

Second Floor Office Space For Lease State Street Plaza Mixed Use Building

1,007 SF – 8,315 SF Available

170 South Virginia Street,
Reno, NV 89501

Colliers



360°

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For Lease

Building Features

Colliers is pleased to present second-floor office space available for lease at State Street Plaza. This 17,000 SF mixed-use building offers first-floor retail, including La Famiglia Italian Restaurant, Sierra Nevada Bakery and Creamery, and The Coconut Downtown. The second-floor office space is elevator-served.

The building is located in the heart of Downtown Reno, with outstanding visibility from S. Virginia Street. It is within walking distance to the entertainment, financial, and casino districts, as well as numerous eateries and coffee shops. Conveniently, it is directly adjacent to the Pioneer Center for the Performing Arts.

High-speed data, including Fiber Optic Cable, is available. Parking options include surface-level parking across S. Virginia Street in the County lot (\$40/space/mo) and covered parking in the attached garage (\$55/space/mo). Additional parking options are available, including metered street parking and paid lot options nearby.

The building offers a common conference room with a wet bar available at no cost to office tenants. The property was built by United Construction. Professionally managed by Colliers.

Rental Rate: Call Broker/Full Service Lease
Rate Inclusive of Utilities and Janitorial



Location Highlights



Walking Distance to Amenities



West Lot & Parking Garage



Fiber Optic Cable Available



Nearby Public Transit Stations



Professionally Maintained with
Retail Restaurants on the 1st Floor

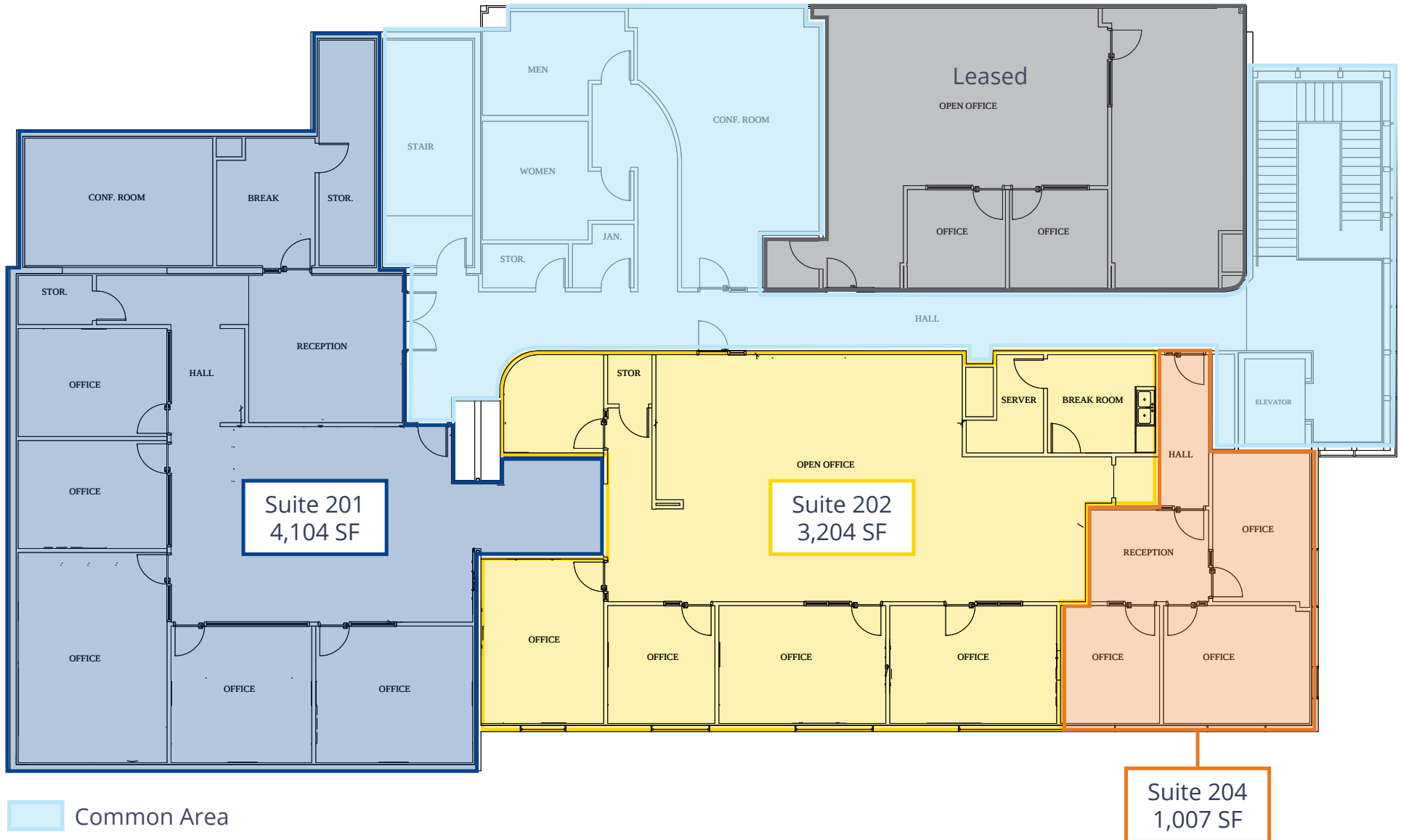


Second Floor Office Space



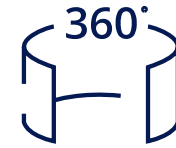
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All available suites can be combined for a total of 8,315 SF



170 South Virginia Street | For Lease

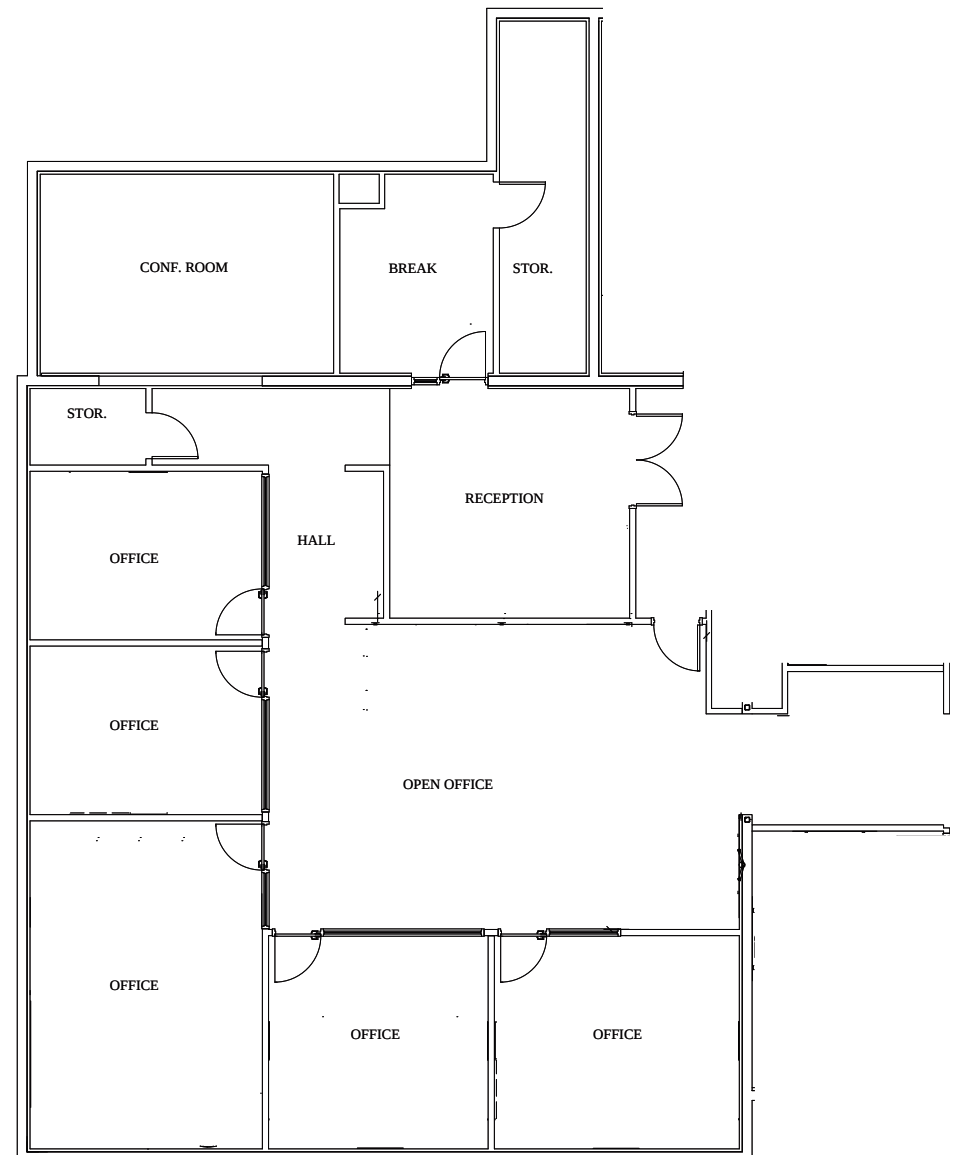
Suite 201 | 4,104 SF



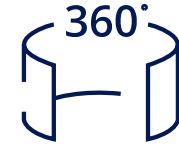
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Suite Features

Corner office suite with welcoming reception area, five private offices, conference room, breakroom, storage, IT, and open office for cubicles. High-end and tech finishes available for immediate occupancy. The suite offers outstanding natural light from large windows with downtown and mountain views. Suite also enjoys access to the common conference room with sink/wet bar. Restrooms are in the common hallway and are maintained by landlord. Suite connects to the neighboring suite 202 and can accommodate 7,308 SF. **In addition, suite 204 can be included for a grand total of 8,315 SF which spans the entire west side of the building.**



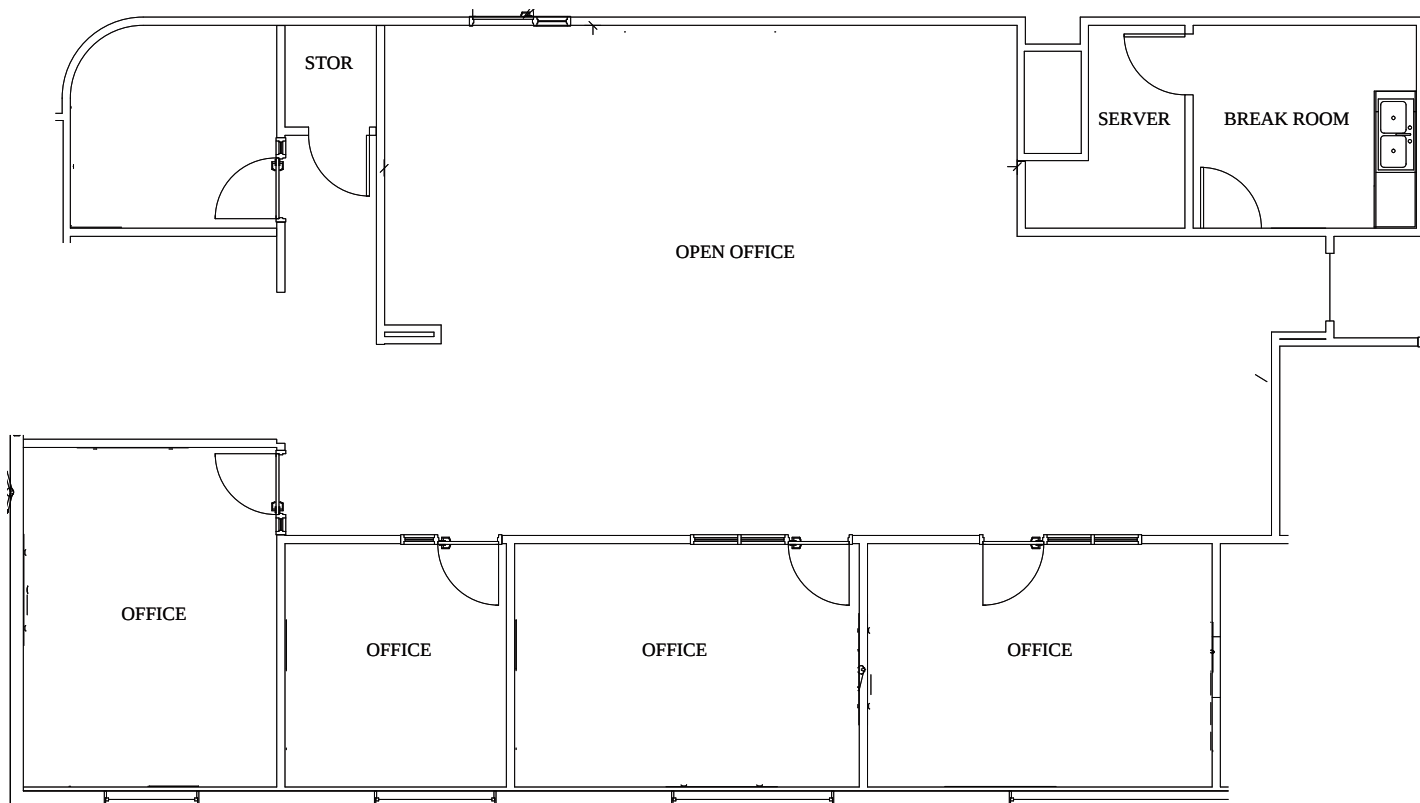
Suite 202 | 3,204 SF



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Suite Features

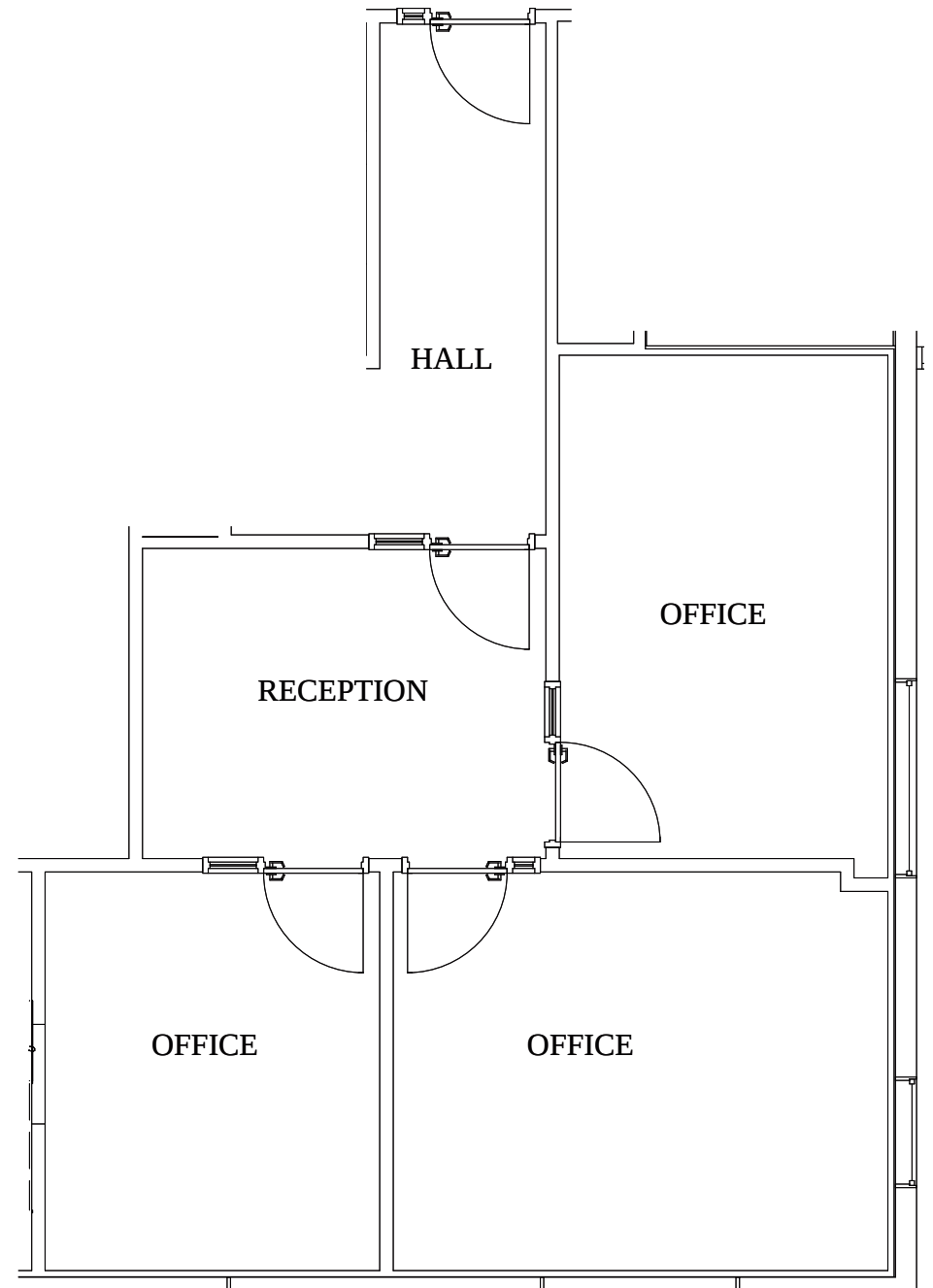
Office space available with multiple private offices and meeting rooms in addition to a large open area to house cubicles and conference space. Suite offers a server room and break room. Outstanding views and natural light from west facing windows. Suite also enjoys access to the common conference room with sink/wet bar. Restrooms are in the common hallway and are maintained by landlord. Suite connects to the neighboring suite 201 and can accommodate 7,308 SF. **In addition, suite 204 can be included for a grand total of 8,315 SF which spans the entire west side of the building.**



Suite 204 | 1,007 SF

Suite Features

Rare small office with private rooms and reception area. Suite also enjoys access to the common conference room with sink/wet bar. Corner office with outstanding views and natural light from oversized windows. Restrooms are in the common hallway and are maintained by landlord. Suite is located directly off the stair landing with outstanding exposure. **Suite can be combined with suite 202 for a total of 4,211 SF and suites 201, 202 and 204 can be combined for a total of 8,315 SF.**



Second Floor Office Space Photos



Unrivaled Amenities

Banking

1. Meadows Bank
2. Nevada State Bank
3. US Bank
4. Chase Bank
5. Wells Fargo ATM
6. Nevada State Bank

Courthouses

7. Bruce R. Thompson Courthouse & Federal Building
8. Reno Justice Court
9. Second Judicial District Court
10. Reno City Hall

Entertainment

11. Nevada Museum of Art & Chez Louie
12. Sundance Bookstore
13. Washoe County Library
14. Discovery Museum

15. Patagonia Outlet

16. Pioneer Center for Performing Arts
17. The Basement
18. Arts for All Nevada at the Lake Mansion
19. Bundox Bocce
20. National Automobile Museum
21. Greater Nevada Field
22. Century Riverside Theatre
23. Escape Room
24. Crafted Palette
25. Siri's Casino
26. Cargo Concert Hall
27. National Bowling Stadium

Eat/Drink

28. Cheese Board
29. Bibo Coffee Company
30. Mexcal
31. Starbucks

32. The Dropout Bike Shop

- & Hub Coffee Roasters
33. La Famiglia Italian & The Coconut Downtown
34. Old Granite Street Eatery
35. RedRock Bar
36. Royce
37. Washoe Public House
38. Pignic Pub & Patio
39. Great Basin Community Food Co-Op
40. The Eddy
41. Wild River Grille
42. Pizanos Pizza
43. Campo, Reef Sushi & Sake
44. Sierra St Kitchen & Cocktails, Ole Bridge Pub
45. Antonio's Mexican Grill & The Stick Sports Lounge
46. Liberty Food & Wine Exchange
47. Silver Peak
48. Thai Corner Café
49. 5 Star Saloon, West Street Wine Bar
50. Our Bar
51. Hookava
52. Bab Café

Live/Stay

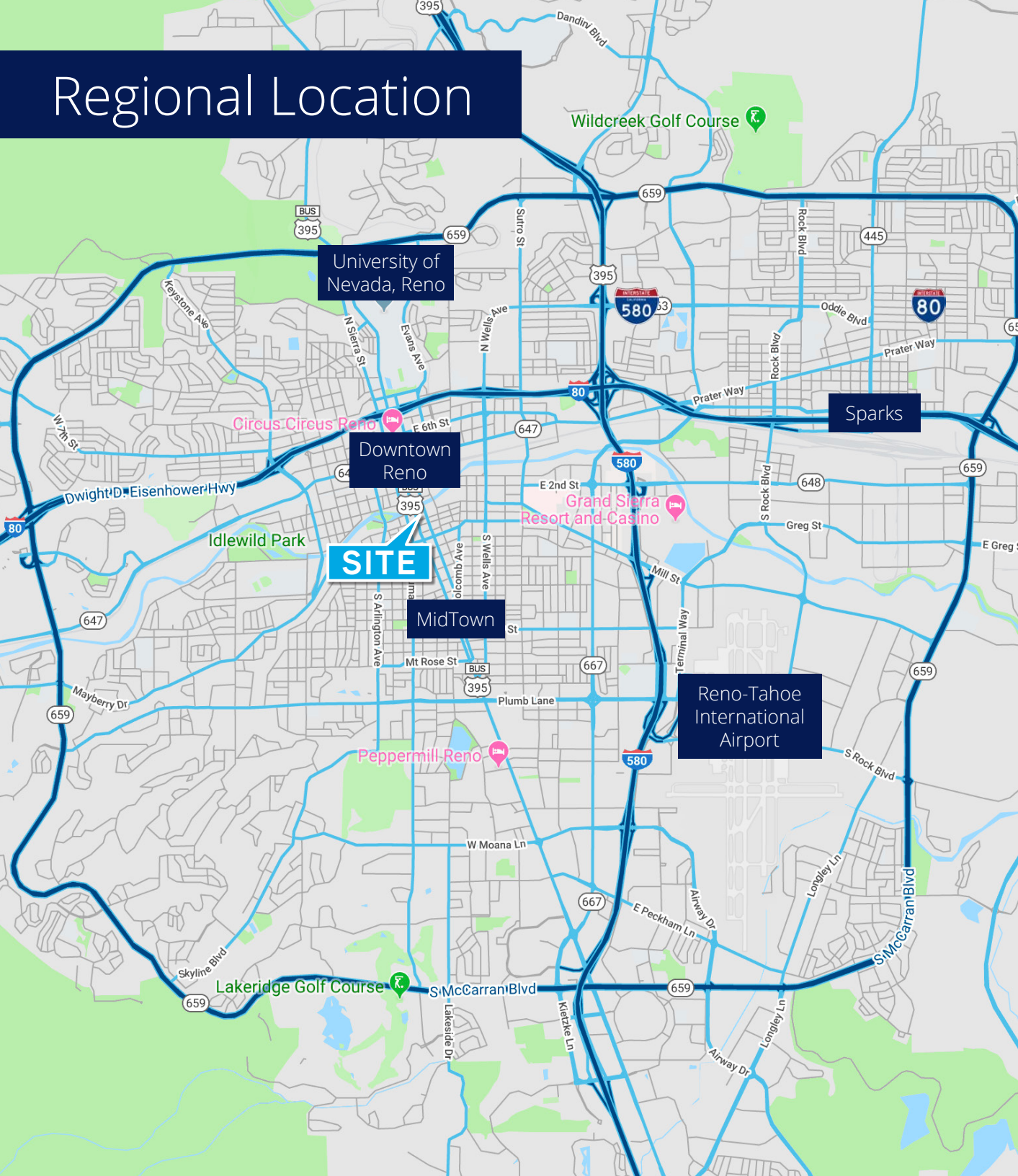
53. ParcOne60
54. The Renaissance
55. Courtyard Marriott
56. Cal Neva

57. The Palladio

58. Riverboat Hotel
59. Park Tower
60. Arlington Towers
61. Plaza Resort Club
62. West Street Flats
63. The Montage
64. Reno City Center
65. Silver Legacy Resort Casino
66. Whitney Peak Hotel
67. Eldorado Resort Casino
68. 3rd Street Flats
69. WorldMark Reno
70. J Resort
71. Circus Circus
72. The Belvedere Towers
73. Reno Suites
74. Howard Johnson by Wyndham
75. Canyon Flats
76. Reno Regency
77. HERE Reno
78. Gold Dust West Casino
79. The Mod @ Riverwalk II
80. Truckee River Terrace Apartments
81. Promenade On the River
82. Legacy Vacation Resort
83. Cal Ave Studios
84. The Onyx at 695



Regional Location



Contact

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