



South Virginia Plaza

1501-1599 S Virginia St, Reno, NV 89502

Fred Desiderio

Desiderio Properties

4600 Kietzke Ln, Suite G-170, Reno, NV 89502

desi3@prodigy.net

(775) 825-5311



South Virginia Plaza

\$21.00 /SF/YR

South Virginia Plaza offers a unique mix of tenants. With a variety of restaurants and shops, to an athletic club, South Virginia Plaza has something for everyone. Located in Reno, Nevada. Property sits on Reno's main thoroughfare in the heart of Midtown. Midtown is known for its many fine restaurants and entertainment hot spots....

- In Midtown Reno-Entertainment District



| | |
|------------------------|------------------------|
| Rental Rate: | \$21.00 /SF/YR |
| Total Space Available: | 3,857 SF |
| Max. Contiguous: | 2,434 SF |
| Property Type: | Shopping Center |
| Center Type: | Community Center |
| Stores: | 26 |
| Center Properties: | 3 |
| Frontage: | 440' on Lakeside Dr |
| Gross Leasable Area: | 151,176 SF |
| Walk Score ®: | 92 (Walker's Paradise) |
| Transit Score ®: | 44 (Some Transit) |
| Taxes: | \$0.07 USD/SF/MO |
| Operating Expenses: | \$0.14 USD/SF/MO |
| Rental Rate Mo: | \$1.75 /SF/MO |

1st Floor Ste 1515

1

| | |
|-----------------|-------------------|
| Space Available | 2,434 SF |
| Rental Rate | \$21.00 /SF/YR |
| Date Available | November 07, 2025 |
| Service Type | Triple Net (NNN) |
| Built Out As | Standard Retail |
| Space Type | Relet |
| Space Use | Retail |
| Lease Term | 3 - 5 Years |

1st Floor Ste 1547 #4

2

| | |
|-----------------|-----------------|
| Space Available | 423 SF |
| Rental Rate | \$21.00 /SF/YR |
| Date Available | Now |
| Service Type | Modified Gross |
| Built Out As | Standard Office |
| Space Type | Relet |
| Space Use | Office |
| Lease Term | Negotiable |

Large Open Work Area with waiting area.

Ste 1569

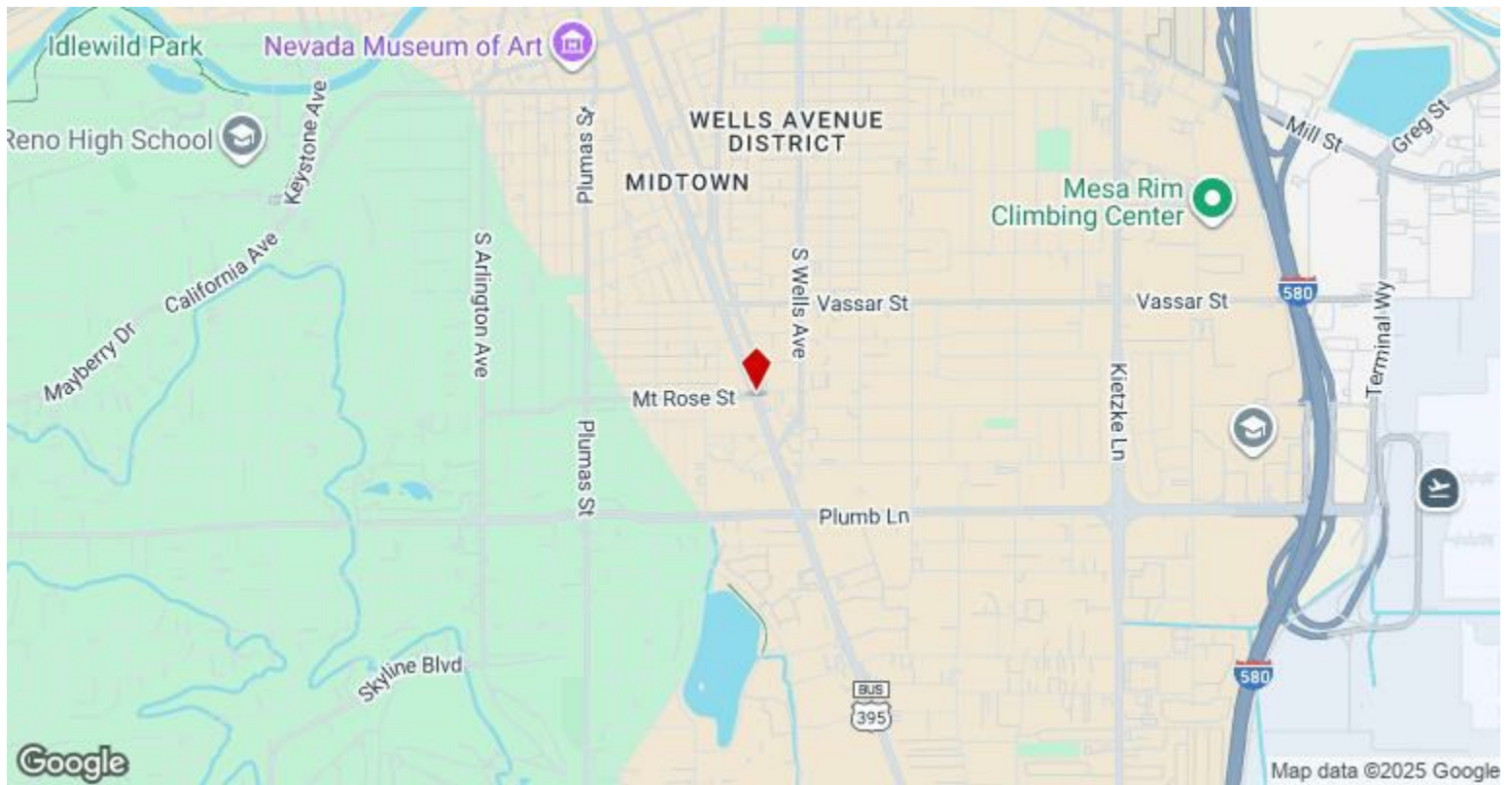
3

| | |
|-----------------|------------------|
| Space Available | 1,000 SF |
| Rental Rate | \$21.00 /SF/YR |
| Date Available | Now |
| Service Type | Triple Net (NNN) |
| Built Out As | Standard Retail |
| Space Type | Relet |
| Space Use | Retail |
| Lease Term | 3 - 5 Years |

Inline retail space 1000 SF. Private restroom and Storage.
Tenant improvement allowance available.

Major Tenant Information

| Tenant | SF Occupied | Lease Expired |
|-------------------------------|-------------|---------------|
| Fedex Office Print & Ship Ctr | 5,168 | |
| Sports West Athletic Club | 30,000 | |



1501-1599 S Virginia St, Reno, NV 89502

South Virginia Plaza offers a unique mix of tenants. With a variety of restaurants and shops, to an athletic club, South Virginia Plaza has something for everyone. Located in Reno, Nevada. Property sits on Reno's main thoroughfare in the heart of Midtown. Midtown is known for its many fine restaurants and entertainment hot spots.

Property Photos



Property Photos



Property Photos



Property Photos



Property Photos



Provided By:
 South Virginia Plaza, LLC
 4600 Kietzke Lane Ste. G-170
 Reno, Nevada 89502
 (775) 825-5311

(2) Existing Fire Hydrant

Existing Fire Hydrant

Mount Rose Street

South Virginia Street

Lakeside Drive

Walts Lane

Scale : 1/32" = 1'-0"

South Virginia Plaza Site Plan
 1501 - 1599 South Virginia Street - Reno, Nevada

Contact Info:
 Fred Desiderio
 (775) 825-5311
 fred@desprop.com

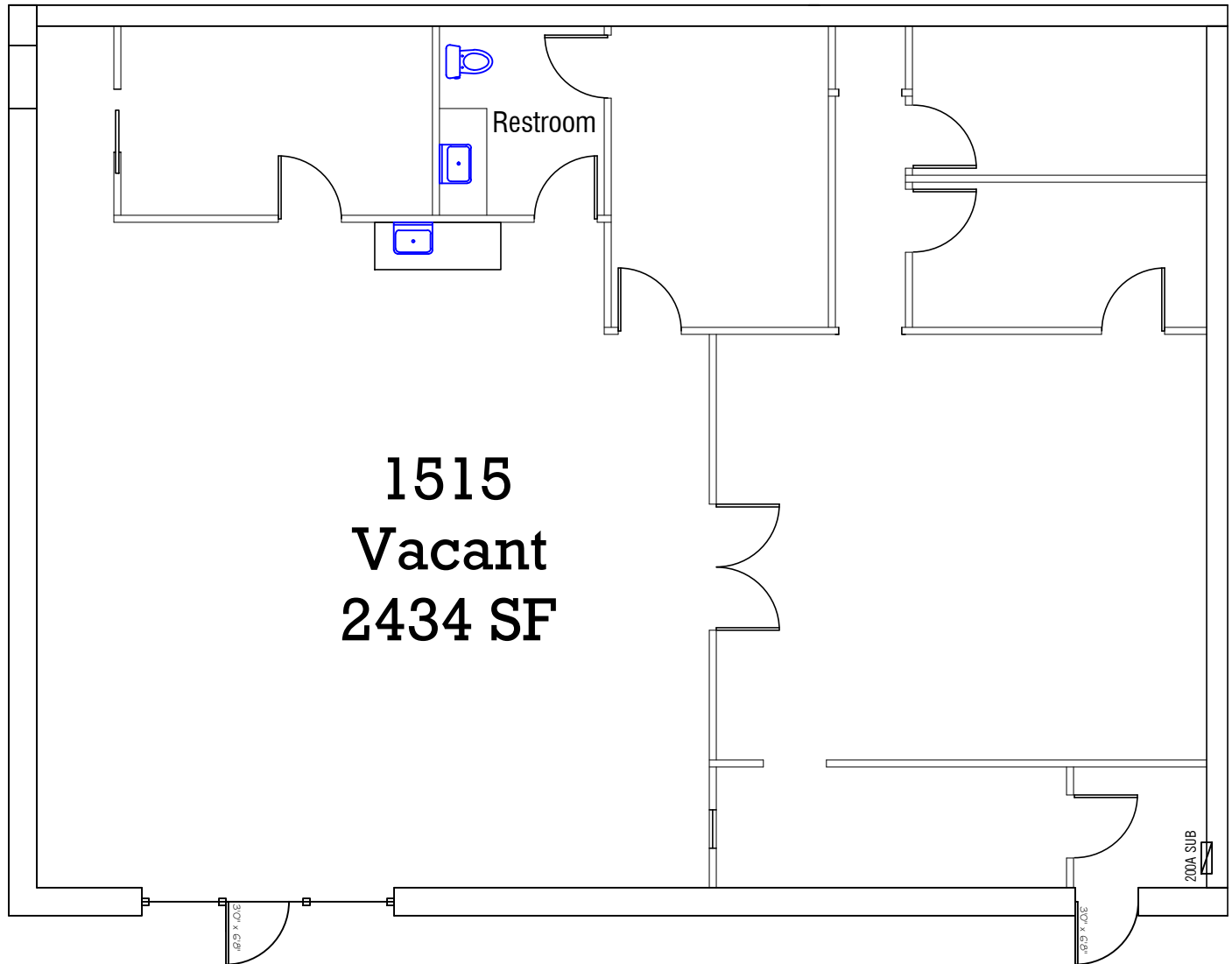
Buildings - 96,638 sq. ft.
 Land - 278,260 sq. ft.
 Parcel - #14-251-21
 Zoning : Oen Commercial
 Required Parking : 311 spaces
 Parking Provided : 414 spaces
 Handi-cap : 9 spaces
 Van Accessible : 4

- AVAILABLE SPACE



CONTACT INFO:

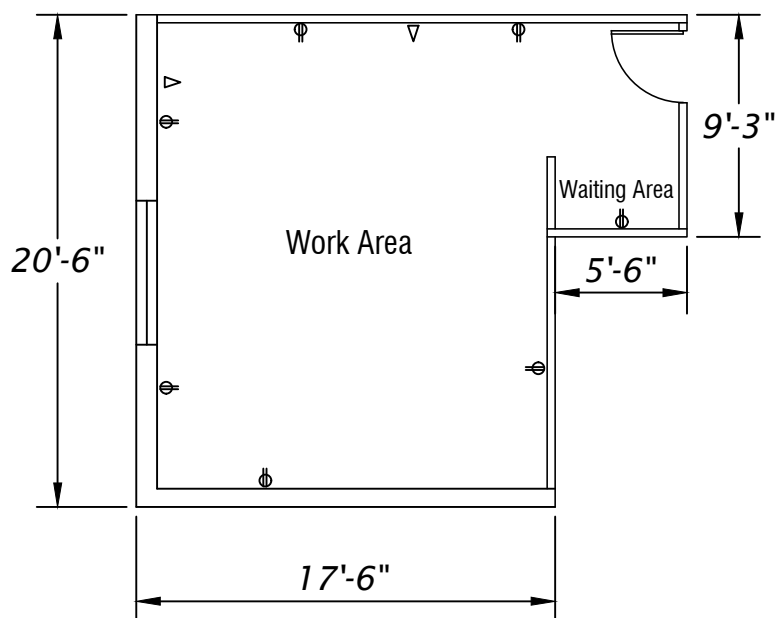
South Virginia Plaza, LLC
4600 Kietzke Lane G-170
Reno, Nevada 89502
(775) 825-5311
(775) 825-5396 fax
desprop@desprop.net



South Virginia Plaza
1515 South Virginia Street
Reno, Nevada 89402
2434 SF

CONTACT INFO:

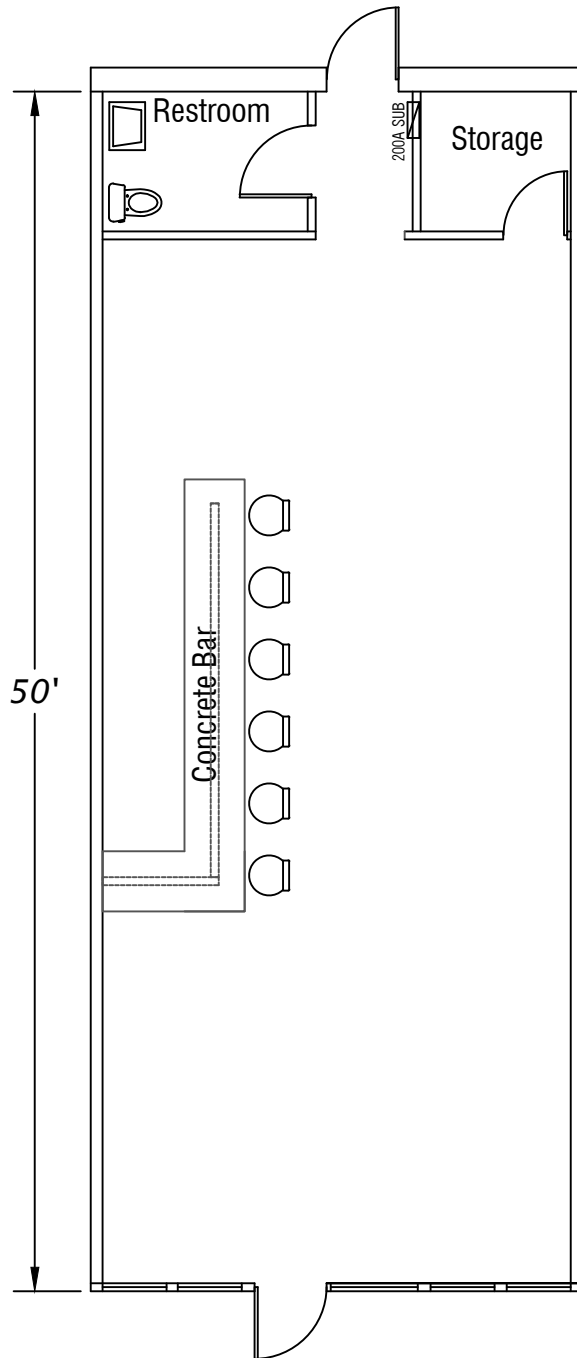
South Virginia Plaza, LLC
4600 Kietzke Lane G-170
Reno, Nevada 89502
(775) 825-5311
(775) 825-5396 fax
desprop@desprop.net



Scale: 1/8" = 1'-0"

South Virginia Plaza - Upstairs
1547 #4 South Virginia Street
Reno, Nevada 89402
423 SF

CONTACT INFO:
South Virginia Plaza LLC
4600 Kietzke Lane G-170
Reno, Nevada 89502
(775) 825-5311
(775) 825-5396 fax
desprop@desprop.net



Upgrades to Space

- Located in Midtown
- Exposed High Ceiling
- Polish Concrete Floors
- Custom Built Concrete Bar

Scale: 1/8" = 1'-0"

South Virginia Plaza LLC
1569 South Virginia Street
1000 SF