

# For Lease

3,200 Square Feet Available

1111 Forest Street  
Reno, NV 89509

## Freestanding Office Building

- Strategically positioned near MidTown with easy access to US 395 and I-580
- Premium office space on a 9,714 SF lot
- Ample surface level and street parking available for employees and clients
- Large windows in the offices provides abundant natural light
- Recently renovated upgrades include modern finishes and amenities to meet contemporary business standards
- Single-story building designed for functionality and sophistication



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# Property Details

Location	1111 Forest Street, Reno, NV 89509
APN	014-053-15
Total SF	3,200 SF
Site Area	0.223 Acres (9,714 SF)
Zoning	MU-RES (Mixed-Use MidTown Residential)

## Property Overview

1111 Forest Street is a strategically positioned, freestanding office property in Midtown, boasting 3,200 square feet of premium office space on a 9,714 SF lot. Its prime location near MidTown ensures seamless connectivity, with easy access to US 395 and I-580, making it an ideal hub for business operations.

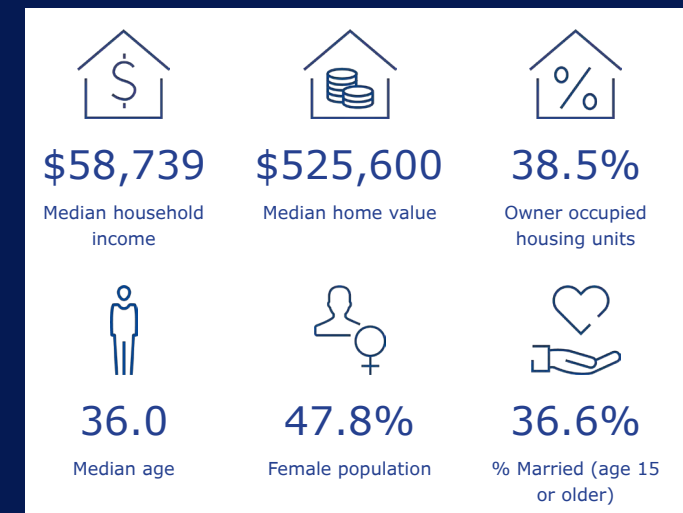
This single-story building offers ample surface and street parking, accommodating a diverse workforce and client base. The offices are generously sized and feature large windows that provide abundant natural light, fostering an inviting and productive work atmosphere.

Constructed in 1977, the property has recently undergone extensive renovations, incorporating modern finishes and amenities that align with contemporary business standards. This makes 1111 Forest Street a highly desirable location for businesses seeking a sophisticated and functional office environment.

### Lease Rate: \$2.20/SF/MO Modified Gross

(Tenant to pay for gas, power, internet, water, trash and landscaping)

## 3-Mile Key Demographics



## Key Highlights

- Strategically positioned near MidTown with easy access to US 395 and I-580
- Premium office space on a 9,714 SF lot
- Ample surface level and street parking available for employees and clients
- Large windows in the offices provides abundant natural light
- Highly visible signage opportunities

# Property Floor Plan

360°  
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# Interior Photos





# Surrounding Area



Downtown Reno

**MIDTOWN**  
DISTRICT | RENO

## Health, Wellness & Beauty



## Shopping



## Services



**Site**

Mart Street

S Virginia Street

Holcomb Avenue

S Wells Avenue

Plumas Park

Forest Street

## Restaurants & Bars



Arroyo Street

Haskell Street



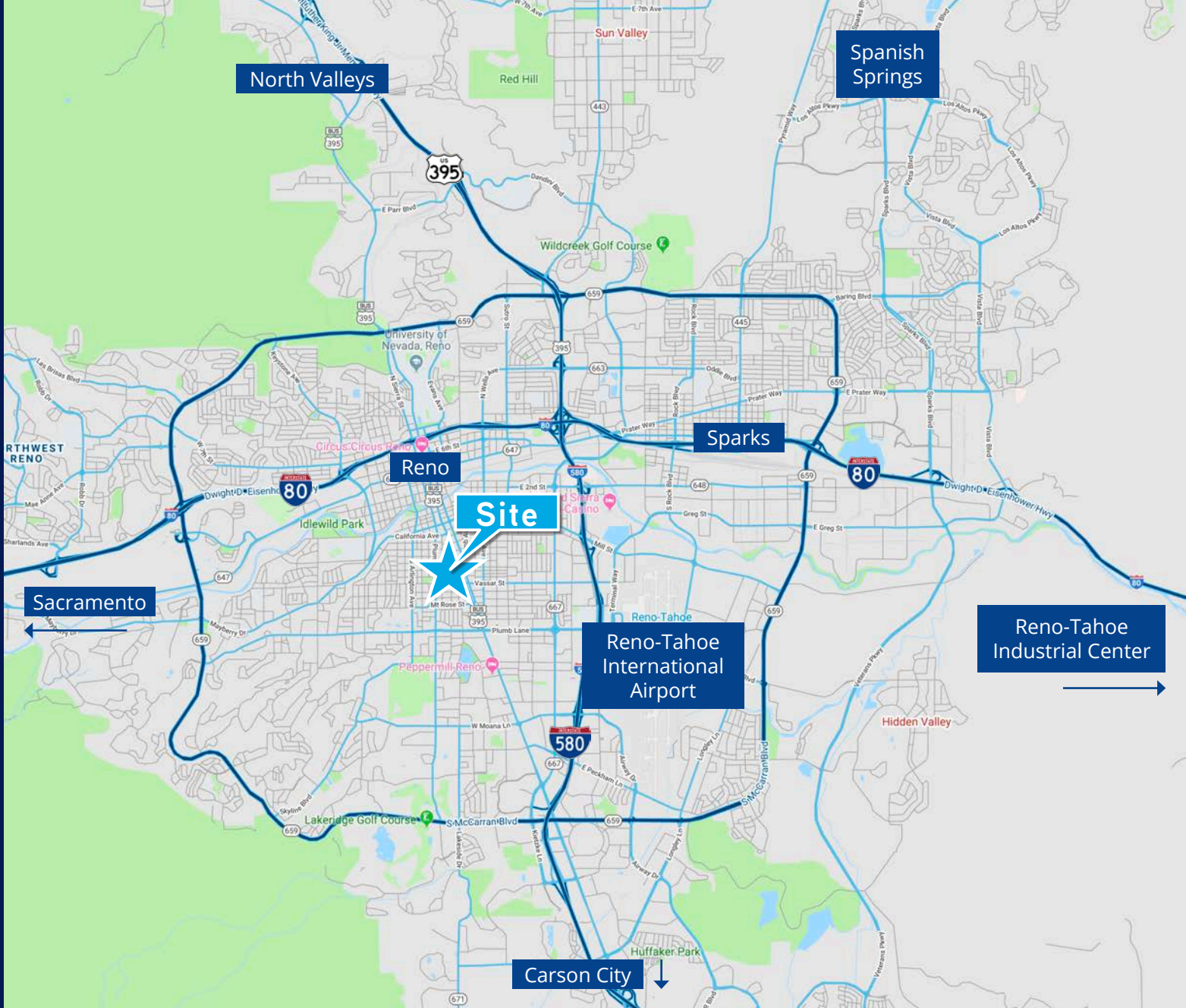


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