



100

N SIERRA STREET
RENO, NV

THREE-STORY MIXED-USE BUILDING IN THE HEART OF DOWNTOWN RENO

CBRE

100 N SIERRA STREET



PROPERTY HIGHLIGHTS

100 N Sierra sits in the heart of Downtown Reno on the corner of 1st Street and N Sierra Street. Surrounded by a wide assortment of amenities including some of the trendiest restaurants, bars, coffee shops, boutiques and living spaces. Midtown, The River Walk and Greater Nevada Field are all within walking distance.



For Lease

Lease Rate Negotiable



Retail/Bar/Restaurant

Street Level Retail - 6,344 SF

Finished Basement - 5,213 SF

Can be combined for 11,557 SF

Office

Second Floor - 5,019 SF

Available 10/01/2026

Office

Third Floor - 15,019 SF



Across the street from the City of Reno parking garage which offers 650 parking spots



Building Signage Available

AREA MAP



CITY OF RENO

GREATER NV FIELD

100 N SIERRA STREET
RENO, NV

PALLADIO

PARKING GARAGE

CITY PLAZA

RIVER WALK

TRUCKEE RIVER

AMENITY MAP

UNIVERSITY OF NEVADA



DOWNTOWN RENO

GREATER NV FIELD AAAA STADIUM FREIGHT HOUSE DISTRICT

NATIONAL BOWLING STADIUM

300 E SECOND

RENO EVENTS CENTER

RENO CITY HALL

CITY PLAZA

RENAISSANCE

RENO POLICE DEPARTMENT

PALLADIO, TORO BRAVO OLD BRIDGE PUB & SIERRA KITCHEN AND COCKTAILS

THE BASEMENT

Sierra St

Center St

WELLS FARGO BUILDING

1 E LIBERTY

FEDERAL COURT HOUSE

PARKING GALLERY

100 N SIERRA STREET

WILD RIVER GRILL

PIONEER CENTER OF PERFORMING ARTS

50 W LIBERTY

ANTONIO'S MEXICAN PIZANOS PIZZA & DUBS SPORTS LOUNGE

SIERRA TAP HOUSE

RENO JUSTICE COURT

Virginia St

WINGFIELD PARK

PARK TOWERS CONDOS

SECOND JUDICIAL COURT

PUBLIC PARKING

100 W LIBERTY

Arlington Ave

Sierra St

Liberty St

OLD GRANITE STREET EATERY

BARBARA BENNETT PARK

GREAT BASIN COMMUNITY CO-OP

WASHOE PUBLIC HOUSE

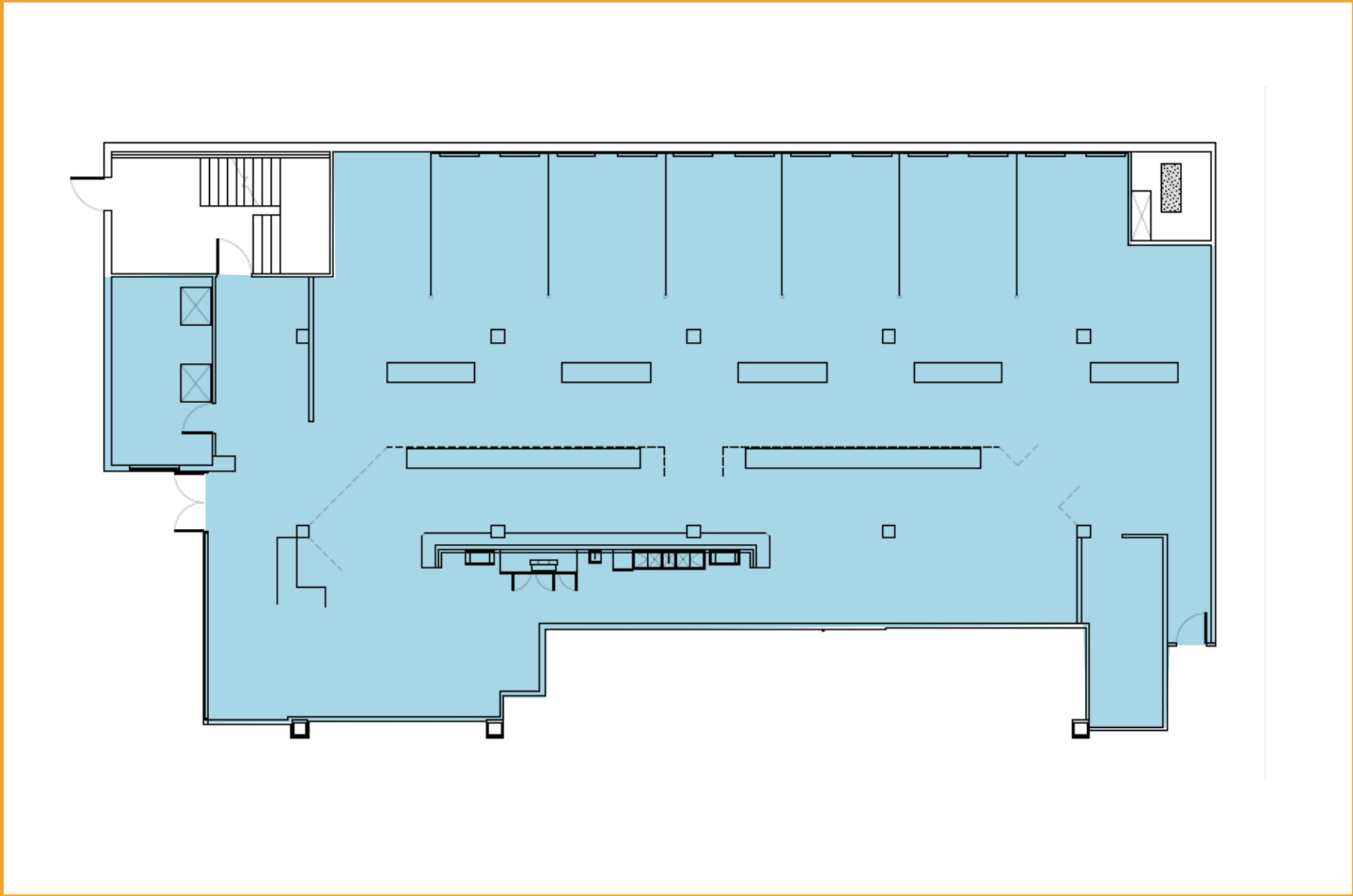
NEVADA MUSEUM OF ART

California Ave

STREET LEVEL RETAIL

6,344 SF AVILABLE

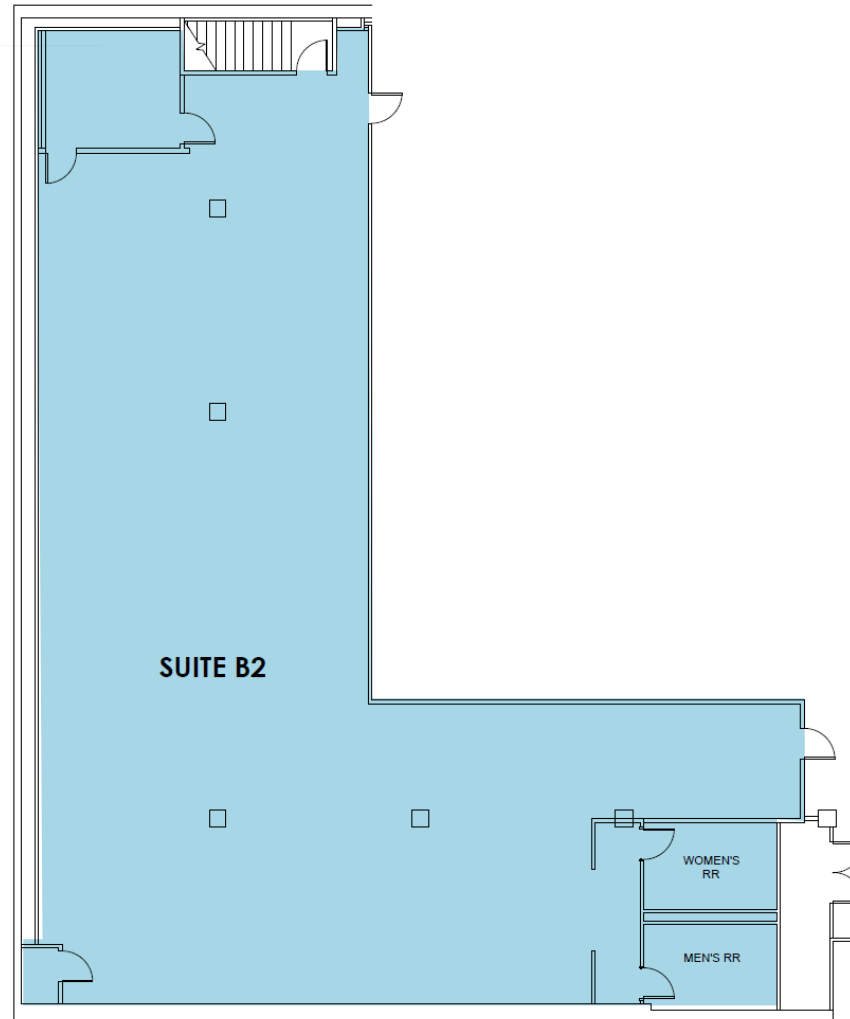
RETAIL/BAR/RESTAURANT SPACE

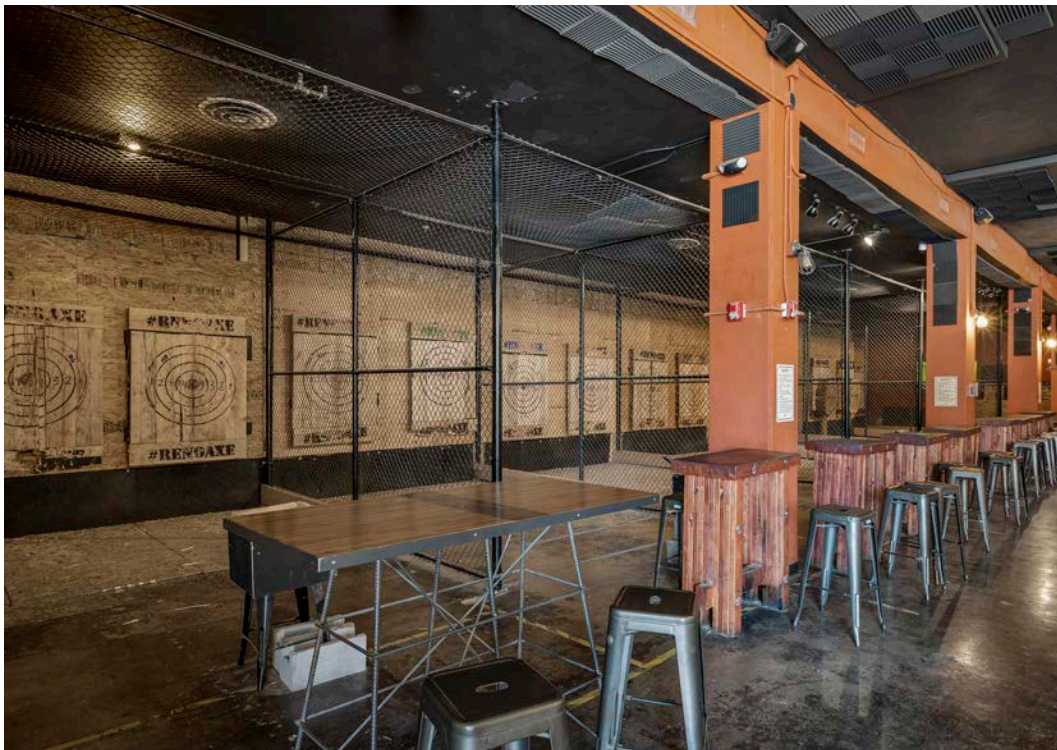


FINISHED BASEMENT

5,213 SF AVAILABLE

RETAIL/BAR/RESTAURANT SPACE



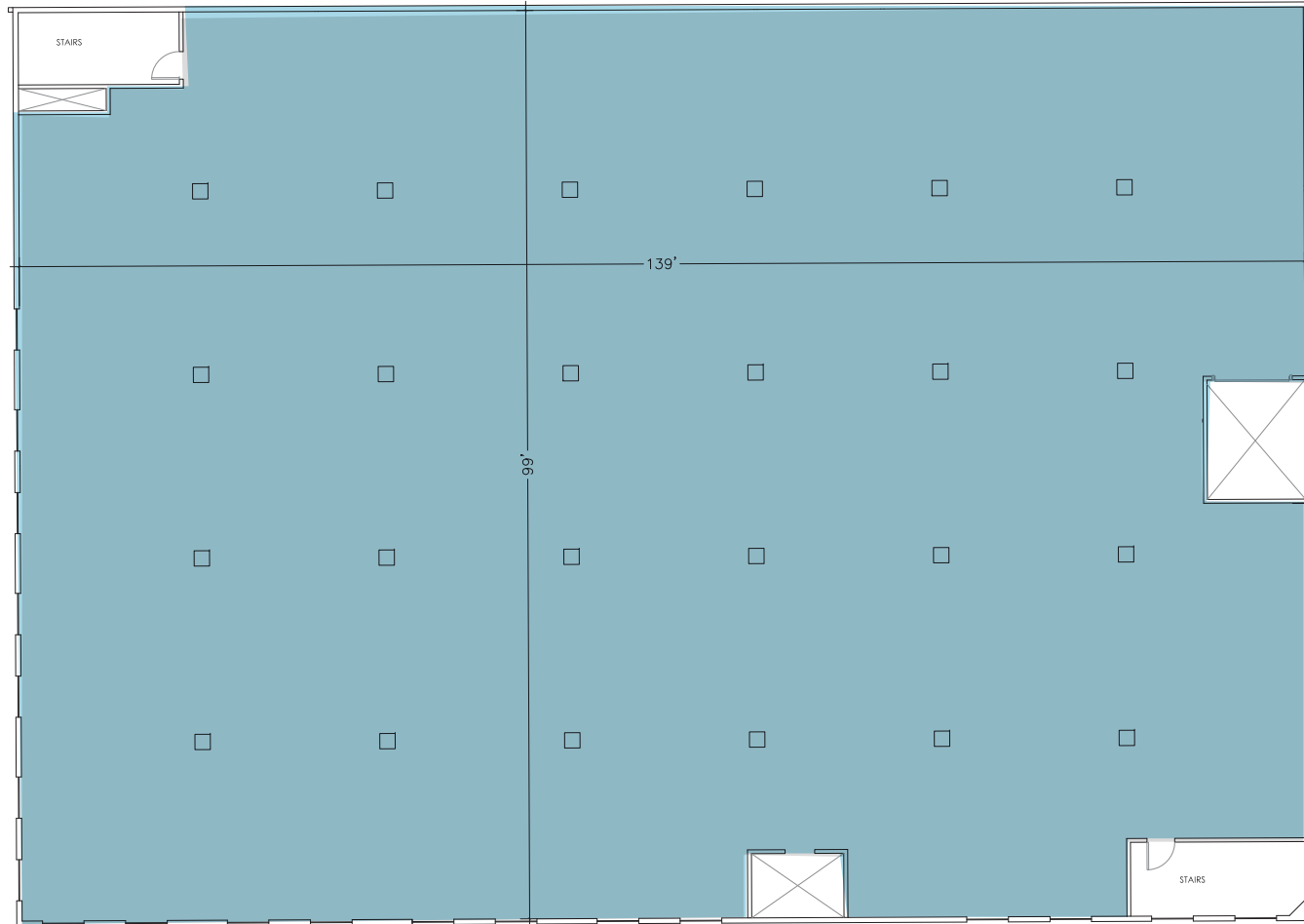


- Retail/Bar/Restaurant Space
- Street Level Retail 6,344 SF
- Finished Basement 5,213 SF
- Combined for 11,557 SF
- Lease Rate Negotiable

THIRD FLOOR

15,019 SF AVAILABLE

OFFICE SPACE



WHY RENO?



REGARDING TESLA'S DECISION TO BUILD A GIGAFACTORY NEAR RENO:
"THIS IS NOT JUST ABOUT INCENTIVES. [NEVADA IS A] REALLY GET THINGS DONE STATE. THAT WAS A REALLY IMPORTANT PART OF THE DECISION."

Elon Musk, CEO, Tesla Motors



"RENO PLAYS AN INCREDIBLY IMPORTANT ROLE IN THE PRODUCTS AND SERVICES THAT WE PROVIDE OUR CUSTOMERS WORLDWIDE. WITHOUT THE DATA CENTER HERE, NONE OF THIS WOULD BE POSSIBLE. WE'VE INVESTED \$1.6 BILLION IN THE REGION TODAY AND OVER THE COURSE OF THE NEXT SIX YEARS, WE INTEND TO INVEST AN ADDITIONAL \$1 BILLION."

Tim Cook, Tech Company CEO



"IN FEBRUARY OF 2017, THE LAS VEGAS-BASED SWITCH HAS OPENED THE LARGEST DATA CENTER IN THE WORLD, NEXT TO TESLA INC.'S BATTERY FACTORY IN NORTHERN NEVADA'S TAHOE RENO INDUSTRIAL CENTER. COVERING 1.3 MILLION SQUARE FEET, THE FACILITY FULFILLS THE VISION OF SWITCH FOUNDER AND CEO ROB ROY TO CREATE THE LARGEST DATA CENTER ECOSYSTEM IN THE WORLD FOR OUR CUSTOMERS' MISSION-CRITICAL WORKLOADS."

Adam Kramer, EVP Of Strategy, SWITCH

**RENO IS RANKED AS THE #1 BEST SMALL CITY
IN THE U.S.**

Forbes

**RENO IS AMONG TOP 15 "HOTTEST NEW PLACES
TO LIVE" FOR THE NEXT DECADE**

Business Insider

**NEVADA IS RANKED AS THE #3 IN CEO RANKING OF
BEST STATES FOR BUSINESS**

Citizen -Times

**RENO RANKED #4 BEST PERFORMING LARGE
METRO AREA IN THE U.S.**

Milken Institute

RENO IS RANKED #7 AMONG TOP EMERGING HOUSING MARKETS

Realtor.com

**RENO RANKED THE #13 BEST CITY TO START A
BUSINESS**

Wallethub

TOP REASONS TO MOVE TO RENO



**FAVORABLE
TAX STRUCTURE**



**LOW COST OF
BUSINESS**



**INFLUX OF NEW BUSINESSES:
TESLA, SWITCH**



**PROXIMITY TO
MAJOR MARKETS**



**IMPRESSIVE JOB &
POPULATION GROWTH**



PROMINENT EMPLOYERS

- DUPONT
- EL DORADO RESORTS
- EMPLOYERS INSURANCE
- FEDEX
- INTERNATIONAL GAME TECHNOLOGY (IGT)
- INTUIT
- NV ENERGY
- PANASONIC
- PATAGONIA
- RENOWN HEALTH
- SIERRA NEVADA CORPORATION
- SWITCH
- TESLA
- UNIVERSITY OF NEVADA, RENO
- UPS

Source: CBRE Research

RENO DRIVE TIMES



30 MINS
TO TRUCKEE



1 HR
TO SOUTH LAKE TAHOE

3 HRS
TO THE BAY AREA



OUR QUALITY OF LIFE

6TH

BEST SMALL CITY
IN AMERICA

Source: Reno Gazette Journal - rgj.com



BIKE FRIENDLY
TOP 50



PARKS
3,819 ACRES

OUTDOOR

900

Hiking Trails

50

Championship Golf
Courses

CULTURE

BURNING MAN

HOT AUGUST NIGHTS

RENO PHILHARMONIC &
POPS ORCHESTRA

NEVADA MUSEUM OF ART

AIR RACES

BALLOON RACES

ARTOWN

WEATHER

300

Days of
Sunshine

COMMUTE

15 MIN

Average Commute





FOR ADDITIONAL INFORMATION, PLEASE CONTACT:

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