

OFFICE SUITES AVAILABLE FOR LEASE

219 UNIVERSITY WAY | RENO, NV 89501



REVIVAL



CBRE



THE RENO REVIVAL PROJECT

The Reno Revival will be the first mixed-use project to offer a true live, work, play option in Downtown Reno. The retail portion consists of a total of 166,460 SF.

The Fine Entertainment Management has a lease agreement that will encompass of 88.6% of the retail SF to be utilized as gaming, entertainment, and food and beverage space. This retail will serve as an essential amenity to the entire project, serving the hospitality and multi-family towers in addition to the office tenants in the project. The site will have new Class A common areas.



THE OFFICE OFFERING

Nestled in the heart of downtown Reno, just steps from the iconic Reno Arch, the Reno Revival is a landmark mixed-use development and the largest redevelopment effort in the city's history.

Spanning two urban blocks, the project weaves together layers of architectural history through a dynamic composition of podiums and towers that rise into the skyline, seamlessly connecting to the surrounding network of streets. The development features vibrant ground-floor retail and restaurant spaces, with four levels of modern office space above.

At the corner of Virginia Street and Commercial Row, a new urban garden offers a much-needed respite from the city's dense urban fabric. This central green oasis activates the site with outdoor gathering spaces for live music, cafés, taverns, ice cream parlors, fitness experiences, and storefronts. The park not only anchors the development but also enhances the broader downtown network—creating a true live, work, play destination that defines Reno's revival.

Office suites range from 6,903 square feet to 120,000 square feet, providing flexible options for tenants of all sizes. Large on-site parking garages offer ample parking capacity, supporting high employee density. The project is equipped with triple-redundant fiber loops for ultra-high-speed connectivity and multiple redundant power systems to ensure reliable backup power throughout the property.

Building signage and branding opportunities are available, along with turn-key tenant improvement packages. Located in the heart of downtown Reno, the project is within walking distance of the University of Nevada, the Reno Aces AAA Baseball Stadium, the Truckee Riverwalk District, and a wide array of retail and dining options.

RENO
REVIVAL



OFFICE SITE OVERVIEW



ADDRESS

219 University Way, Reno, NV 89501



SQUARE FOOTAGES AVAILABLE

1st Floor East Tower: 35,109 SF demisable to 10,000 SF.

2nd Floor East Tower: 27,167 SF.
New Office Space in Turn-Key Condition.
Space is fully furnished with new furniture.

3rd Floor East Tower: 30,478 SF in Shell Condition.
High ceilings, ready for custom improvements.

4th Floor: 14,022 SF in Turn-key condition.
Fully built out with new modern finishes.
The space is fully furnished.

Bank Building

3rd Floor Bank Building: 6,903 SF

4th Floor Bank Building: 6,973 SF



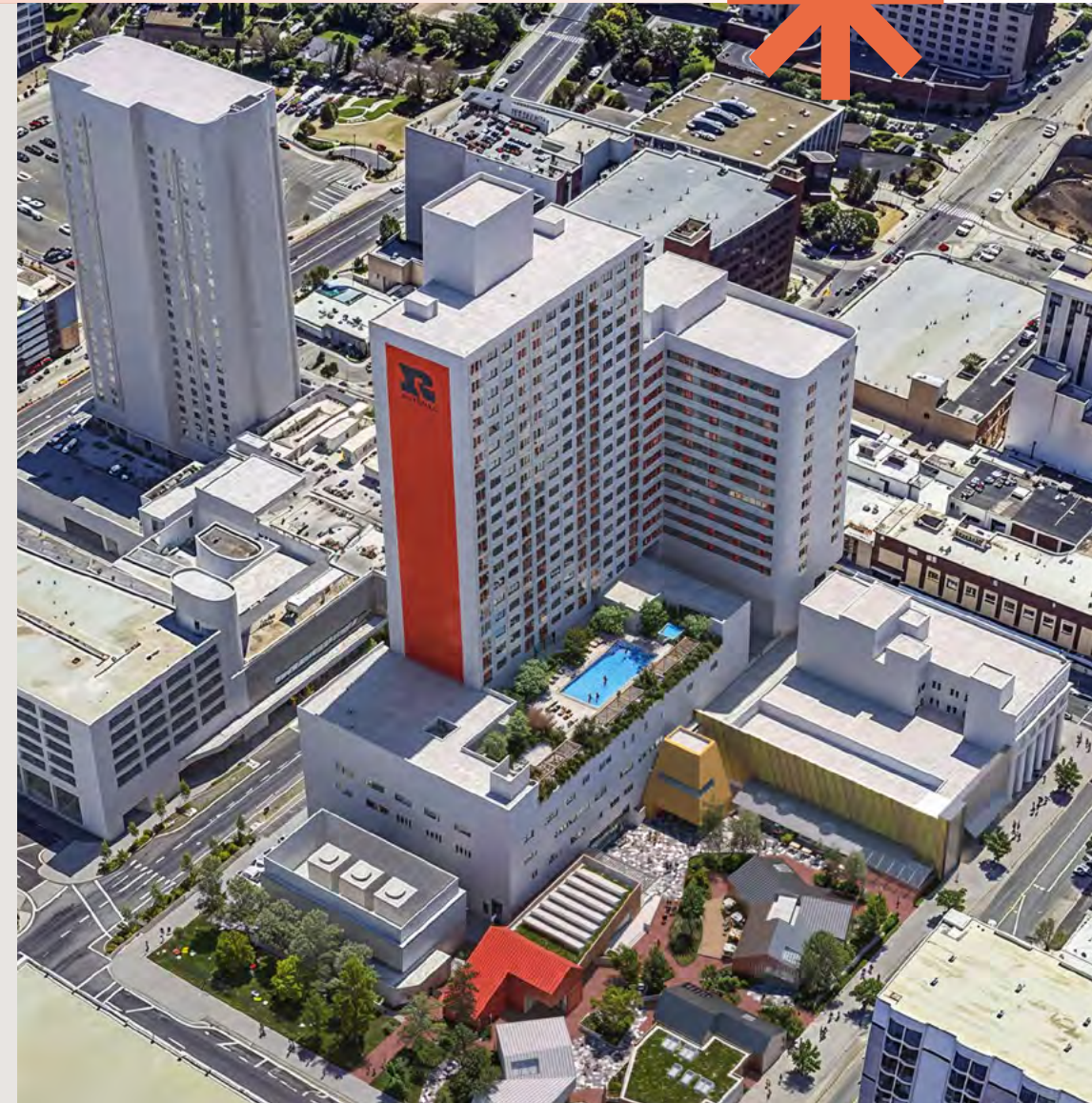
YEAR BUILT

1969
(Full Renovation 2026)



PARKING

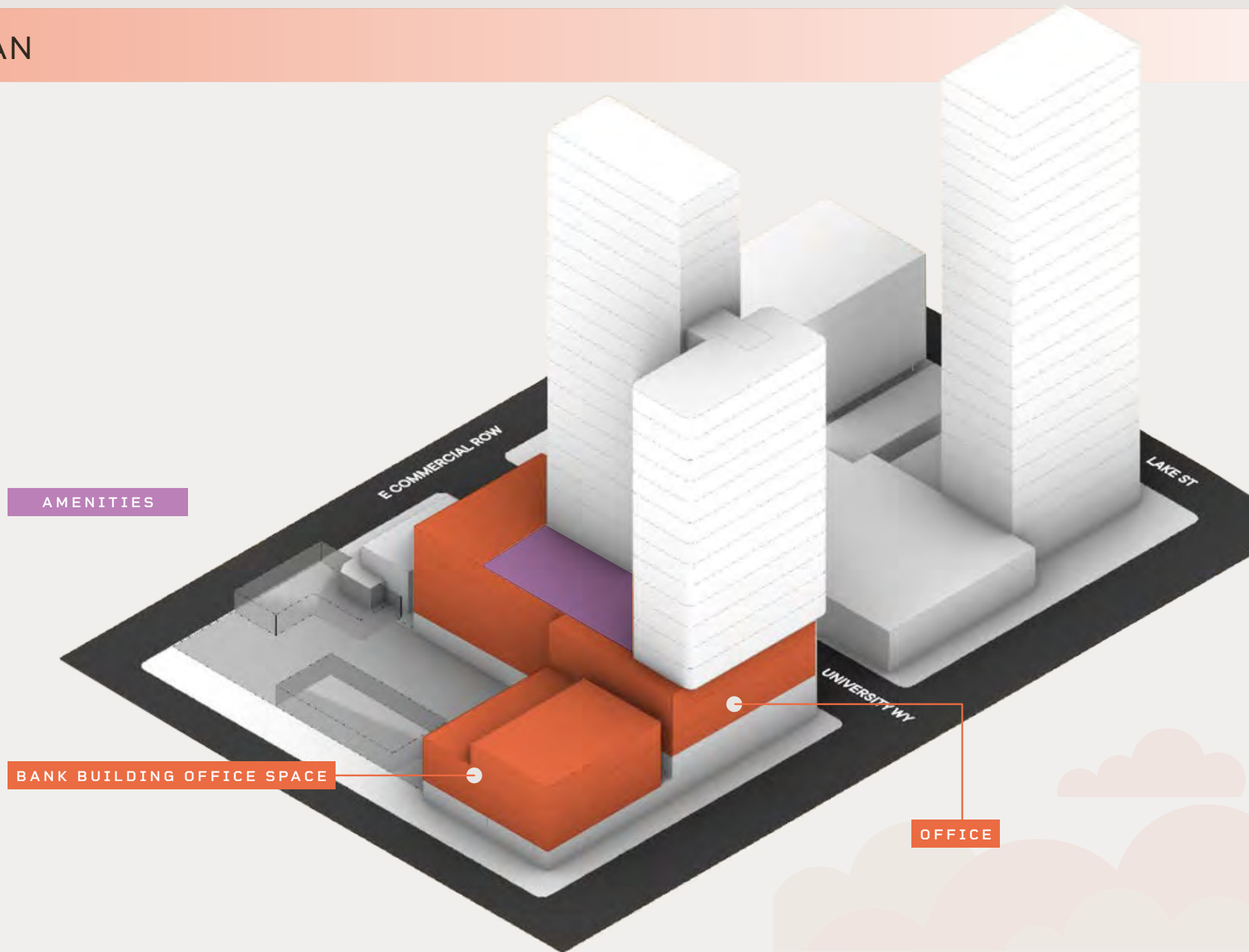
900+ Spaces



SITE PLAN



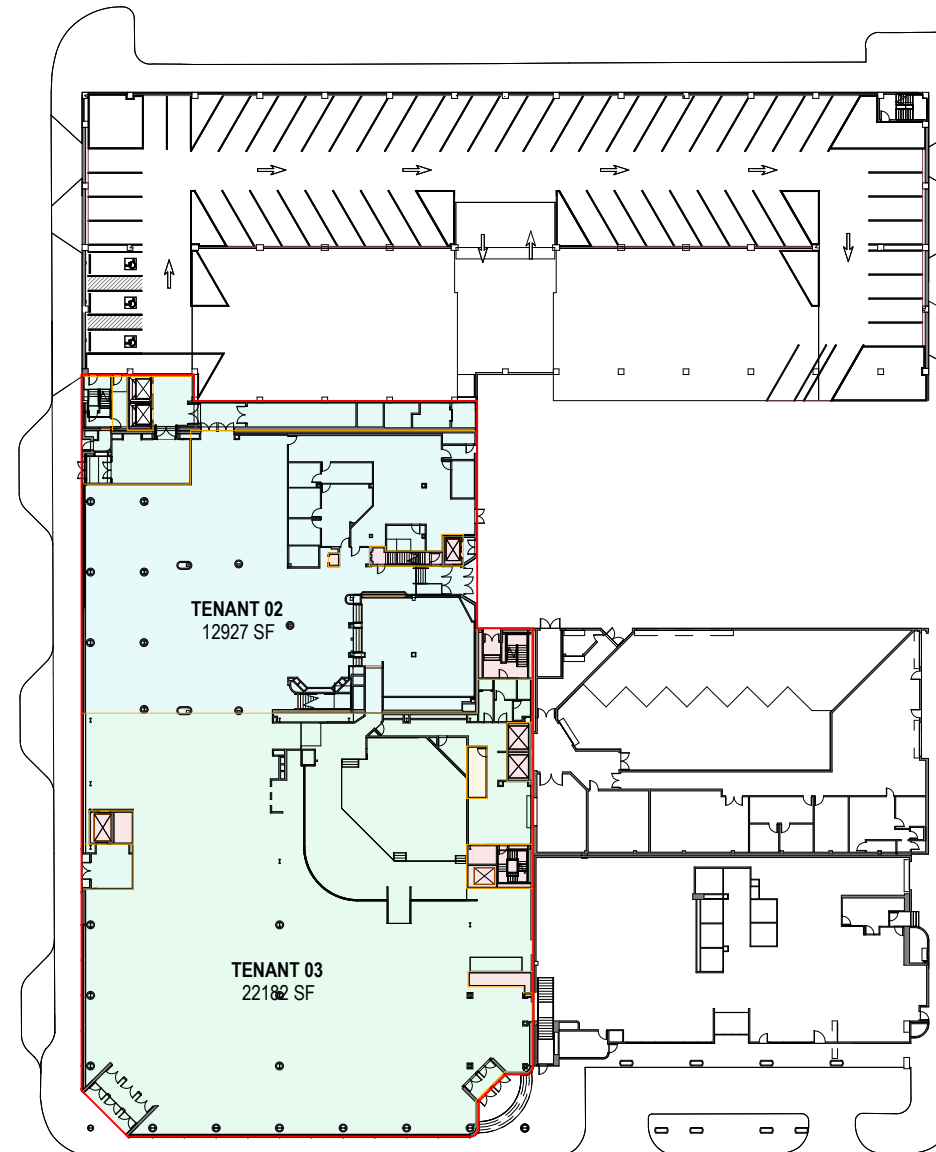
SITE PLAN



FLOOR PLAN

FIRST FLOOR EAST TOWER

35,109 SF DEMISABLE TO 10,000 SF

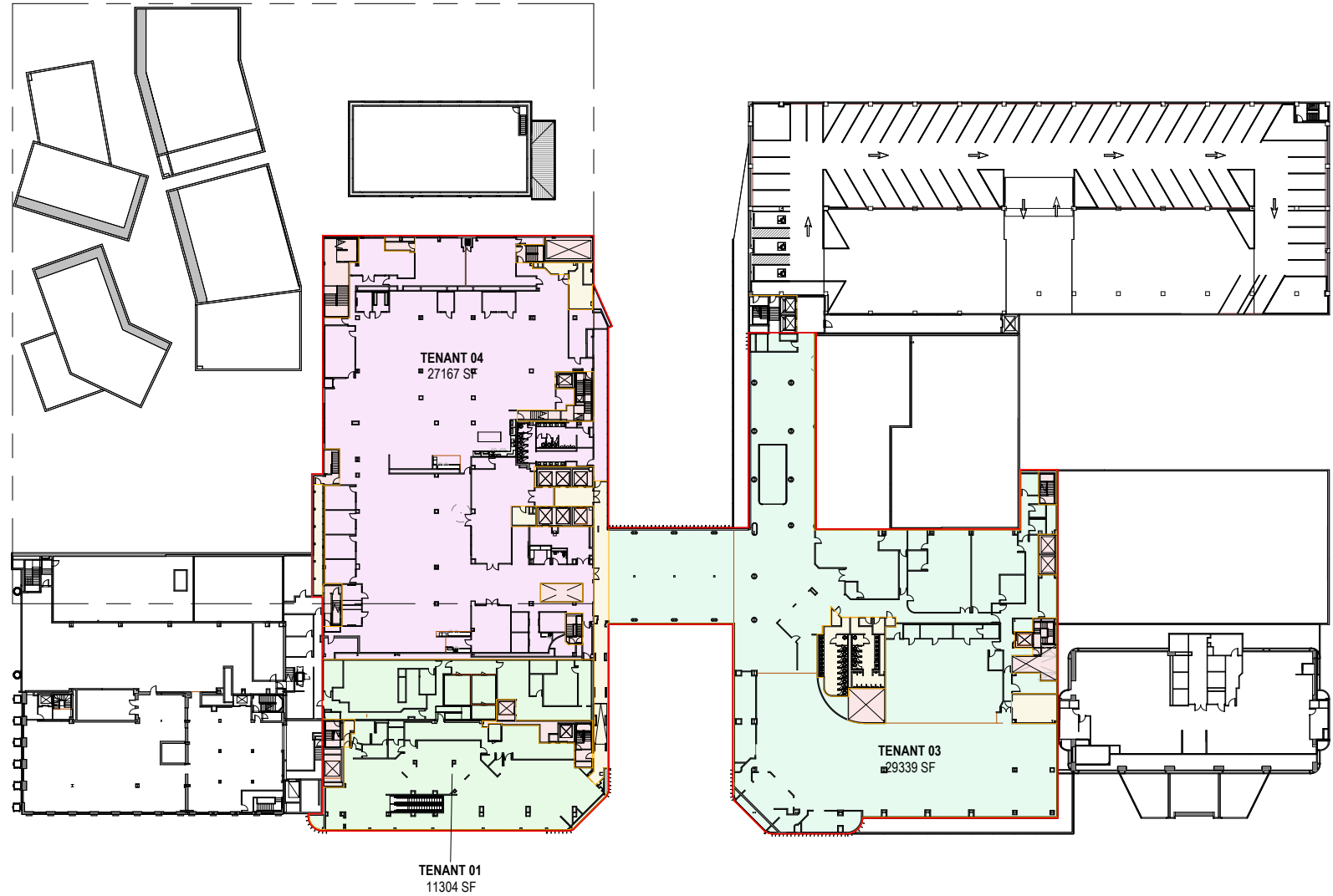


FLOOR PLAN

SECOND FLOOR EAST TOWER

27,167 SF AVAILABLE

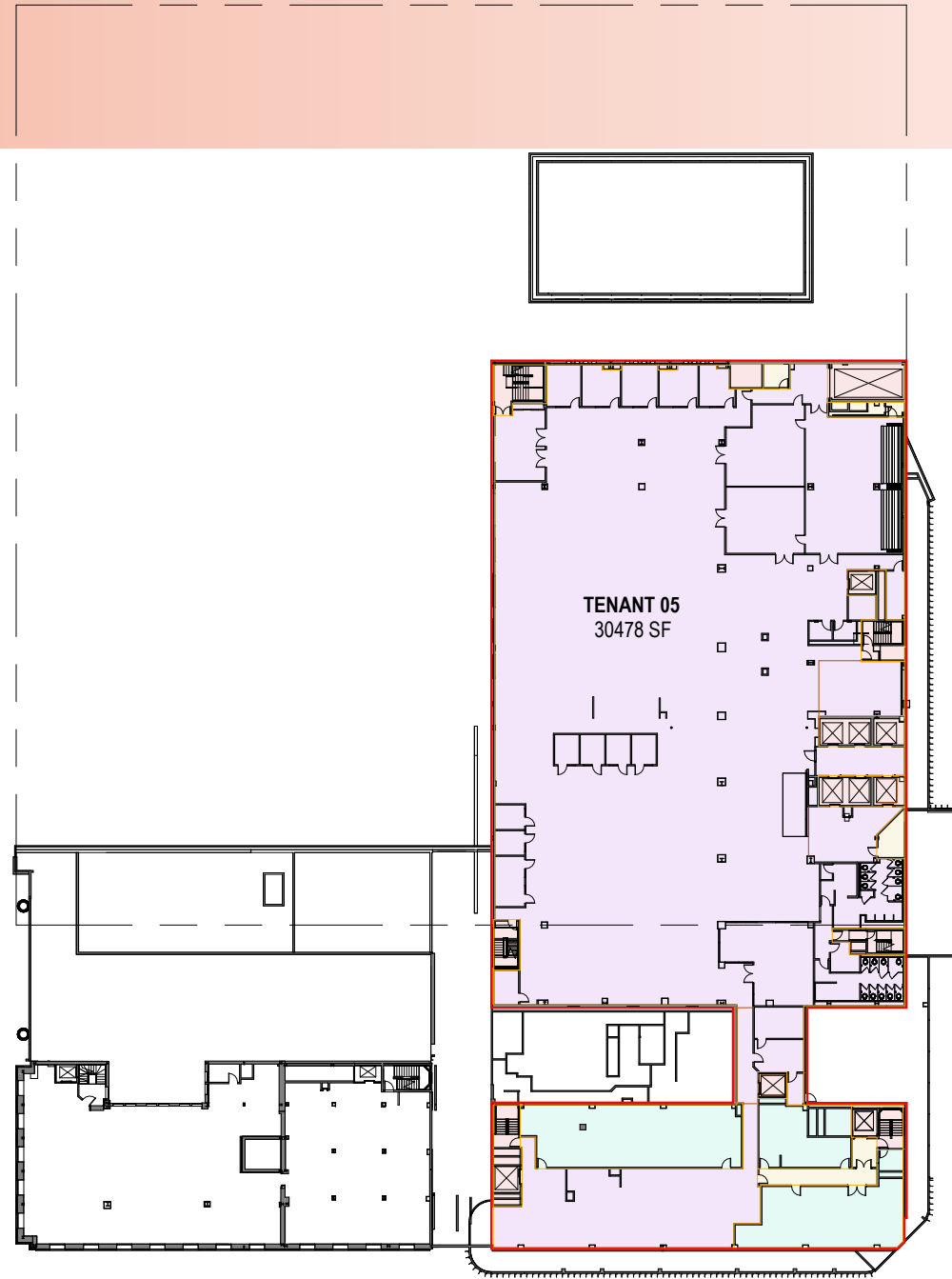
NEW OFFICE SPACE IN TURNKEY
CONDITION. SPACE IS FULLY
FURNISHED WITH NEW FURNITURE.



FLOOR PLAN

THIRD FLOOR EAST TOWER

30,478 SF AVAILABLE
IN SHELL CONDITION. HIGH CEILINGS,
READY FOR CUSTOM IMPROVEMENTS.

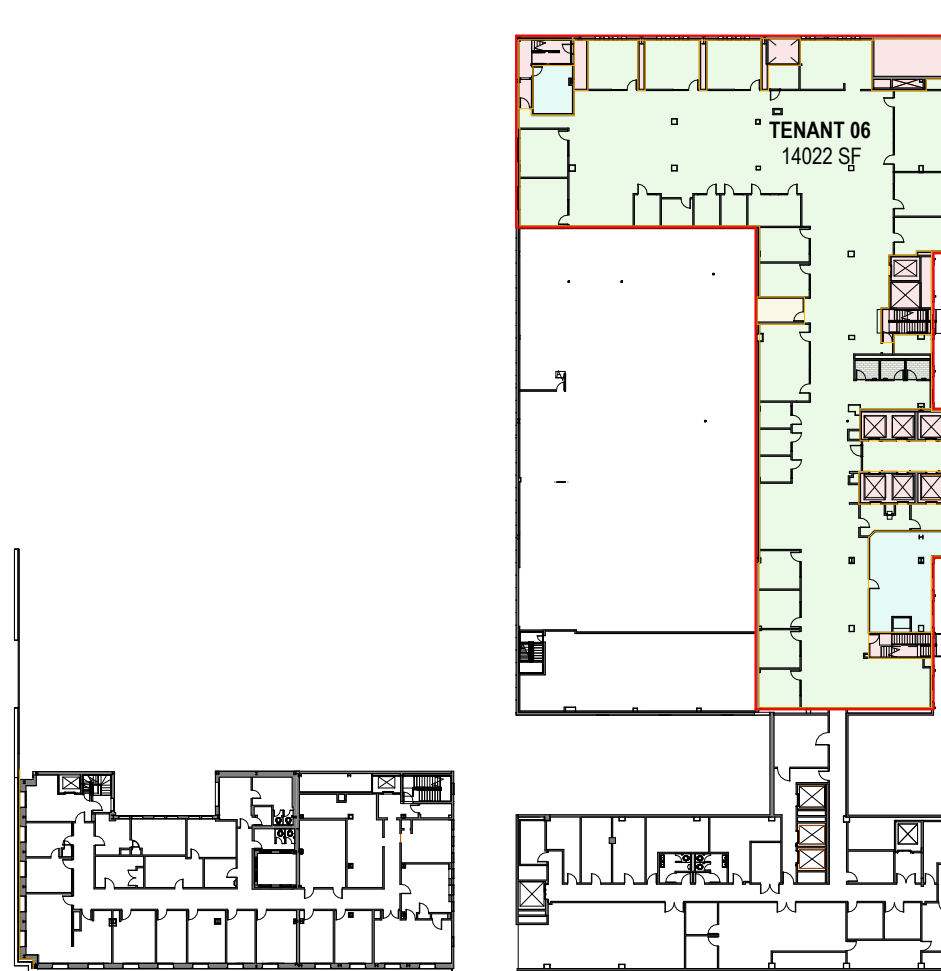


FLOOR PLAN

FOURTH FLOOR EAST TOWER

14,022 SF AVAILABLE

TURN-KEY CONDITION. FULLY BUILT
OUT WITH NEW MODERN FINISHES.
THE SPACE IS FULLY FURNISHED.



FLOOR PLAN

BANK BUILDING

EXTERIOR HISTORIC CHARACTER

THIRD FLOOR - 6,903 SF AVAILABLE

FOURTH FLOOR - 6,973 SF AVAILABLE



INTERIOR PHOTOS



EXTERIOR PHOTOS

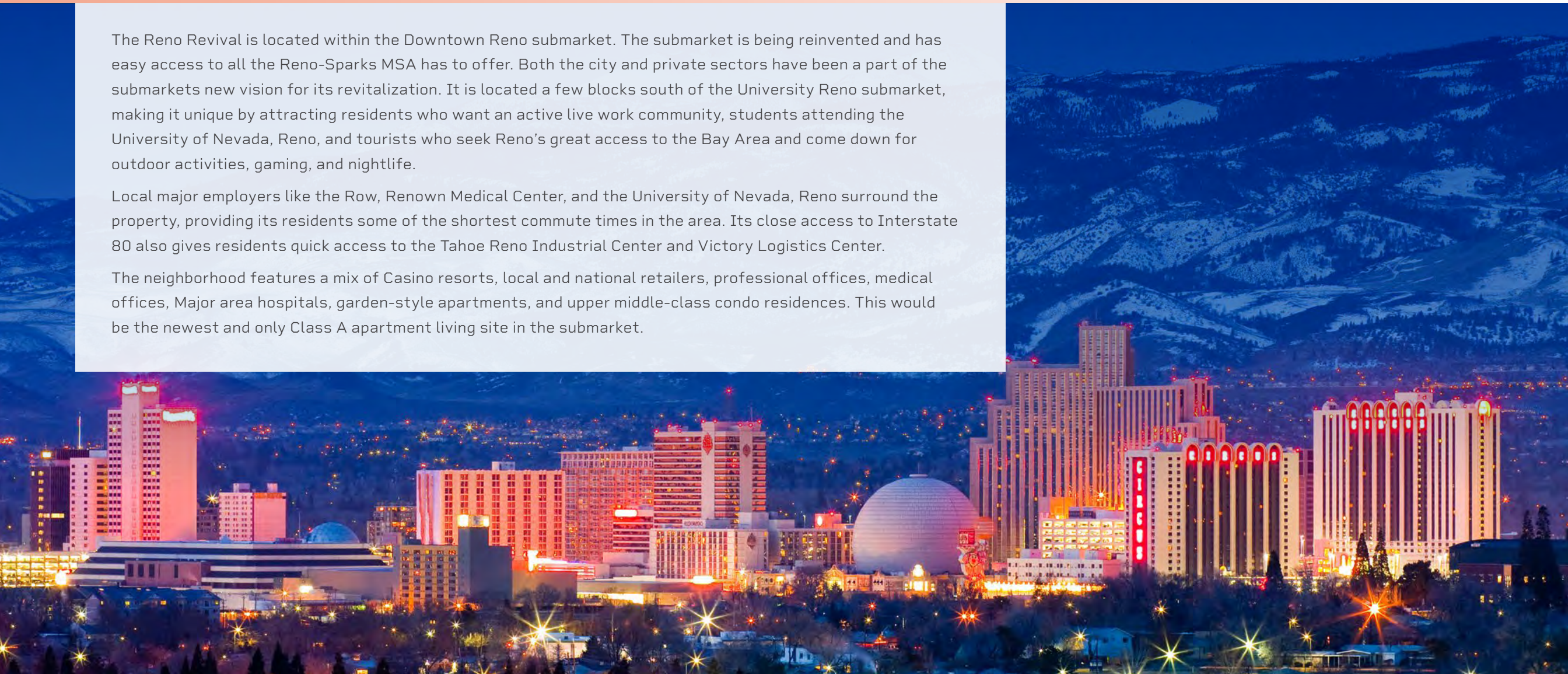


LOCATION SUMMARY

The Reno Revival is located within the Downtown Reno submarket. The submarket is being reinvented and has easy access to all the Reno-Sparks MSA has to offer. Both the city and private sectors have been a part of the submarkets new vision for its revitalization. It is located a few blocks south of the University Reno submarket, making it unique by attracting residents who want an active live work community, students attending the University of Nevada, Reno, and tourists who seek Reno's great access to the Bay Area and come down for outdoor activities, gaming, and nightlife.

Local major employers like the Row, Renown Medical Center, and the University of Nevada, Reno surround the property, providing its residents some of the shortest commute times in the area. Its close access to Interstate 80 also gives residents quick access to the Tahoe Reno Industrial Center and Victory Logistics Center.

The neighborhood features a mix of Casino resorts, local and national retailers, professional offices, medical offices, Major area hospitals, garden-style apartments, and upper middle-class condo residences. This would be the newest and only Class A apartment living site in the submarket.



RETAIL AMENITIES

Ownership has engaged Fine Entertainment Management to ensure the highest level of food, beverage and gaming amenities for the entire Reno Revival project.

Fine Entertainment Management is a prominent hospitality and nightlife group that specializes in operating and developing innovative bar, gaming, restaurant, and nightlife concepts. Known for its creativity and local-first ethos, the company has built a portfolio of dynamic venues that appeal to both tourists and locals. Its establishments often blend immersive experiences, high-energy entertainment, and tailored food and beverage programs. Fine Entertainment Management was founded by Las Vegas hospitality veterans who recognized the opportunity to create experiential venues with strong brand identities. The company embraces the idea that **hospitality is a form of entertainment**—and vice versa. Each concept is designed to deliver a **"fine-tuned"** experience that taps into local culture while also being scalable and unique.

Fine Entertainment Management will occupy over 147,000 SF at Reno Revival and will include many of the concepts below and several new ones:

The George Sportsmen's Lounge is a 24-hour dining and entertainment venue that embodies this spirit by creating an environment where guests are encouraged to be the life of the party. Designed to blend vintage charm with contemporary flair, The George features: a stage for live entertainment, including local and national bands and DJs, over 60 high-definition TVs and a 56-foot LED screen for immersive sports viewing, and on-site sports wagering kiosks for convenient betting.



RETAIL AMENITIES

The Mint

A retro-inspired cocktail lounge blending timeless style, inventive mixology, and live music.

The George Sportsmen's Lounge

A stadium-style sports experience with gourmet dining and community-driven entertainment featuring local marching bands, singers, and dancers.

PKWY Tavern

A locals-first bar and restaurant known for its craft beer selection, rewards app, and community sponsorships.

Smelly Cat

A karaoke and music venue offering live band and DJ-led singalongs.

The BLVD Grille

A refined yet welcoming dining destination featuring premium steaks, cocktails, and live music.

Speakeasy lounge

A hidden, intimate cocktail bar with soulful live performances and a mysterious ambiance.

Future country bar

A lively country-themed bar with line dancing, live music, and authentic honky-tonk charm.

Underground nightclub

A high-energy, state-of-the-art nightclub designed to attract world-renowned DJs and top-tier musical acts, positioning Reno as a serious player in the global nightlife scene.





Silver Legacy Resort Hotel & Casino

El Dorado Reno Resort & Casino

J Resort

Whitney Peak Hotel Reno,
Tapestry Collection by Hilton



Reno Riverwalk

Circus Circus Reno Hotel & Casino

Downtown

University of Nevada, Reno

Entrance to Interstate 80

HOSPITALITY
MULTIFAMILY
OFFICE

RETAIL

REVIVAL **R** RENO



Greater Nevada Field

First St

S Virginia St

First St

Lake St

Second St

Truckee River



Grand Sierra Resort and Casino

395

Reno-Tahoe International Airport

Courtyard Reno Downtown/Riverfront

Renown Regional Medical Center

Greater Nevada Field

National Bowling Stadium

Atlantis Casino Resort Spa

Renaissance Reno Downtown Hotel & Spa

Midtown Reno

Peppermill Resort Spa Casino

Towards Lake Tahoe

HOSPITALITY

MULTIFAMILY

RETAIL

OFFICE

S Virginia St

University Way

REVIVAL R RENO

EMPLOYER'S MAP



NEARBY RETAIL AMENITIES

GROCERY ADDRESS

1	Save Mart Supermarkets	195 W Plumb Ln
2	Sprouts Farmers Market	299 E Plumb Ln, Ste 120
3	Marketon	1500 S Wells Ave
4	Smart & Final	365 E Plumb Ln
5	Raley's	1441 Mayberry Dr
6	Save Mart Supermarkets	525 Keystone Ave
7	National Co-Op Grocers	240 Court St
8	Raley's	701 Keystone Ave

DISCOUNT STORES ADDRESS

1	The Salvation Army	1931 Sutro St
2	The Salvation Army	2300 Valley Rd
3	Dollar Tree	95 West Plumb Ln
4	The Salvation Army	1690 Wedekind Rd
5	Dollar Tree	1141 California Ave

FOOD RETAIL (NON-GROCERS) ADDRESS

1	The Chefs' Warehouse	2531 Sutro St
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RESTAURANT - CASUAL ADDRESS

1	IHOP	1800 S Virginia St
2	Godfather's Pizza	645 Booth St
3	Denny's	680 N Wells Ave
4	Cracker Barrel	935 West 5th St
5	Ruby's Diner	1703 North Virginia St

RESTAURANT - COFFEE/TEA ADDRESS

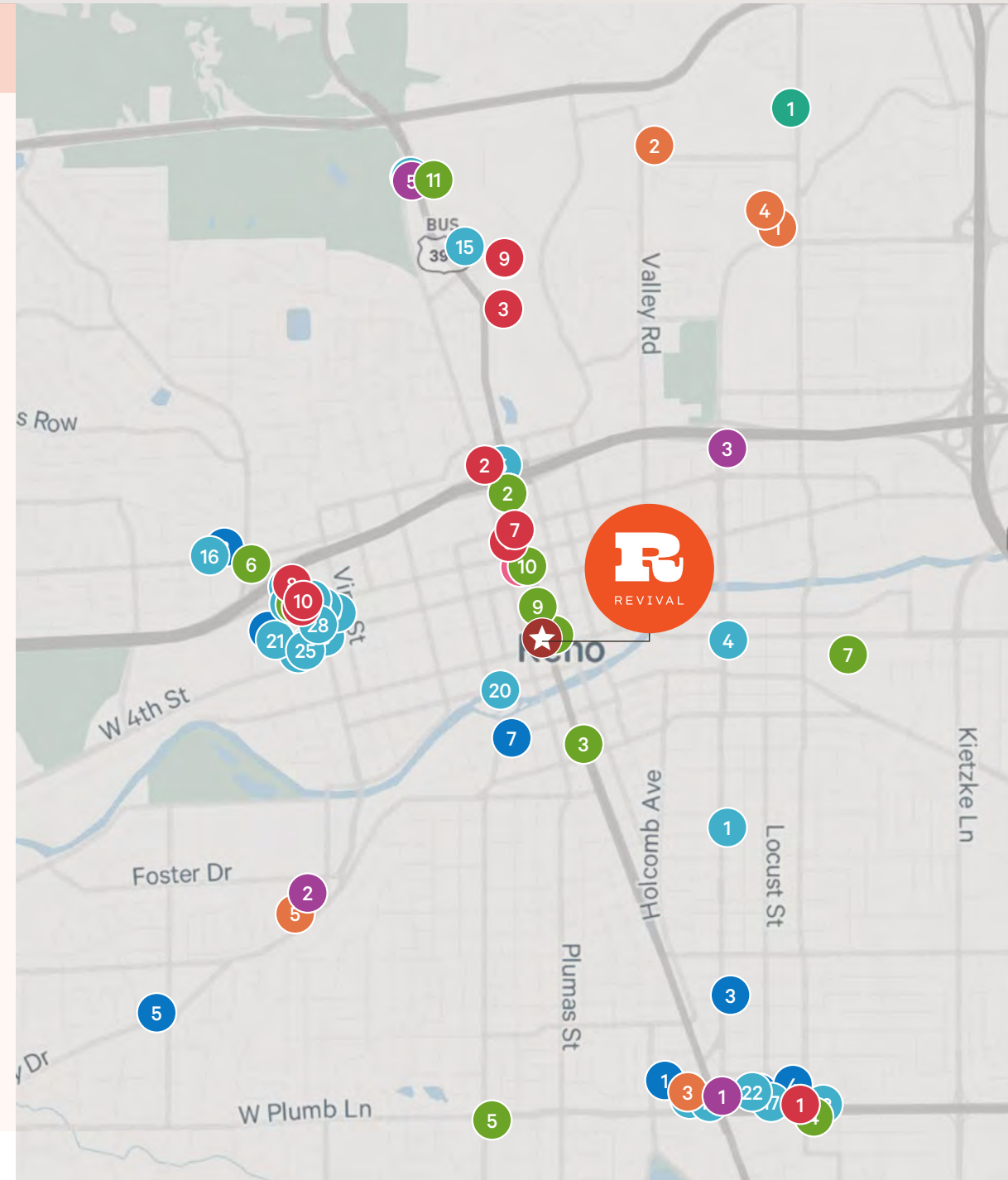
1	Starbucks	895 W 5th St
2	Qargo Coffee	705 N Virginia St, Ste 5
3	Starbucks	330 S Virginia St

RESTAURANT - FINE DINING ADDRESS

1	Ruth's Chris Steak House	407 N Virginia St
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RESTAURANT - QSR/FAST FOOD ADDRESS

1	Taco John's	770 S Wells Ave
2	Little Caesars	901 West 4th St
3	Domino's Pizza	83 W Plumb Ln
4	Jimboy's Tacos	700 E 2nd St
5	Roberto's Taco Shop	801 N Virginia St
6	Raising Cane's	2175 N Virginia St
7	Burger King	1105 West 4th St
8	Jack in the Box	410 Keystone Ave
9	Domino's Pizza	801 West 4th St
10	Pizza Twist	1885 S Virginia St
11	Teriyaki Madness	705 N Virginia St, Ste 130
12	Subway	465 East Plumb Ln
13	Port of Subs	500 N Sierra St
14	Mountain Mike's Pizza	925 W 5th St
15	Taco Bell	1664 North Virginia St
16	Pizza Hut	1295 W 7th St
17	McDonald's	305 E Plumb Ln
18	Jimmy John's	705 N Virginia St, Ste 100
19	Port of Subs	87 W. Stadium Wy, Ste 290C
20	Burgerim	254 W 1st St
21	Port of Subs	417 Keystone Ave
22	Port of Subs	273 E Plumb Ln, Ste 110
23	In-N-Out Burger	915 W 5th St
24	Ike's Love & Sandwiches	2175 N Virginia St, Unit 2
25	Taco Bell	1075 W 4th St
26	KFC	880 W 5th St
27	Wendy's	875 W 5th St
28	McDonald's	440 Keystone Ave



WHY RENO?

RENO IS NOT JUST A CASINO TOWN ANYMORE

Reno continues to see rising rental rates from the shrinking supply, increased demand, and new incoming major employers. A Landlord and Business Friendly State, Reno is diversified with new tech jobs, a logistics hub for the whole west coast, art, culture, and innovation. New employers are drawing fresh talent in and they choose Reno over many big cities for the “Biggest Little City in the World” lifestyle.

Investors buying in Nevada benefit from competitive cap rates, landlord-friendly laws, and Nevada’s lack of a state income tax.



4.6%

UNEMPLOYMENT RATE

21,500+

DOWNTOWN RENO WORKERS

3.87M

VISITORS IN 2024

EXPANDING LIFESTYLE AND EMPLOYMENT CHOICES KEEP THE POPULATION GROWING.

The city and state are consistently ranked within the top 10 nationwide over the past decade. These rankings are a direct reflection of the growth, community, culture, and economy that Nevada has to offer.



TAX ADVANTAGES

- No Corporate Tax
- No Personal Income Tax
- No Inventory Tax
- No Franchise Tax
- No Special Intangible Tax



BUSINESS FRIENDLY

- Top 10 states for best business tax climate
- Top 10 states for business incentives



Population growth & Employment growth



Reno Ranks #2 for the largest mid-sized manufacturing hub



Nevada Ranks #7 Best state in the tax Foundation’s 2024 State business tax climate index



No state income tax

Source: Esri, 2025

DOWNTOWN RENO



THE NEON LINE

Neon has always played a crucial role in Reno's aesthetic landscape, and now neon is celebrated at **J Resort's Neon Line and Glow Plaza**. The district features vibrant, dynamic neon artwork and hosts live concerts, festivals, and art events. Where the **Neon Line** district meets downtown, visitors will find the freshly redeveloped and rebranded **J Resort**. With a new casino floor, world class dining, and remodeled hotel rooms, the J Resort is an inviting destination. In line with this district's development, **Jacobs Entertainment** has released plans to create a mixed-use project that will include commercial and market-rate housing with a strong arts and entertainment focus. The Neon Line is only the beginning of the Downtown Reno submarket's transformation.

DOWNTOWN RENO

Reno's entertainment epicenter has something for everyone to enjoy. Casino lined streets full of quaint shops and national and local restaurants play host to the area's major events. **The Row**, the product of a recent merger between Eldorado Resorts and Caesars Entertainment, unites three major Reno casinos with a recent renovation that includes connected indoor walking paths and new entertainment and dining additions such as Topgolf Swing Suite and Ramsay's Kitchen by Michelin Star chef Gordon Ramsay.

THE NEVADA MUSEUM OF ART

Located in the heart of Reno, just between Downtown and MidTown, the newly expanded Nevada Museum of Art is the only art museum in Nevada accredited by the American Alliance of Museums, putting it in the same circle as The Met in New York and San Francisco's MoMA. The nearly completed addition of the Charles and Stacie Mathewson Education and Research Center will drive regional arts education forward, growing Reno's creative culture and community outreach immensely.



ARTS AND MUSIC

Reno is full of artistic and cultural events. The community has a rich variety of special events, historic buildings, performing arts productions, and galleries. With events happening all year long residents are sure to never get bored.

- Lake Tahoe Shakespeare Festival
- Hot August Nights
- Reno River Festival
- Reno Rodeo
- Brews & Blues Festival
- Best in West Rib Cook Off
- Burning Man
- ArTown
- Western Lights Festival

LIFESTYLE



THE STATE OF NEVADA

Nevada has made its mark as the business-friendly state in the West. Major high profile employers have made their move to Nevada escaping high tax neighboring states for Nevada's business friendly, tax friendly, development friendly climate.

THE CITY OF RENO

For the past decade, both the city of Reno and the state of Nevada have ranked in the top 10 nationwide for living and business. These rankings serve as a direct testament to the growth, redevelopment of communities, lively arts and culture events, and a strong business economy that extends far beyond gaming.

#7

Nevada ranks #7 best state in the Tax Foundation's 2024 State Business Tax Climate Index

#2

Reno ranks #2 for the largest midsize manufacturing hub



MAJOR NON-GAMING EMPLOYERS



DRIVE TIMES, WALK SCORE, AND DEMOGRAPHICS

DISTANCE & DRIVE TIMES

0.2 MILES

Greater Nevada Field Home of Reno Aces
2 MIN. DRIVE

0.3 MILES

MidTown Reno
3 MIN. DRIVE

0.4 MILES

Wingfield Park at the Truckee River
3 MIN. DRIVE

3.7 MILES

Reno Tahoe International Airport
6 MIN. DRIVE

40.3 MILES

Kings Beach Lake Tahoe
49 MIN. DRIVE

23.4 MILES

Tahoe Reno Industrial Center
28 MIN. DRIVE

WALK SCORES



98/100

WALKER'S PARADISE

Daily errands do not require a car.



63/100

GOOD TRANSIT

Many nearby public transportation options.



85/100

VERY BIKABLE

Biking is convenient for most trips.



DEMOGRAPHICS	1 MI.	3 MI.	5 MI.
2024 Population	21,353	139,788	251,123
2024 Average Household Income	\$73,658	\$84,287	\$96,237
2029 Projected Average Household Income	\$87,353	\$98,446	\$111,522
2024 Businesses	2,437	7,054	11,911
2024 Employees	34,183	101,550	167,191

EDUCATION



UNIVERSITY OF NEVADA, RENO

University of Nevada, Reno is ranked among U.S. News & World Report's Best National Universities. Founded in 1874, the University consists of 11 separate colleges with the School of Medicine ranked in the top 100 schools. The University offers over 145 Tier- 1 degree programs and averages over 22,000 students annually. The campus has undergone many renovations over the last five years, including a new 108,000 sq ft engineering building, new 287,000 sq ft parking garage, multiple renovated and new build dorms, and coming soon a five-story, 128,000 square-foot building that will become a new home for the College of Business.



GROWING ENROLLMENT



TOP PUBLIC-SCHOOL RANKINGS



EXPANDING & RENOVATED CAMPUS

NORTHERN NEVADA RECREATION & EVENTS

Reno is renowned as the “Biggest Little City in the World,” and it is among the sunniest cities in the United States, with 300 days of sunlight per year. The great weather offers residents every outdoor activity from biking our beautiful ranges, lakeshore hiking, camping, boating our many lakes, and so much more for every outdoor enthusiast.

- Lake Tahoe
- Pyramid Lake
- Mt. Rose
- Peavine Mountain
- Truckee River Walk





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REVIVAL
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RENO

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