



# For Lease

Class A Office Space  
1,310 SF – 8,174 SF

100 West Liberty  
Reno, NV 89501

Premier Office Building  
in the Heart of Reno



View Virtual  
Tours Here

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## Property Features

- Downtown Reno's premier class A office building
- 12-story tower, totaling  $\pm 165,000$  SF
- 5-level secure on-site parking garage with elevators providing direct access to all floors
- Unparalleled views of the mountains with outdoor balconies on all floors
- On-site gym, showers and locker rooms free to tenants
- Adjacent to Nevada Museum of Art and steps from downtown amenities and restaurants
- Professionally managed by CBRE with on-site manager
- Major lobby remodel in 2020

## Current Space For Lease

1,310 SF – 8,174 SF

Suite	Square Feet	Suite Note
900	8,174	<a href="#">View Virtual Tour</a>
790	1,378	1, <a href="#">View Virtual Tour</a>
700	1,906	1, <a href="#">View Virtual Tour</a>
690	3,232	<a href="#">View Virtual Tour</a>
650	4,569	<a href="#">View Virtual Tour</a>
150	1,310	<a href="#">View Virtual Tour</a>
100	4,919	Street level eyebrow signage available <a href="#">View Virtual Tour</a>

1: Suites can be combined for a total of 3,284 SF



## Main Lobby & High-End Finishes in Tenant Suites



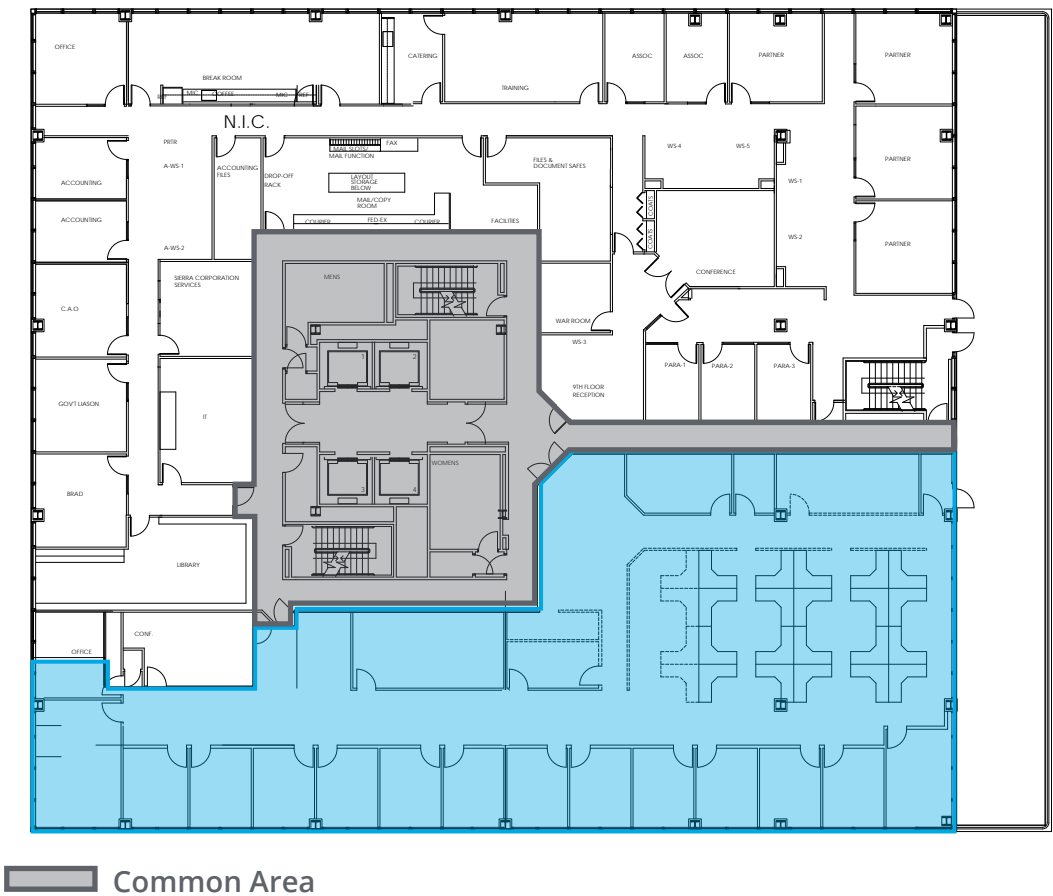


# High-End Finishes in Tenant Suites





# 9th Floor Availability



## Available Space

Suite	Square Feet	Suite Note
 900	8,174	<a href="#">Virtual Tour</a>

### Suite 900

Suite features access to balcony, efficient layout, ample natural light, outstanding views and recently remodeled space with high end finishes.







# 7th Floor Availability



 Common Area

## Available Space

Suite	Square Feet	Suite Note
 790	1,378	1, <a href="#">Virtual Tour</a>
 700	1,906	1, <a href="#">Virtual Tour</a>

1: Suites can be combined for a total of 3,284 SF

### Suite 790

Suite features an open reception area, storage closet and two private offices.

### Suite 700

Suite features a large conference room, multiple interior offices, bullpen area and a restroom.



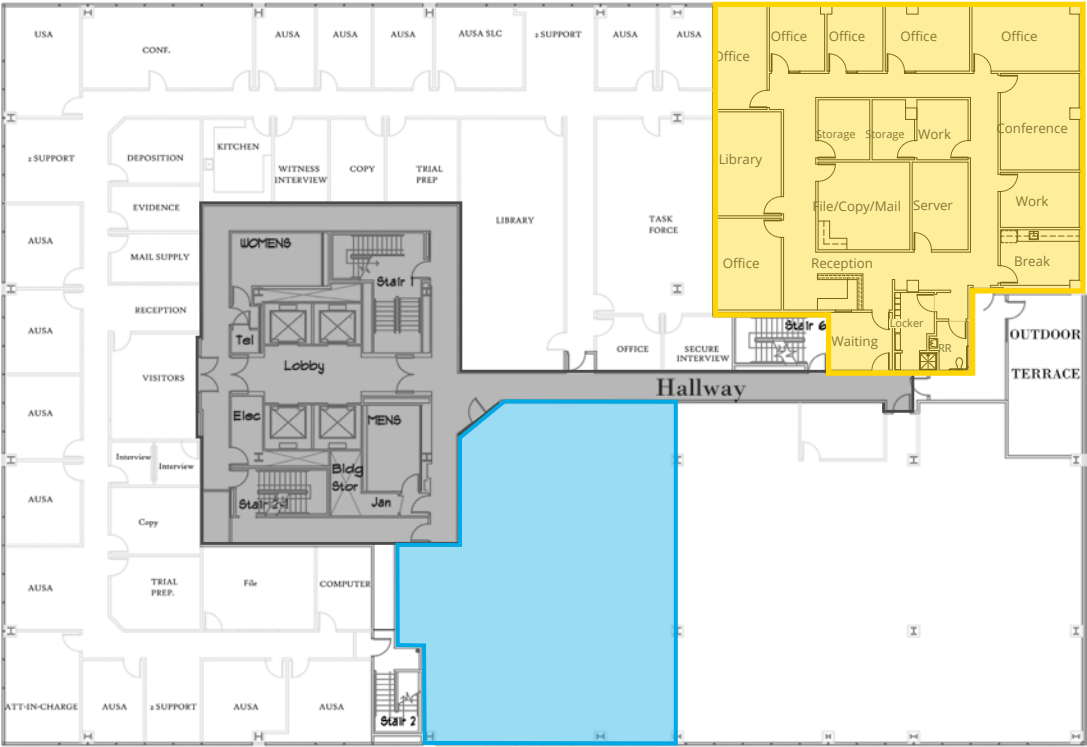
Suite 790



Suite 700





# 6th Floor Availability



 Common Area

## Available Space

Suite	Square Feet	Suite Note
 690	3,232	<a href="#">Virtual Tour</a>
 650	4,569	<a href="#">Virtual Tour</a>

### Suite 690

Suite is in shell condition and ready for custom improvements. Conveniently located just off the elevator lobby and has access to the common balcony on the 6th floor for tenant's use.

### Suite 650

Suite features a secure reception area, eight private offices, restroom with showers, storage and file rooms, break area with sink and a conference room. In addition, the suite offers outstanding views with ample window line and access to the common balcony on the 6th floor.







# 1st Floor Availability



 Common Area

## Available Space

Suite	Square Feet	Suite Note
 150	1,310	<a href="#">Virtual Tour</a>
 100	4,919	<a href="#">Virtual Tour</a>

### Suite 150

Located off the first floor lobby and offers an open layout with small breakroom. Ideal for office or retail use.

### Suite 100

Located on the first floor with ample window line and easy access from the main building lobby as well as private door from the exterior. The suite offers multiple offices, conference room, break room, open bull pen, server room, welcoming reception area, and street-level eyebrow signage.



Lobby



Available Street Level Signage



# 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.

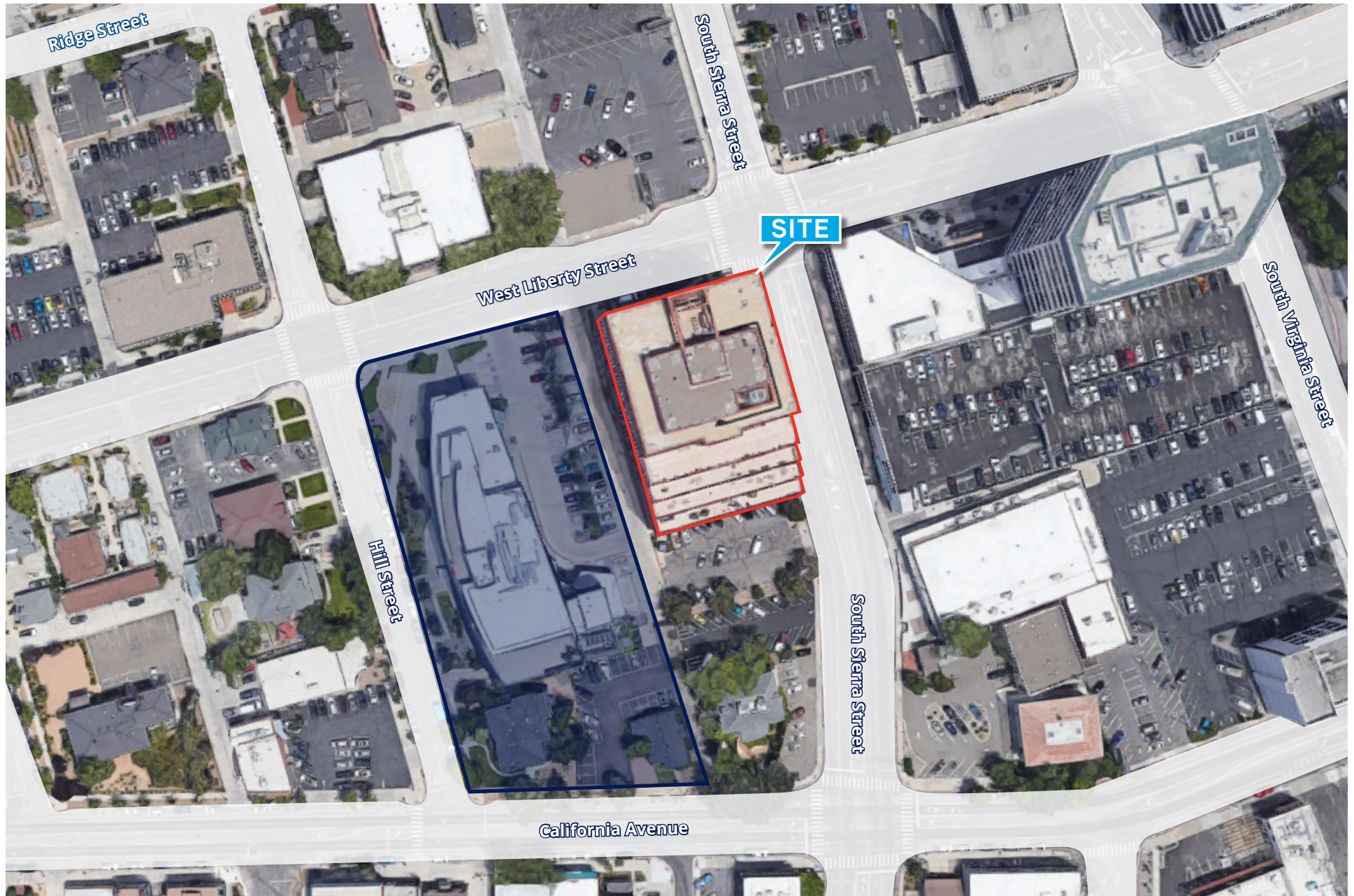
The second level will contain 9,675 SF dedicated for permanent collections. 3,500 SF increase to the Center for Art + Environment and an upgraded office space for staff and volunteers. The third level to contribute an additional 5,000 SF for featured exhibitions, 85% increase in art collection storage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

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



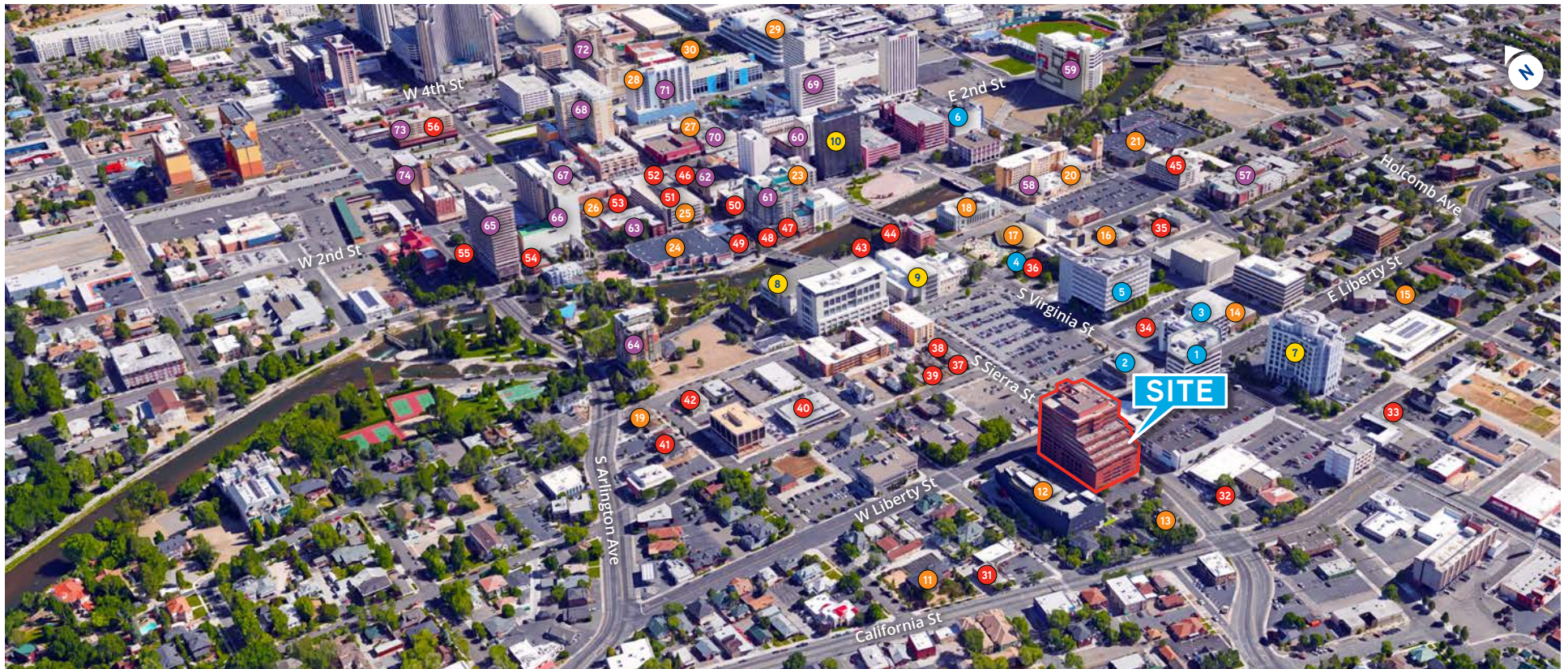


# Proximity to Nevada Museum of Art





# 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 Bundo 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







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