



For Sublease

Office Space in the Heart
of Downtown Reno

50 South Virginia Street
Reno, NV 89501

500 SF - 4,160 SF Available
in Recently Remodeled
Space

Lease Rate: \$1.73/SF/MO
Full Service

Recently Reduced Lease Rate

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Property Overview

Colliers is pleased to present space in the Old Post Office for sublease consisting of 4,160 SF. Downtown office for sublease that can easily be demised and master landlord is willing to do longer term direct leases pending terms and credit. Master lease expires February 1, 2028. Furniture may be available. Recently remodeled space that has a high-tech finish and located in one of Reno's most hip buildings with on-site eating and entertainment options. The property overlooks the Truckee River and Downtown Reno. Property is located near other restaurants and amenities. Parking in the surface lot is available.

**Recently Reduced Lease Rate:
\$1.73/SF/MO Full Service**

UNITED STATES POST OFFICE

Property Highlights

FIFTY SOUTH VIRGINIA
Make your place in history.
www.fiftysouthvirginia.com



Class A 55,664 SF Office/Retail building in Downtown Reno



Historic Art Deco building with modern amenities and restored architecture



Prime location with Truckee River views and walkable access to City Hall and restaurants



Recently remodeled 4,160 SF office with high-tech finishes and flexible layout options



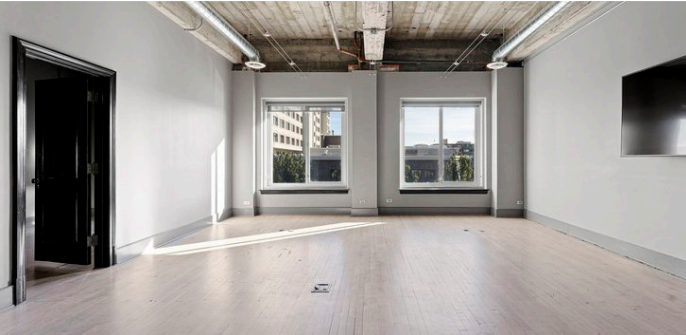
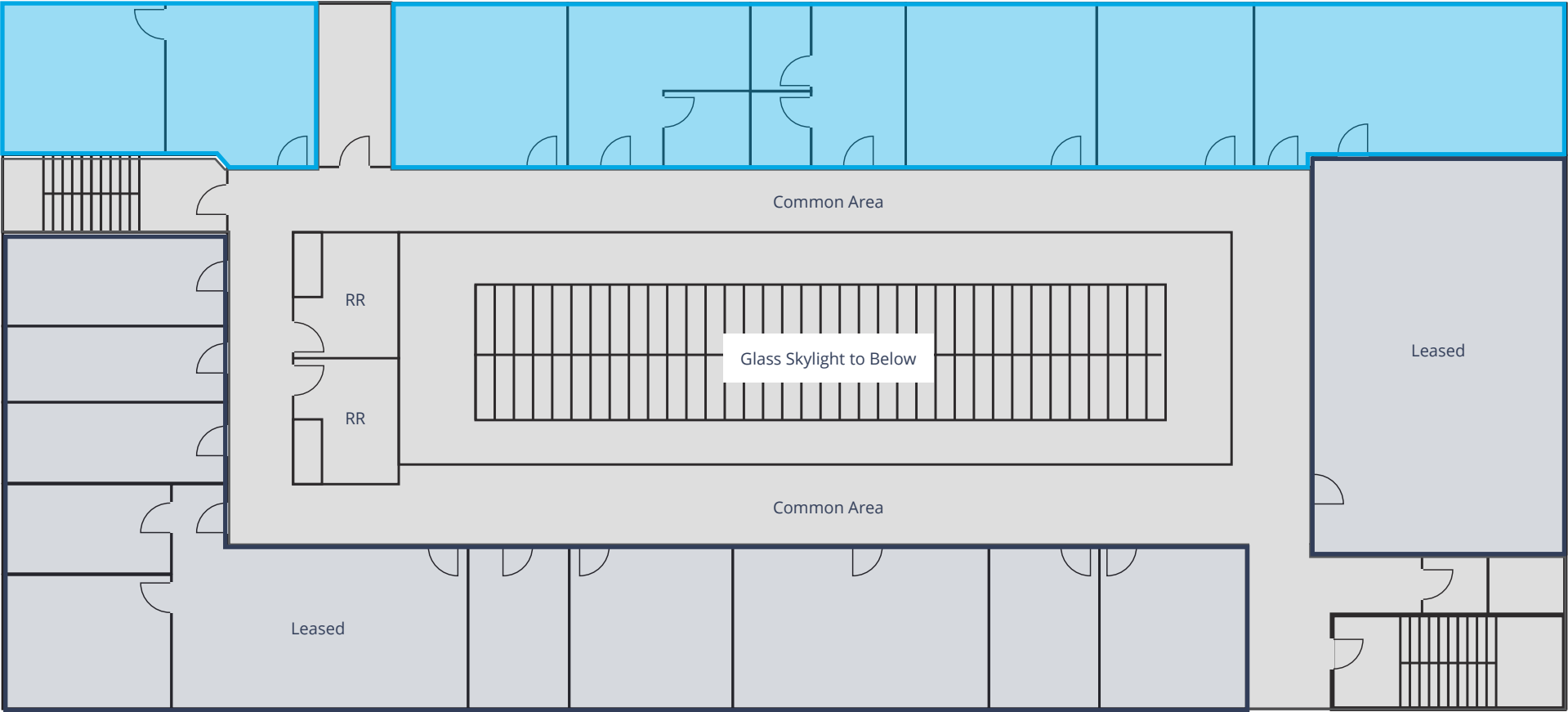
On-site dining and retail in The Basement, including local coffee and food spots



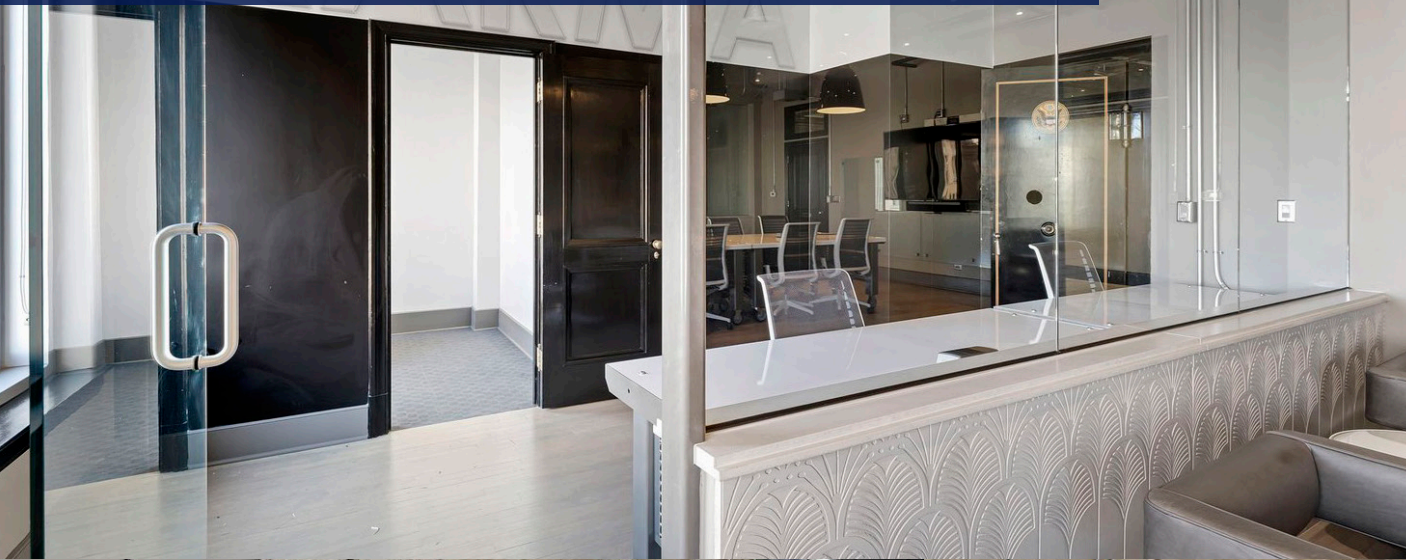
Surface level lot and metered street parking available

Second Floor Availability

4,160 SF total, can be demised to approximately 500 SF



Premiere Modern Finishes



Available On-Site & Street Parking



Truckee River

The Renaissance

Site

S Center Street

Lake Street

S Virginia Street

Pioneer Center for the Performing Arts

S Sierra Street

Second Judicial District Court

State Street

Court Street

Pine Street

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

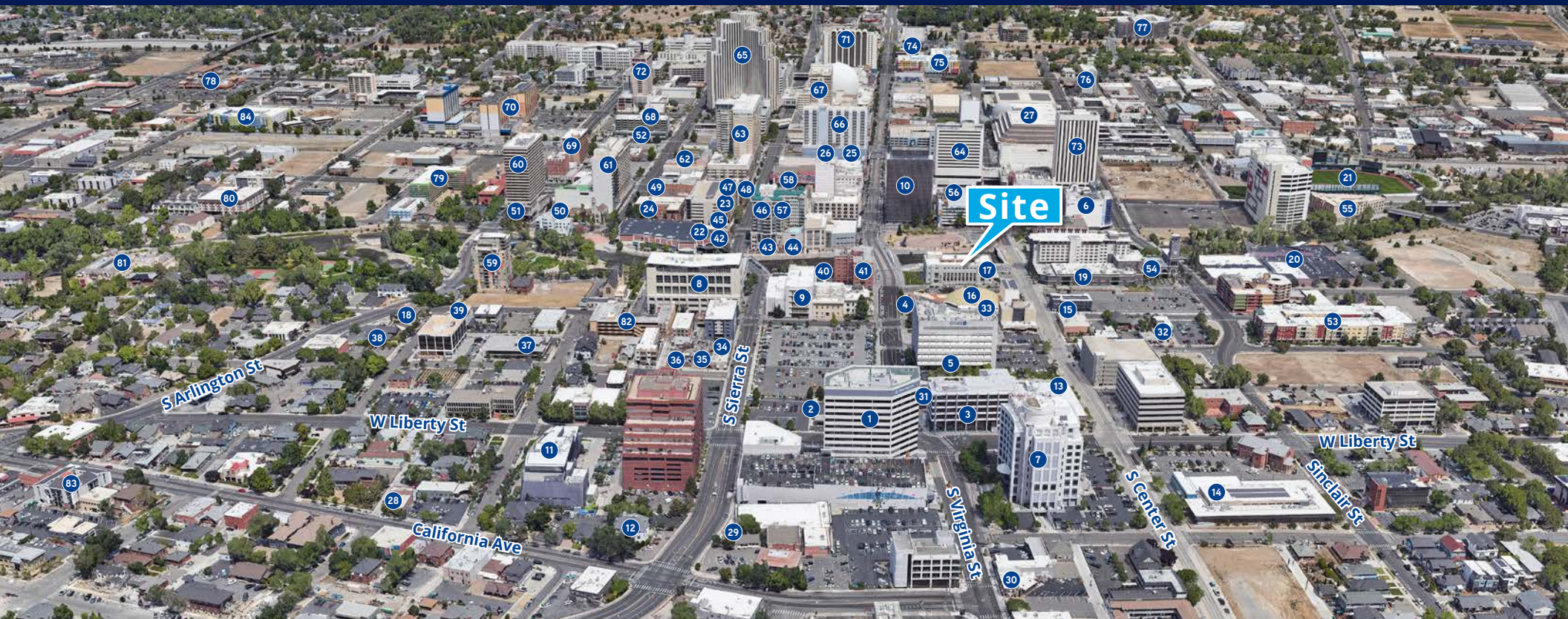
33. La Famiglia Italian & The Coconut Downtown
34. Old Granite Street Eatery
35. RedRock Bar
36. Royce
37. Washoe Public House
38. Pignic Pub & Patio
39. Great Basin Community Food Co-Op
40. The Eddy
41. Wild River Grille
42. Pizanos Pizza
43. Campo, Reef Sushi & Sake
44. Sierra St Kitchen & Cocktails, 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



Market Overview

The Greater Reno-Tahoe's business and economic climate is experiencing a major boom and the ramifications are far reaching. In fact, Nevada was ranked number 7 in the 2023 State Business Tax Climate Index, according to the Tax Foundation. With the area including major cities such as Reno, Sparks, Carson City, Fernley, and Incline Village, there is plenty of room for expansion. With the benefits of Nevada's low tax on businesses - and a satisfying quality of life, it's a wonder why a business or developer would choose anywhere else. The region's optimal location to San Francisco, Portland, Salt Lake City, Las Vegas, and Los Angeles all within a day's drive is just another added benefit.

Business-Friendly Environment

- » No corporate income taxes
- » No personal income taxes
- » No estate/gift taxes
- » No unitary taxes
- » No franchise taxes
- » No inventory taxes
- » No franchise taxes on income
- » 1.48% Payroll Tax
- » 6.85% Sales Tax
- » 0.60% Property Tax
- » 0.25-5.4% Unemployment Insurance Tax
- » Qualified Opportunity Zones

4.8%

UNEMPLOYMENT RATE
AS OF APRIL 2025

258,017

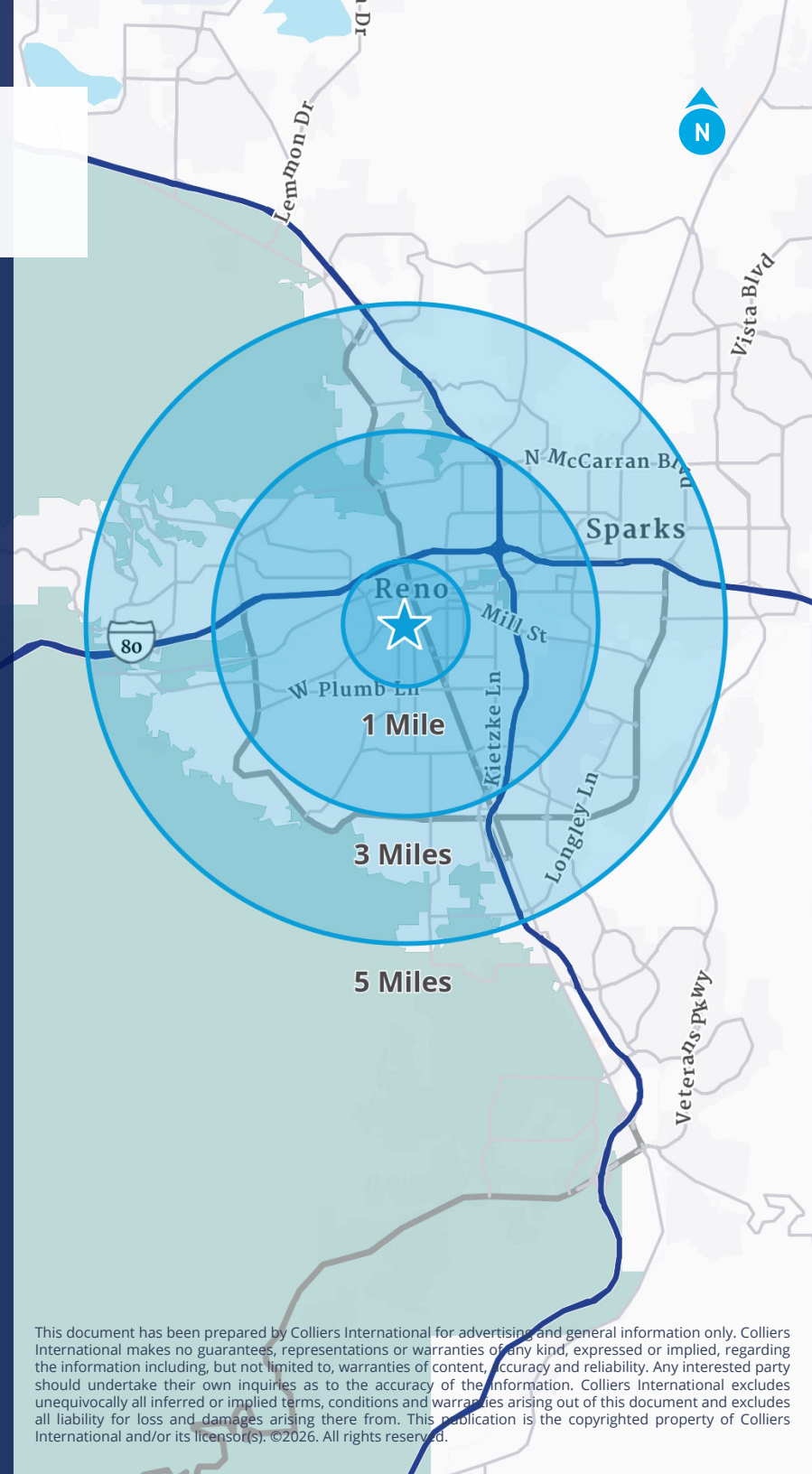
WASHOE COUNTY
EMPLOYMENT AS OF 2024

514,332

WASHOE COUNTY
POPULATION AS OF 2024

\$567,000

MEDIAN HOME PRICE
AS OF FEBRUARY 2025



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