



DOWNTOWN OFFICE FOR LEASE

200 South Virginia
Reno, NV 89501

**Class A Office in Prime
Downtown Location**

**SPACE AVAILABLE
1,231 SF - 4,335 SF**



View Drone Video

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LOCATION HIGHLIGHTS

- New Tenant Lounge with complimentary espresso machine provided by Buzz Towr Coffee.
- Strategic Downtown location
- Designated surface parking for customers
- Parking ratio of 5 spaces per 1,000 SF
- Exterior building signage available
- Secure, ample covered parking for your employees and clients
- On-site security maintains strict oversight
- Less than five minutes to both I-80 and Hwy 395
- Dedicated TelCo space available
- Dogs are allowed on premises

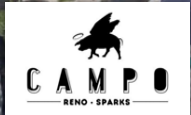


Walk Score - **95**
WALKER'S PARADISE

"Basin Street provides wonderful office spaces and facilities. We appreciate their excellent communication and ability to answer our demands quickly and efficiently."

- Mike Richardson, Branch Manager Bay Equity Home Loans





LAKE ST



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DOWNTOWN AREA MAP

- Reno Aces Ballpark
- Starbucks
- Pine State Biscuits
- Sizzle Pie
- Patagonia
- La Famiglia
- Pioneer Center for Performing Arts
- Renaissance Reno
- Downtown Hotel by Marriott
- Old Granite Street Eatery
- Nevada Museum of Art
- The Depot
- Bertha Miranda's
- Mellow Fellow Gastropub



MAJOR DOWNTOWN RENO DEVELOPMENTS

RENO ENTERTAINMENT DISTRICT

1,300 Luxury units, 70,000+ sf of retail, 170-room Hotel, and a 2-Acre Park



WEST END COMMONS

311 units, 42,000 sf office & retail space



NEVADA MUSEUM OF ART EXPANSION

50,000 sf, \$60MM expansion for educational initiatives, gallery exhibitions, and research



VESTA APARTMENTS

40 units on the corner of Vesta & Holcomb in MidTown



RIVERFRONT

393 units, 79 studios, 211 one bedroom & 100 two bedroom units



GRANTS LANDING

5.5 acres purchased for \$14MM with plans to develop a townhome project.

200 SOUTH VIRGINIA
SUBJECT PROPERTY



NEON LINE DISTRICT

Jacobs Entertainment revitalization of Reno's West 4th Street corridor



NEW RENO POLICE DEPARTMENT

114,500 sf new addition will double RPD's HQ



BALLPARK PROJECT

369 units, 117 Studios, 161 one bedroom and 91 two bedroom units



RENO CITY CENTER

530 units, 78,500 sf of retail & 150,000 sf of office space



DOWNTOWN INFILL DEVELOPMENTS

PINE STREET TOWNHOMES

49 three-story unit tentative map with garage



CAL AVE STUDIOS

36 luxury units with modern design



CENTER & PINE LOFTS

24 High-end lofts above Pine State Biscuits



RIVERSIDE APARTMENTS

34 units with ground level parking and retail space



HIGH STREET TOWNHOMES

16 modern spacious units



200 SOUTH VIRGINIA
SUBJECT PROPERTY

EDEN TOWERS

4-stories with 34-units



MOD 2

69 units, five-stories



602 KUENZLI STREET

9 units with commercial space



RIVERBOAT HOTEL APARTMENTS

105 studio units, one and two-bedroom units



EL CENTRO

26 studios for homeless subsidized by the HUD RAD program



CANYON FLATS

158 units accommodating up to 508 students



661 LAKE STREET

475 unit student housing, 13-stories, including 5-story parking garage & 4,000 sf retail space



PARK PLACE

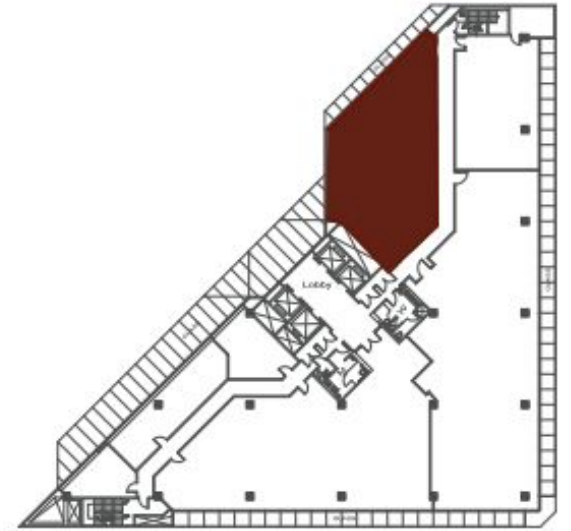
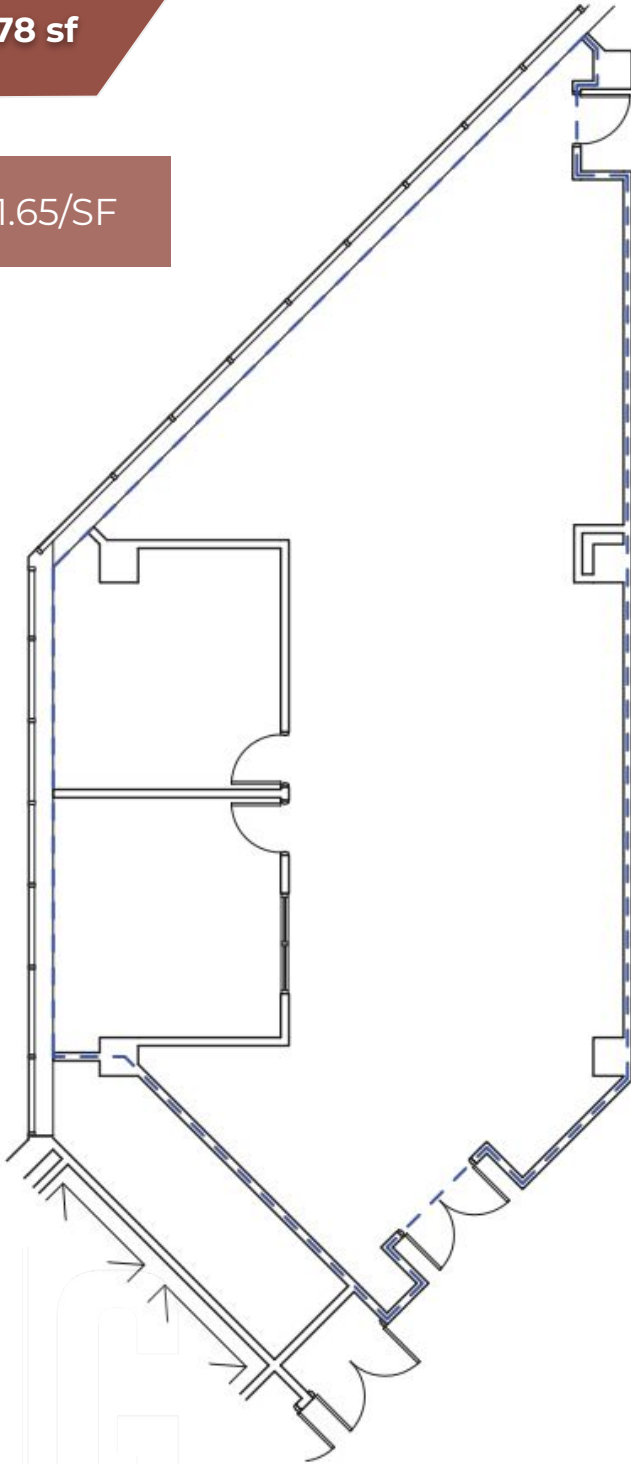
Five-story building with 762 beds within 267 units



FLOOR PLAN

Suite 260 | 2,278 sf

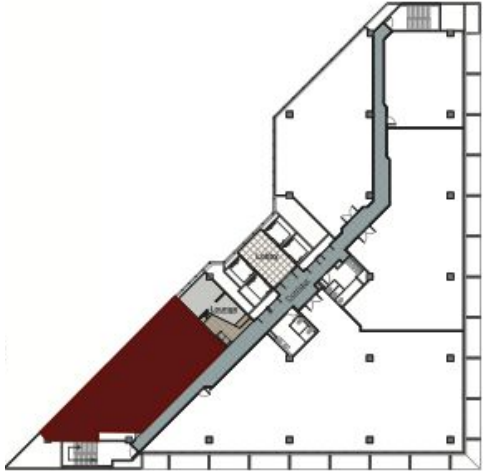
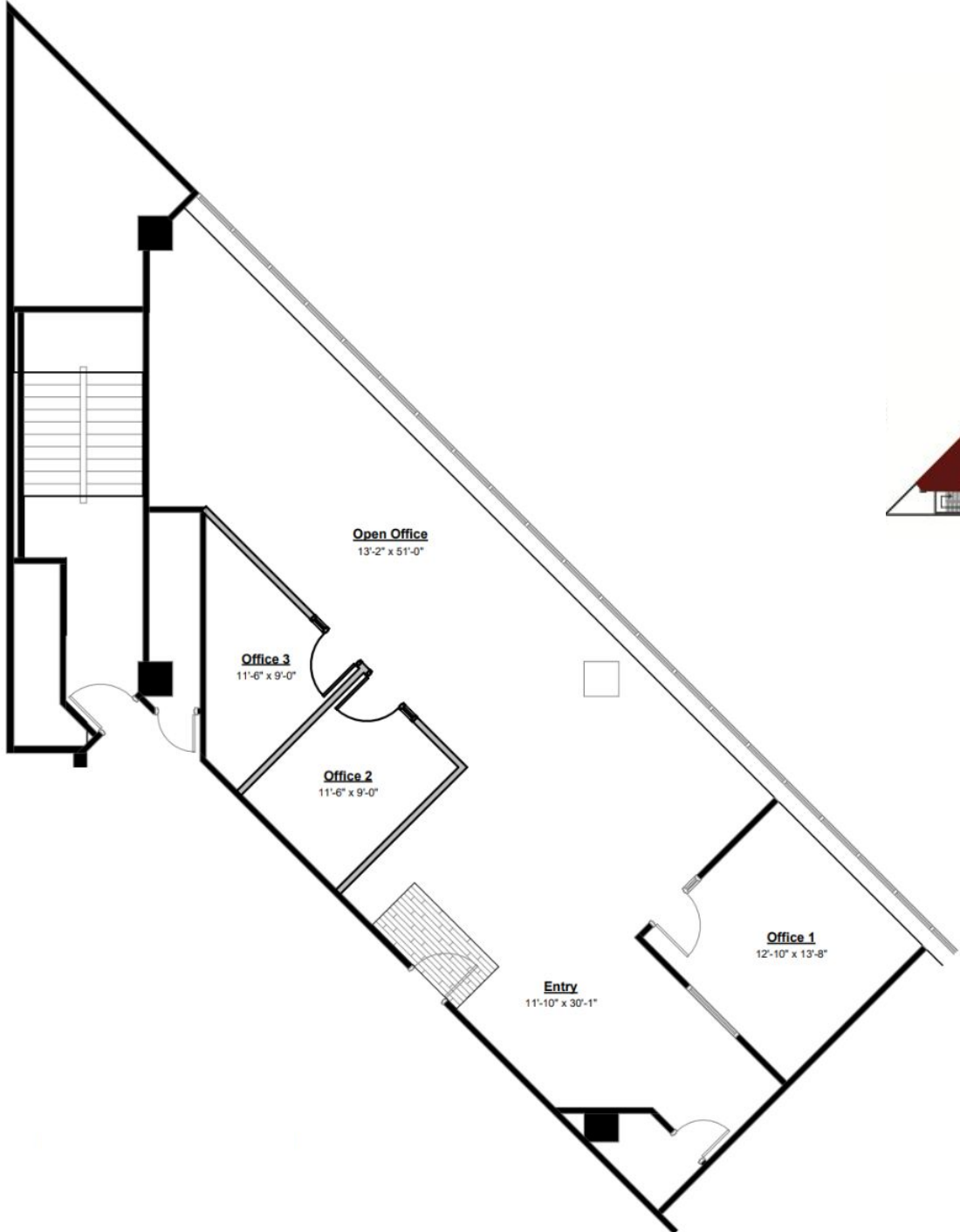
AVAILABLE AT \$1.65/SF



DECA

FLOOR PLAN

Suite 301 | 1,858 sf

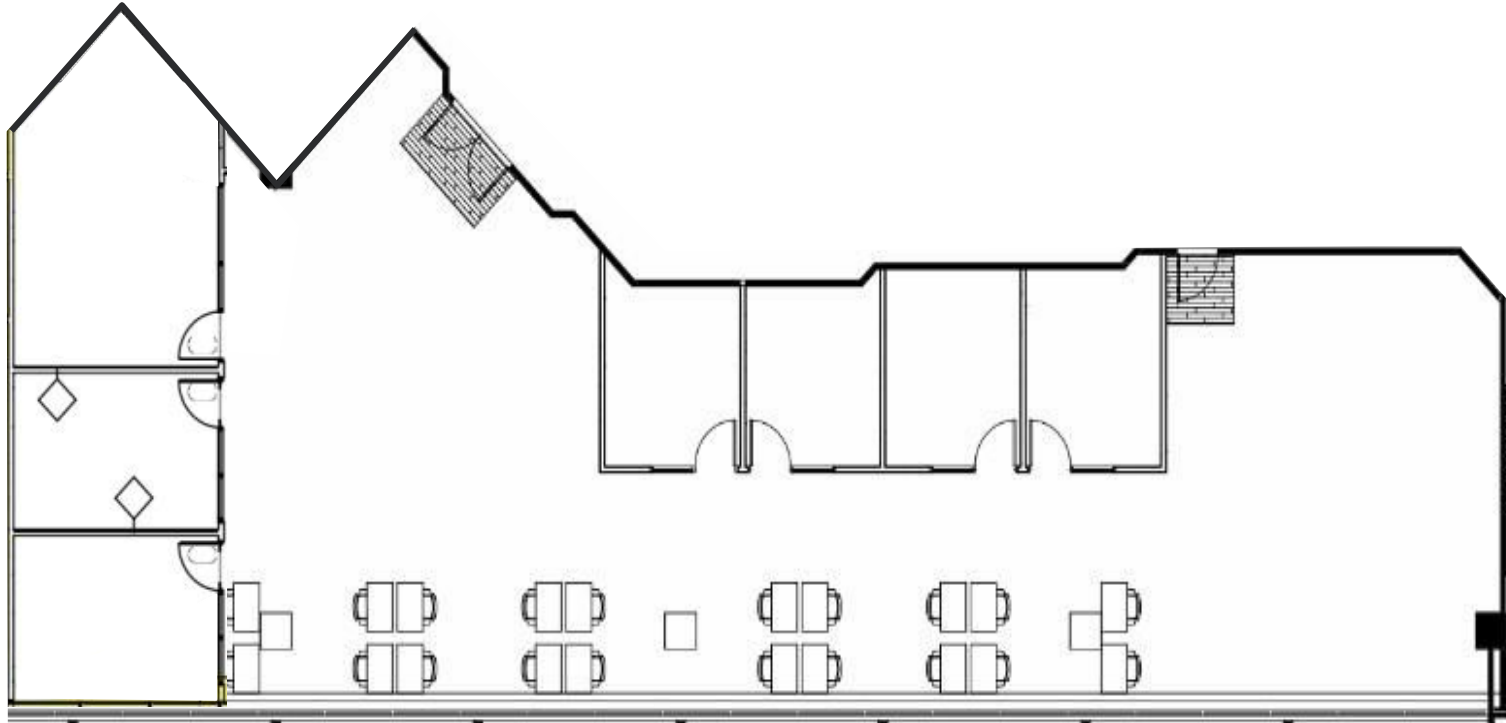


SUITE 301

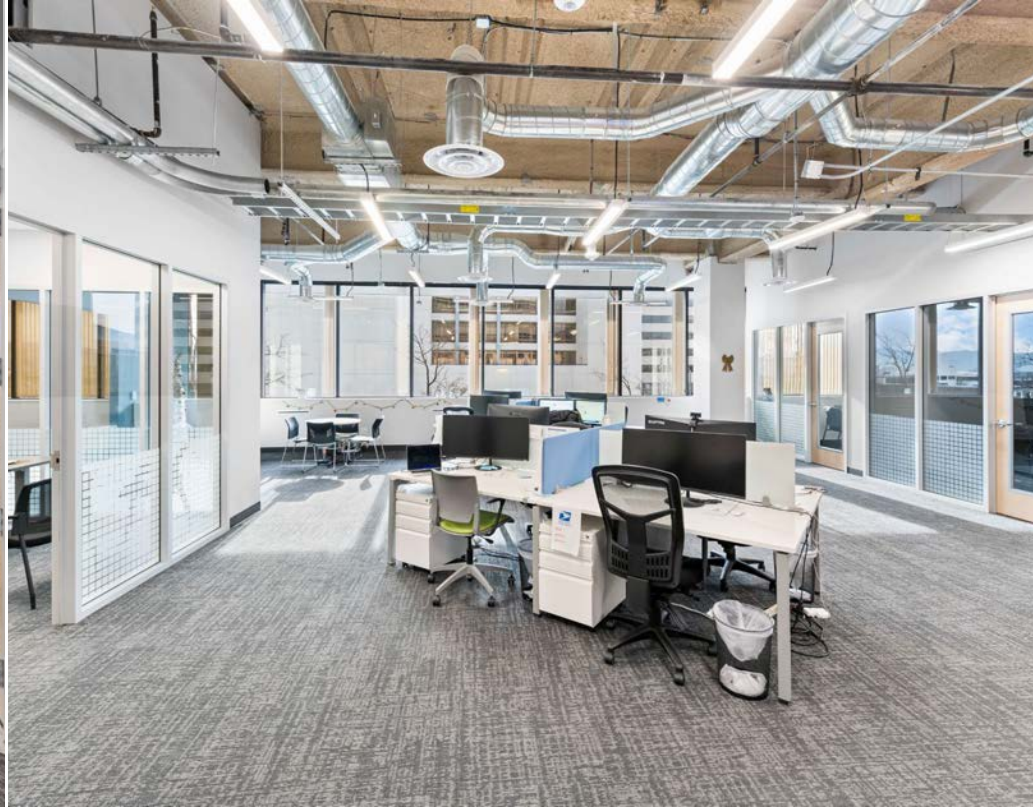


FLOOR PLAN

Suite 320 | 4,335 sf

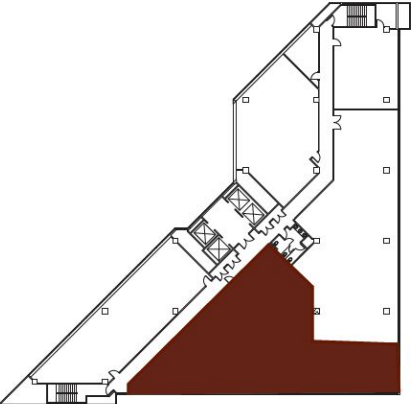


SUITE 320



FLOOR PLAN

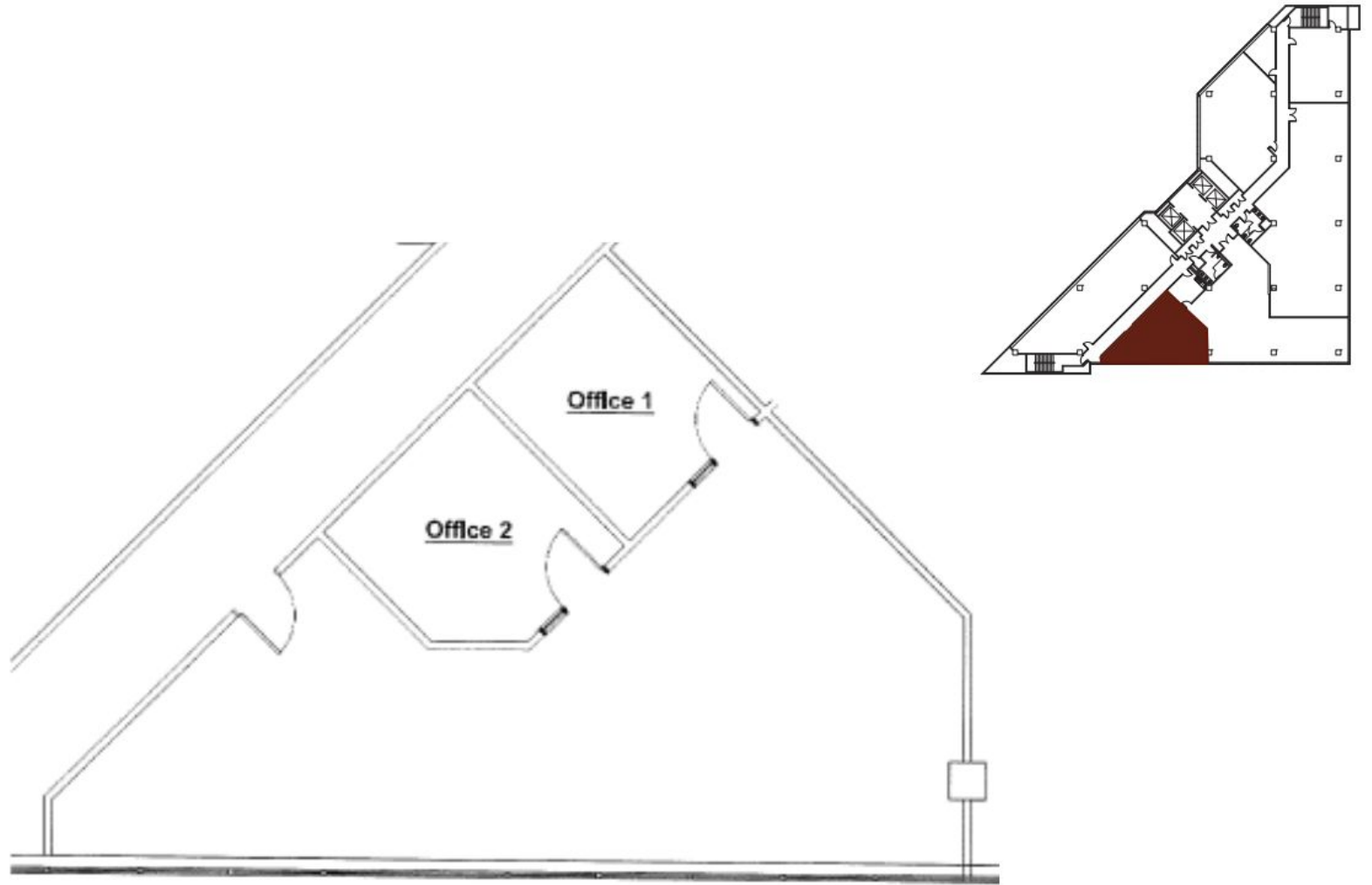
Suite 710 | 2,817 sf



SUITE 710



FLOOR PLAN
Suite 720 | 1,231 sf



FLOOR PLAN

Suite 730 | 2,300 sf

AVAILABLE AT \$1.65/SF

