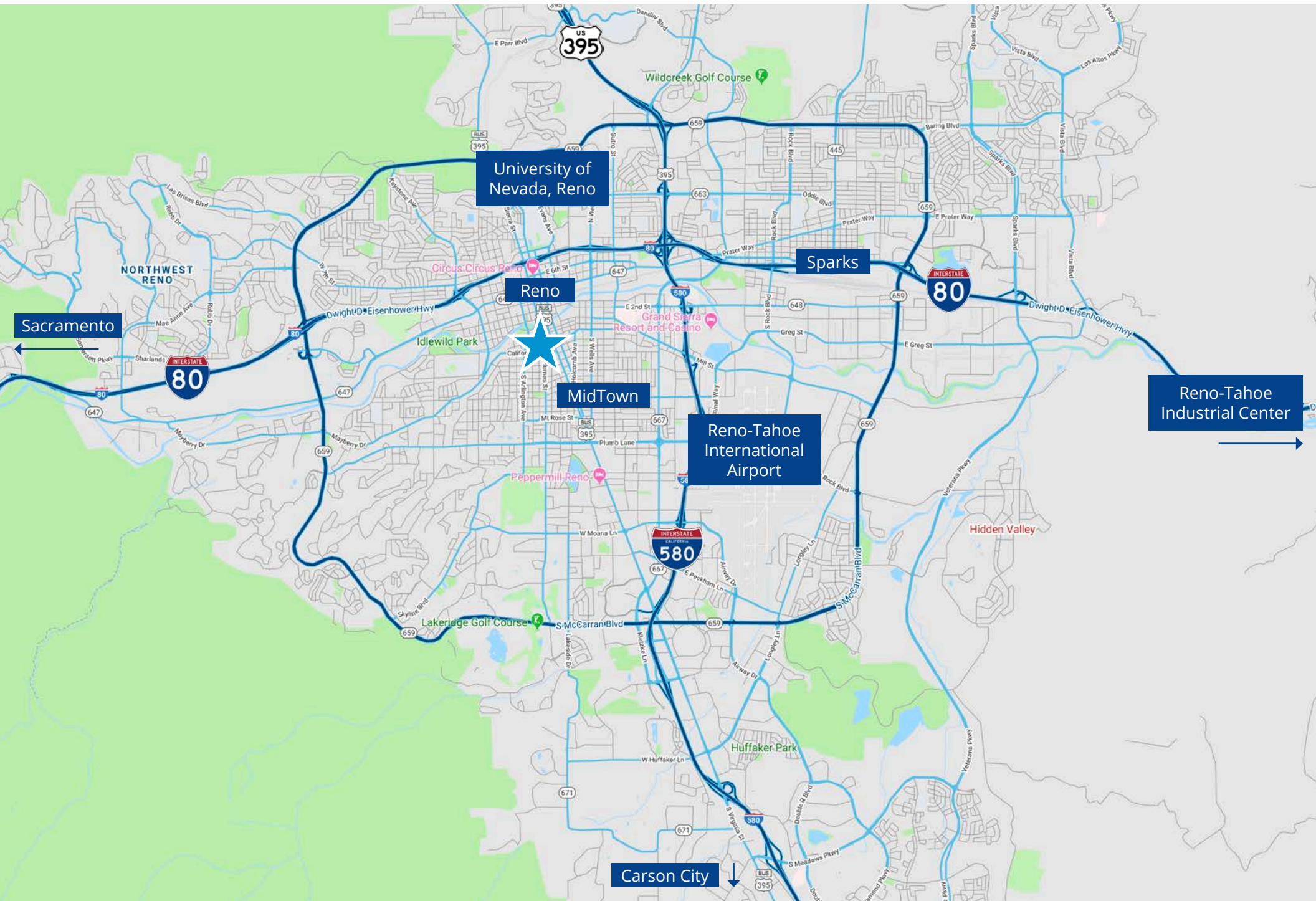
- 25 Escape Room
- 26 Crafted Palette
- 27 Siri's Casino
- 28 Cargo Concert Hall
- 29 National Bowling Stadium
- 30 A an Art
- 🍴 Eat/Drink**
- 31 Cheese Board
- 32 Bibo Coffee Company
- 33 Mexcal
- 34 Starbucks
- 35 The Dropout Bike Shop & Hub Coffee Roasters
- 36 La Famiglia Italian & Blue Fin Poke
- 37 Old Granite Street Eatery

- 38 RedRock Bar
- 39 Royce
- 40 Washoe Public House
- 41 Pignic Pub & Patio
- 42 Great Basin Community Food Co-Op
- 43 The Eddy
- 44 Wild River Grille
- 45 Foxy Olive
- 46 Pizza Reno
- 47 Campo, Reef Sushi & Sake
- 48 Sierra St Kitchen & Cocktails, Ole Bridge Pub
- 49 Pizanos Pizza, Antonio's Mexican Grill, The Stick Sports Lounge
- 50 Liberty Food & Wine Exchange
- 51 Silver Peak

- 52 Thai Corner Café
- 53 5 Star Saloon, West Street Wine Bar
- 54 Our Bar
- 55 Imperial Bar and Lounge
- 56 Bab Café, The Urban Market
- 🏠 Live/Stay**
- 57 City Center Apartments
- 58 The Renaissance
- 59 Courtyard Marriott
- 60 Cal Neva
- 61 The Palladio
- 62 Riverboat Hotel
- 63 The Ross Apartments
- 64 Park Tower

- 65 Arlington Towers
- 66 Plaza Resort Club
- 67 Colonial Garden Court Apt-Homes
- 68 The Montage
- 69 Harrah's
- 70 The Nugget
- 71 Whitney Peak Hotel
- 72 ElDorado Resort Casino
- 73 3rd Street Flats
- 74 WorldMark Reno

Regional Location





5520 Kietzke Lane, Suite 300
Reno, NV 89511
+1 775 823 9666
Colliers.com/Reno

Melissa Molyneux SIOR, CCIM

Executive Vice President
+1 775 823 4674 Direct
+1 775 762 7990 Cell
Melissa.Molyneux@colliers.com
NV Lic BS.0144599.LLC

Jason Hallahan

Associate
+1 775 333 6969 Direct
+1 775 287 5610 Cell
Jason.Hallahan@colliers.com
NV Lic S.0200644



This document/email has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and /or its licensor(s). © 2023. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement.