

For Sale

# Owner-User Condo Opportunity



Last Remaining Suite

245 E. Liberty St.  
Unit 300  
Reno, NV 89501

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# Listing Snapshot



**\$250-\$275 PSF**  
Price Per Square Foot



**± 5,965-11,971 SF**  
Total Square Footage

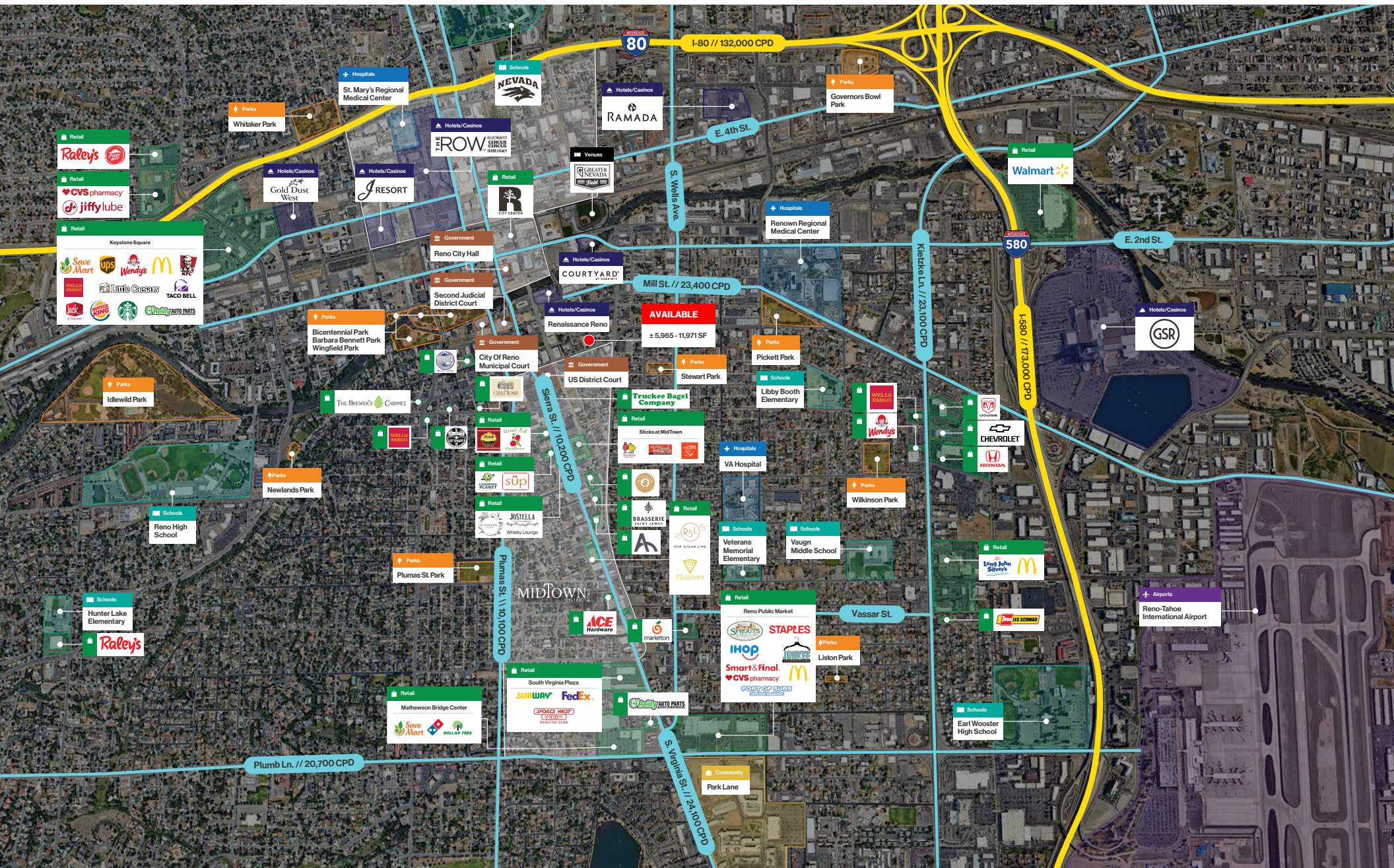
# Property Highlights

- Third-floor office space
- Complete floor plate with elevator access directly into suite – potential to demise, contact broker
- Full 360 degree wraparound exterior windows
- Twenty (20) private offices, multiple conference rooms, bullpen area, break room, private multi-stall restrooms
- Seventeen (17) garage parking spaces
- Over a million dollars in renovations just completed including exterior improvements, interior common area improvements, and full space renovations
- Units include allocated garage parking and thirty-two (32) community parking spots available on deck (see unit pages for number of allocated parking spots)
- Reno's only downtown multi-level office condos creating both the benefits of property ownership coupled with the location and convenience of downtown Reno
- Located in the center of downtown Reno with convenient access to all adjacent city, state, and federal courthouses
- Central Reno location allows for quick reach to both I-80 and Highway 580 creating easy access to all of the Reno/Sparks area
- Condo mapping, APNs, and CC&Rs completed

# Demographics

	1-mile	3-mile	5-mile
2025 Population	20,728	141,293	250,976
2025 Average Household Income	\$82,308	\$87,422	\$100,084
2025 Total Households	11,607	61,538	105,353







Government  
Reno Justice Court

Government  
Second Judicial District Court

Retail  
Pine State  
OUTFITTERS

Retail  
patagonia

AVAILABLE  
± 5,965 - 11,971 SF

Hotels / Casinos  
R  
RENAISSANCE  
HOTELS

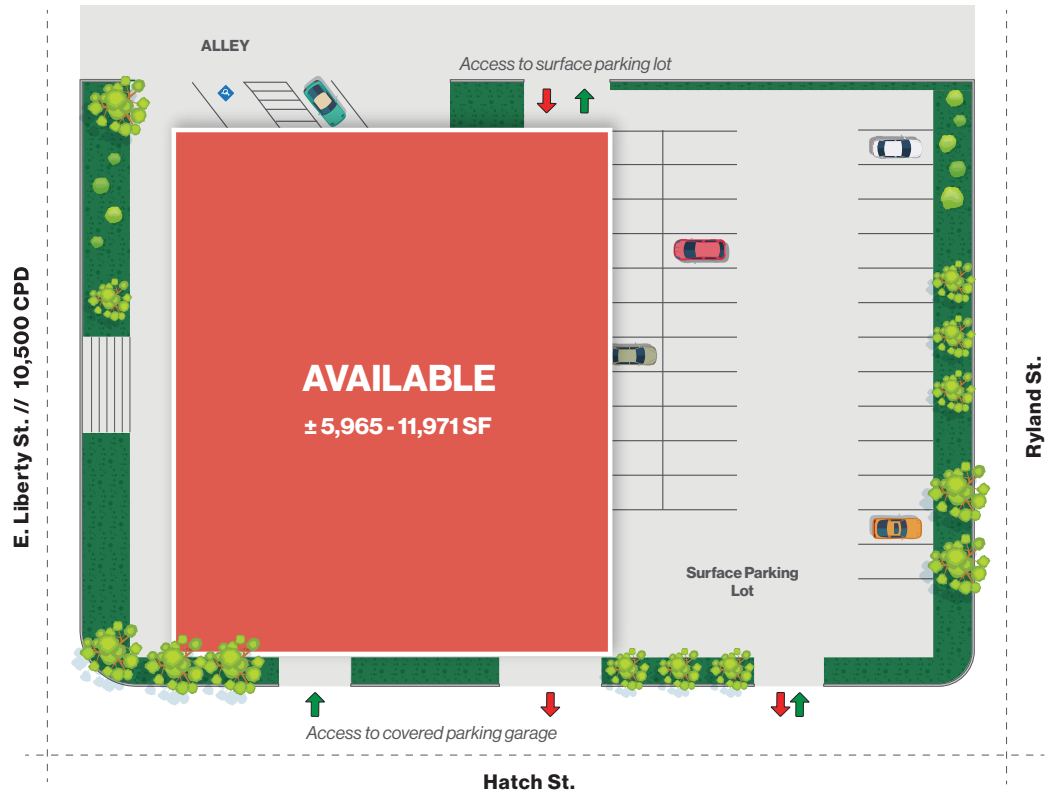
Downtown Reno

Sinclair St.

E. Liberty St. // 10,500 CPD

Ryland St.

Hatch St.



# Floor Plan | Third Floor Unit 300

**\$2,992,750**

Offering Price

**\$250 PSF**

Price Per Square Foot

**± 11,971 SF**

Total Square Footage

**17 Garage**

Parking Allocation

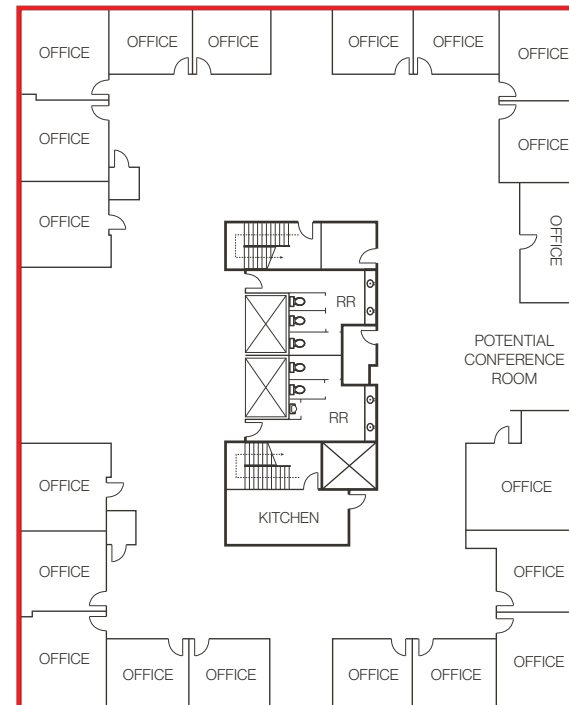
**011-703-01**

Parcel Number (APN)

**\$6,584.05/Mo. (\$0.55 PSF)**

Association Cost Monthly

- Partially completed build out; lighting, flooring, and less ceiling grid
- Full 360 degree wraparound exterior windows
- Flooring, ceiling, and lighting can be customized
- Twenty (20) private offices, multiple conference rooms, bullpen area, break room, and private multi-stall restrooms
- Complete floor plate with elevator access directly into suite



# Floor Plan | Third Floor Unit 300 A

**\$1,652,000**

Offering Price

**\$275 PSF**

Price Per Square Foot

**±6,006 SF**

Total Square Footage

**8 Garage**

Parking Allocation

**011-703-01**

Parcel Number (APN)

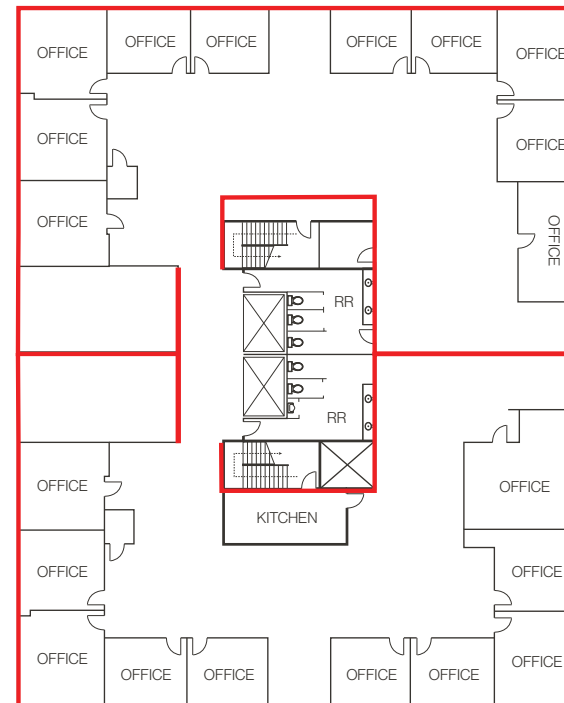
**\$3,303/Mo. (\$0.55 PSF)**

Association Cost Monthly

*\*Will change once demised.*

## Potential Demising Option - Contact Broker for Details

- Ten (10) private offices per side
- Common area restrooms
- Wraparound exterior windows
- Flooring, ceiling, and lighting can be customized



# Floor Plan | Third Floor Unit 300 B

**\$1,641,000**

Offering Price

**\$275 PSF**

Price Per Square Foot

**± 5,962 SF**

Total Square Footage

**8 Garage**

Parking Allocation

**011-703-01**

Parcel Number (APN)

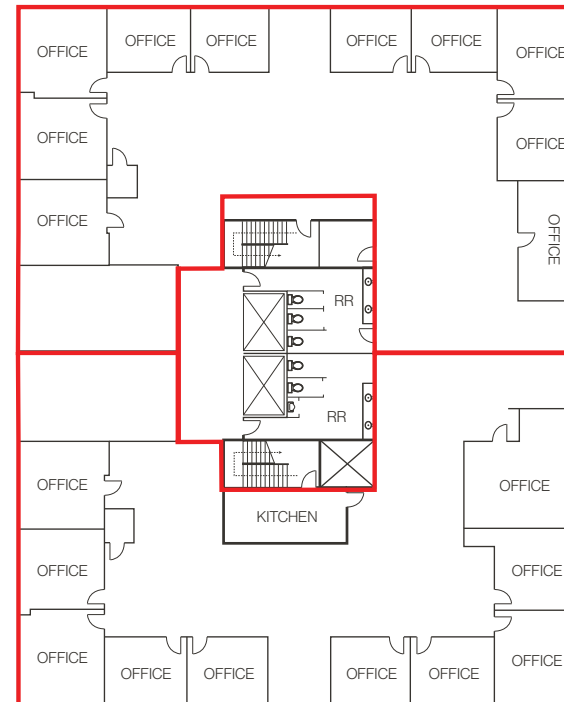
**\$3,281/Mo. (\$0.55 PSF)**

Association Cost Monthly

*\*Will change once demised.*

## Potential Demising Option - Contact Broker for Details

- Ten (10) private offices per side
- Common area restrooms
- Wraparound exterior windows
- Flooring, ceiling, and lighting can be customized



# Property Photos



# LOGIC Commercial Real Estate

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For inquiries please reach out to our team.

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