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For Lease

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527 South Arlington Avenue
Reno, Nevada, 89509

Available Space

2,396 SF

+980 SF Basement

Lease Rate

\$5,000/Mo

Converted Free-Standing Office in
Reno's Old Southwest | Move-In Ready



Building was built
in 1926 and was
converted to an
office in 1980



Outstanding visibility
on South Arlington
near California
Avenue



Signage
opportunity along
Arlington Avenue

Accelerating success.

For Lease

Property Overview

Address:	527 South Arlington Avenue
Location:	Reno, NV 89509
Available Space:	2,396 SF + 980 SF Basement
Parking:	7 lot spaces in the rear of the building & Additional street level parking
Asking Lease Rate:	\$5,000/Mo

Building Comments

527 South Arlington Avenue is a charming, free-standing office building in Reno's Old Southwest, offering a unique blend of historic character and modern functionality. Just minutes from Downtown, the property features private offices, a conference room, kitchen, reception area, and remodeled restrooms with a shower. Built in 1926 and converted to office use in 1980, it includes polished floors, a fireplace, and a security system. The site offers excellent visibility near California Avenue, signage opportunity, a private rear lot with seven parking spaces, and additional on-street parking. Modified Gross lease—tenant pays only utilities, janitorial, and snow removal. Two garages may be available for added space.

Property Features

- Historic 1926 building with unique architectural character, converted to office use in 1980
- Includes private offices, conference room, kitchen, reception area, and updated restrooms with a shower
- Just outside Downtown Reno with excellent visibility near California Avenue
- Private rear lot with seven dedicated spaces plus additional street parking on S. Arlington
- High-traffic location with prominent building signage available
- Features a fireplace, polished floors, gas-forced air and radiator heat, plus a tenant-ready security system
- Two garages available for additional square footage if needed



Contact:

Melissa Molyneaux, SIOR, CCIM

Executive Vice President

+1 775 823 4674

Melissa.Molyneaux@colliers.com

NV Lic. BS.0144599.LLC

Jason Hallahan

Associate

+1 775 287 5610

Jason.Hallahan@colliers.com

NV Lic S.0200644

Colliers

5520 Kietzke Lane, Suite 300

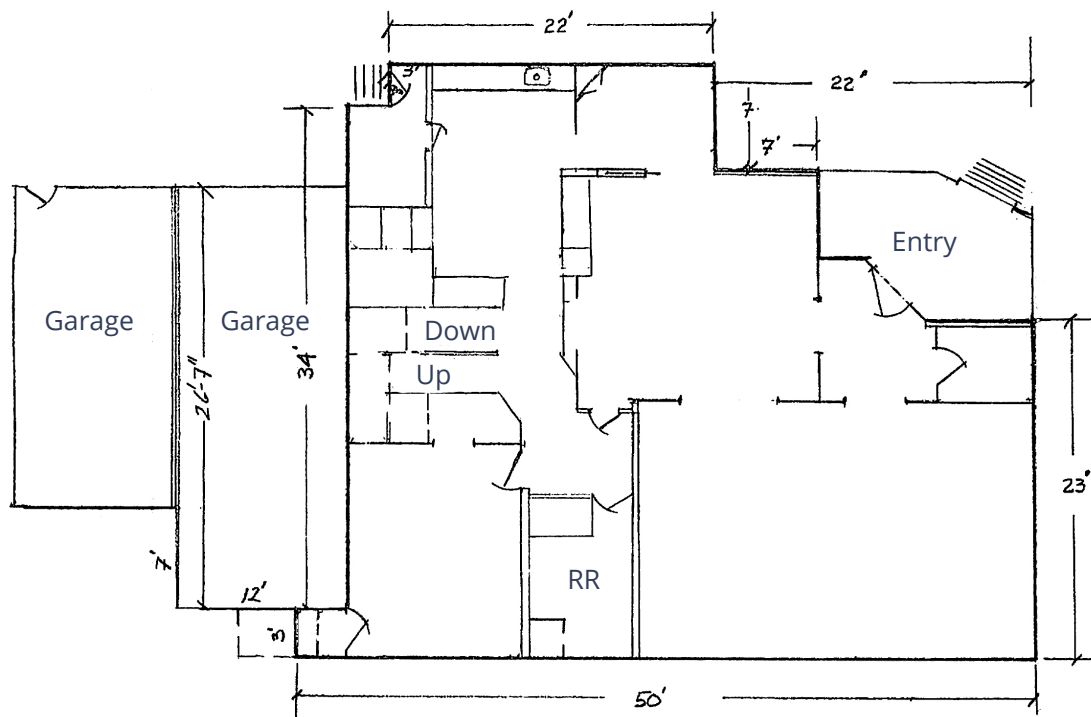
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+1 775 823 9666

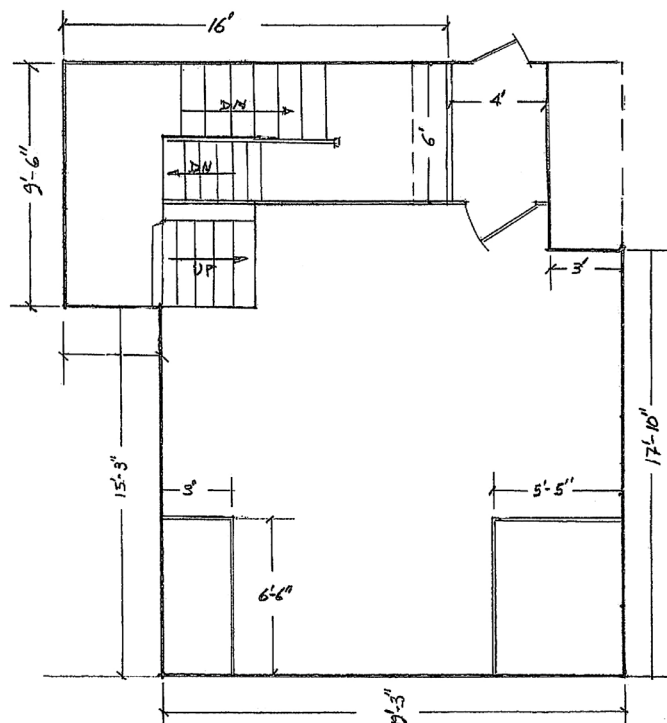
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Available Space

First Floor: 1,619 SF

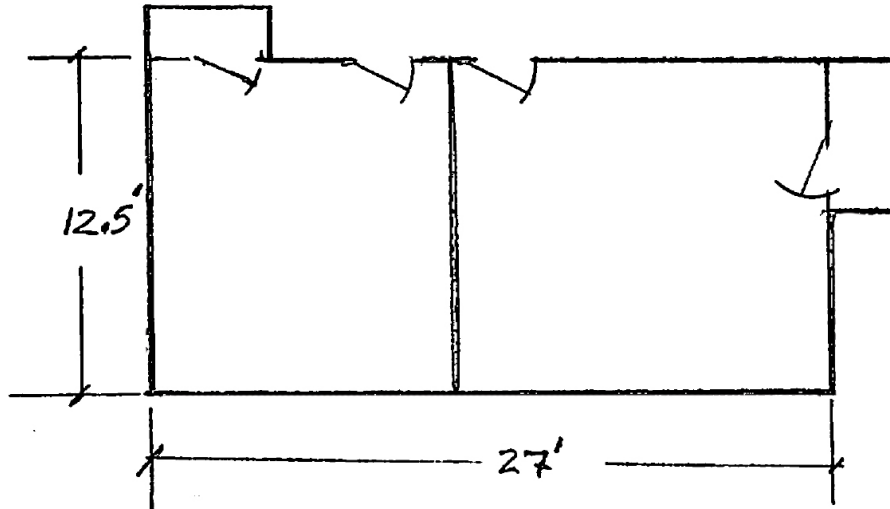


Loft: 420 SF

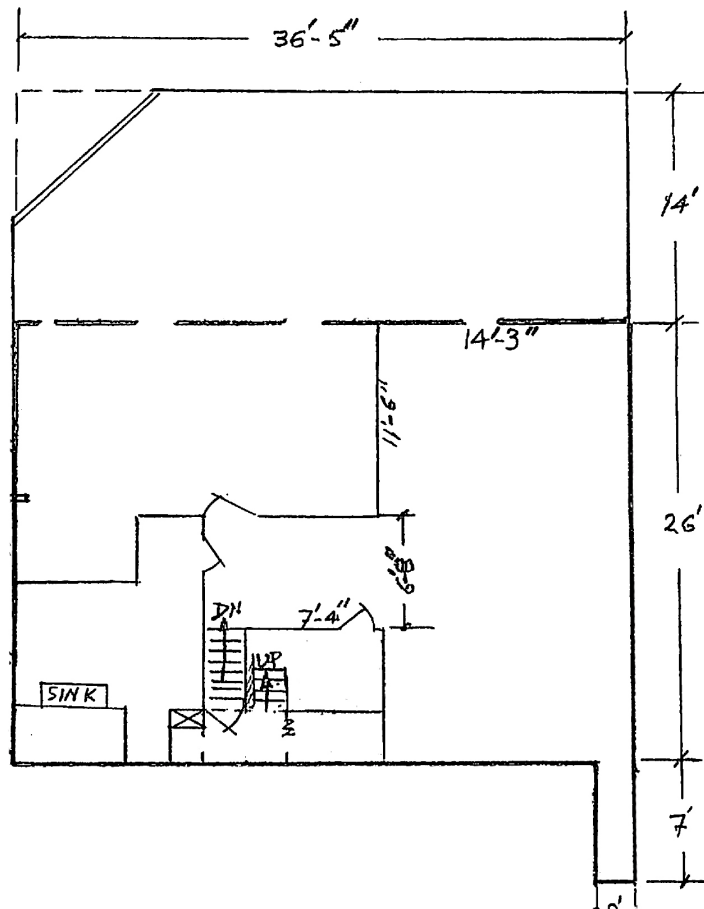


Available Space

Mid-Level: 362 SF



Basement: 980 SF



Interior Photography



Available Parking



Location



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Contact



Melissa Molyneaux, SIOR, CCIM
Executive Vice President
+1 775 823 4674
Melissa.Molyneaux@colliers.com
NV Lic. BS.0144599.LLC



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