

For Lease

Mixed-Use Building in the Heart of MidTown



1401 S. Virginia St.
Reno, NV 89502

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Listing Snapshot



Negotiable
Lease Rate



± 3,385 - 16,382 SF
Available Square Footage



\$0.50 PSF
Estimated NNN Expense

Property Highlights

- First and second floor retail and office space available in mixed-use building at the heart of MidTown
- ± 4,652 SF former jeweler with existing vault, office in-place, and S. Virginia St. frontage
- ± 5,216 SF first floor mixed-use space with S. Virginia St. frontage
- ± 3,385 SF second floor mixed-use space with bonus mezzanine office
- ± 3,129 SF second floor mixed-use space with outdoor patio
- On-site parking and newly completed S. Virginia St. road improvements add additional street parking with a total of 41 parking spaces
- Excellent visibility along S. Virginia St. with traffic counts over 24,000 CPD
- Close proximity to the recently redeveloped Reno Public Market and Reno Entertainment District
- Walk score of 92 and bike score of 41
- Owner-user sale opportunity with up to ± 16,382 SF of contiguous space available

Demographics

	1-mile	3-mile	5-mile
2026 Population	24,000	127,997	246,575
2026 Average Household Income	\$92,594	\$98,996	\$106,649
2026 Total Households	11,753	56,477	105,073



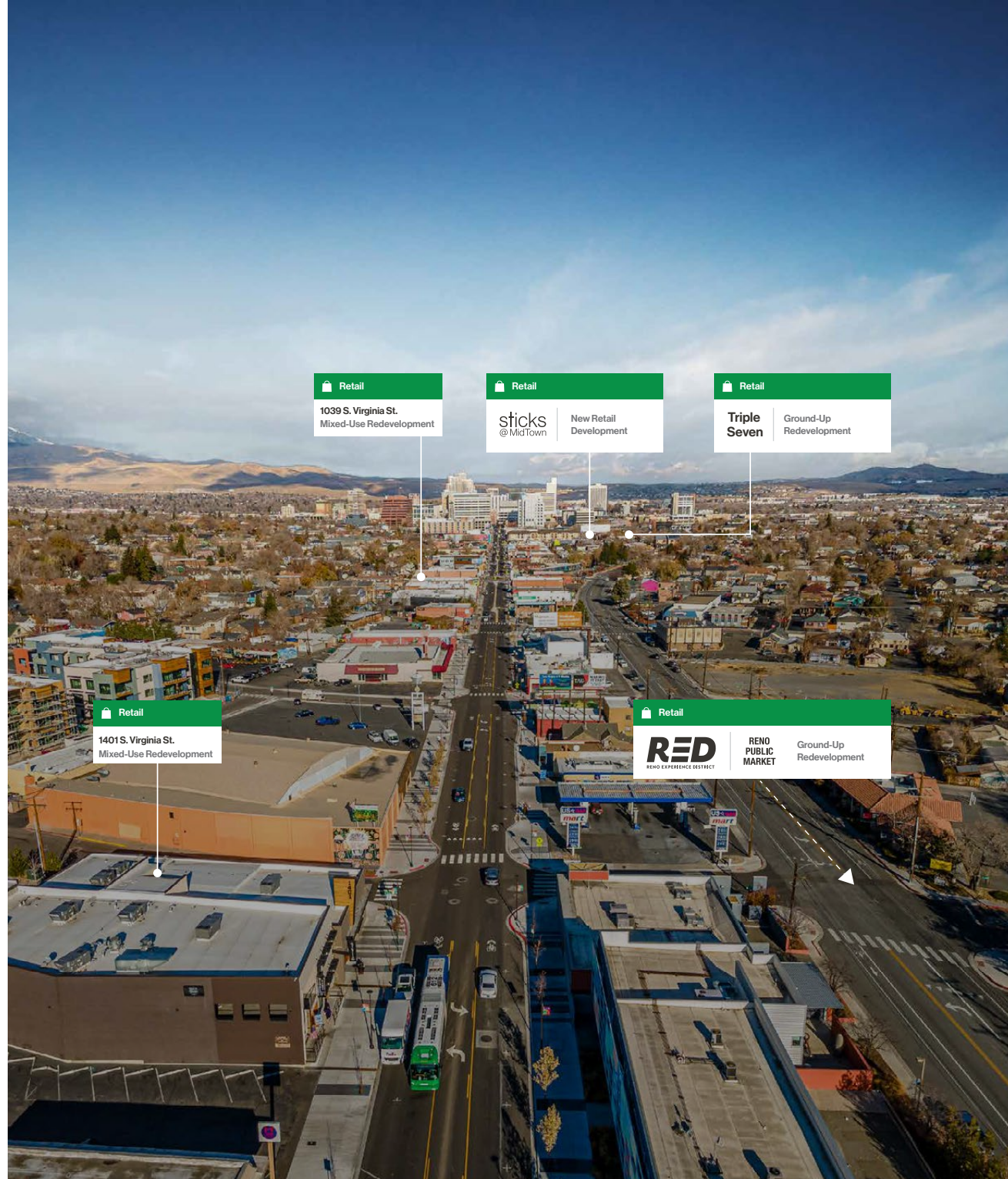
A look at MidTown Nevada

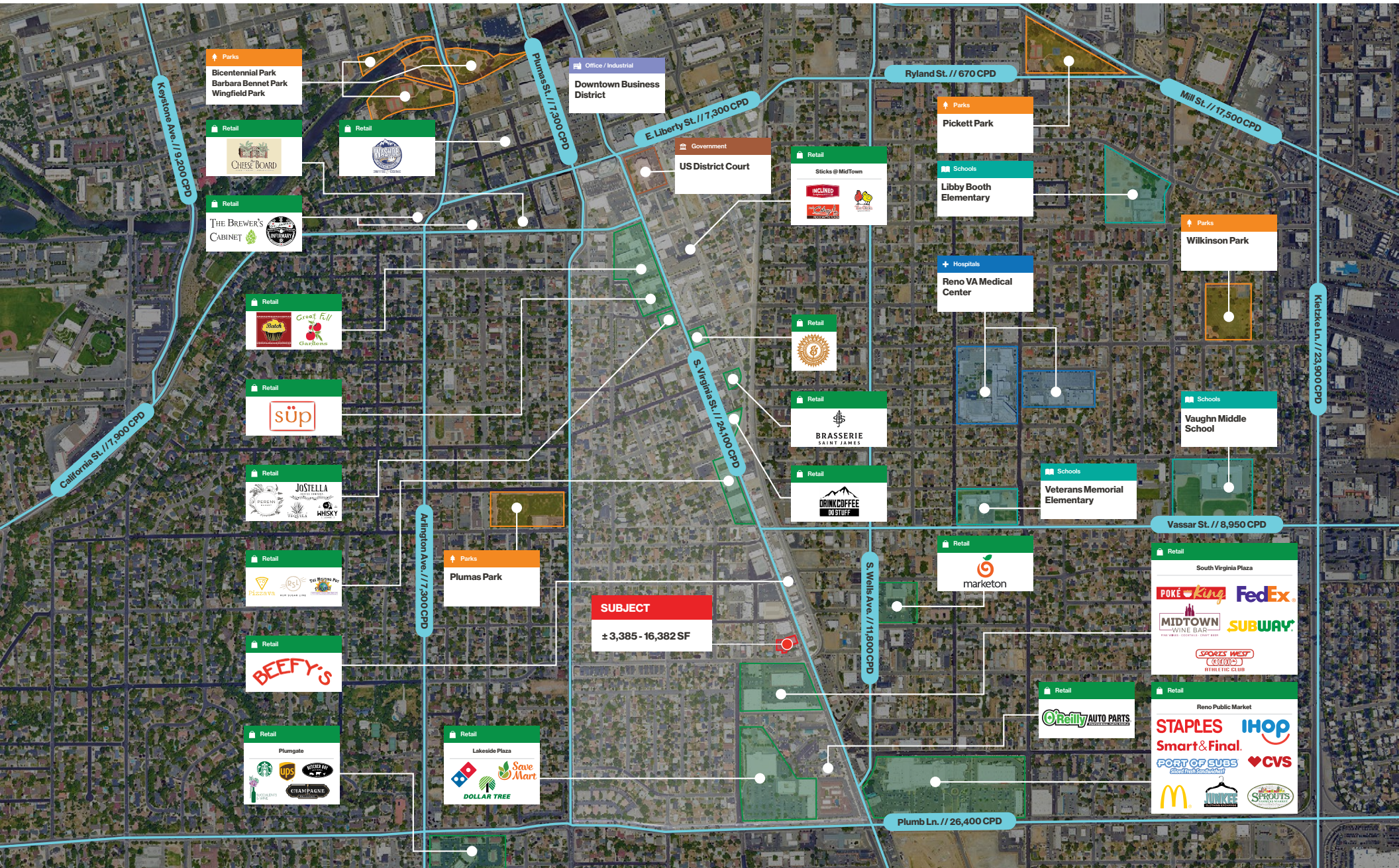
MIDTOWN
DISTRICT
RENO

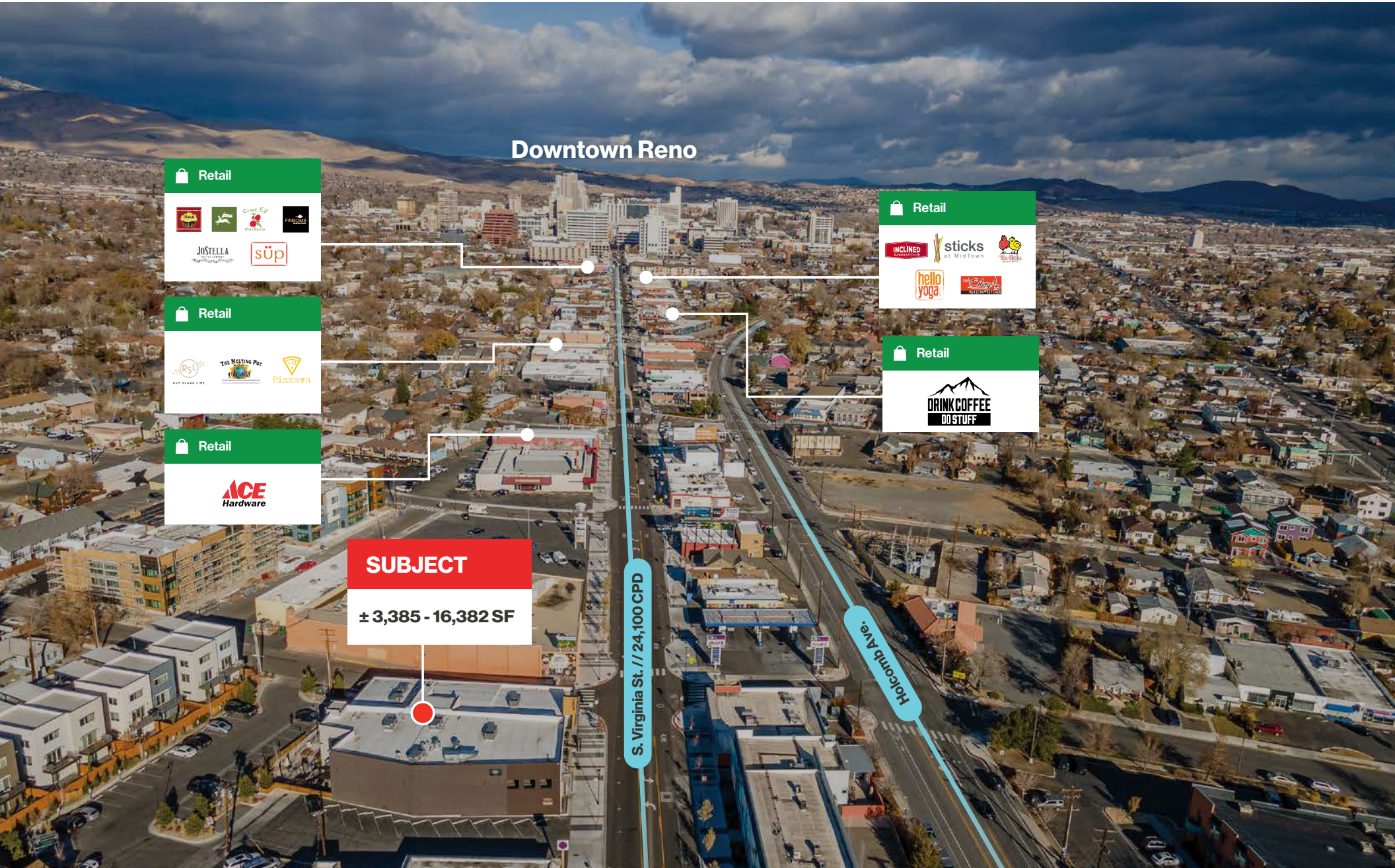
The heart of Reno and home to over 250 businesses

The MidTown district continues to boost the Reno economy by bringing together entrepreneurs and business developers in the area. Through a mix of redeveloped buildings and residential conversions, retailers and office users have brought their ideas to life, collaborating and inspiring the community. Annual events hosted by the business and property owners in the area promote engagement throughout Reno and Sparks.

Over the past five years, MidTown has increasingly become a go-to spot for investors. While many of the properties in this part of town were built in the early 1900's, developers have focused on renovating the buildings bringing modern art and architecture to the building.







Site Plan

Available NAP

Ste.	Tenant	SF (±)
100	AVAILABLE* First-floor mixed-use space with open bullpen, one private office, kitchenette, and two private restrooms..	5,216 SF
150	AVAILABLE* Former jeweler with large showroom, vault, and private management offices in place.	4,652 SF
175	Biggest Little Steakhouse	2,305 SF
200	AVAILABLE* Second floor mixed-use space with open office, two private restrooms, and private balcony	3,129 SF
225	AVAILABLE* Second-floor office/loft space with open bullpen, two private offices, conference room, two restrooms, and bonus mezzanine office.	3,385 SF
250	Midnight Coffee Roasting	2,772 SF

**Vacant spaces can be combined with neighboring suites up to ± 16,382 SF

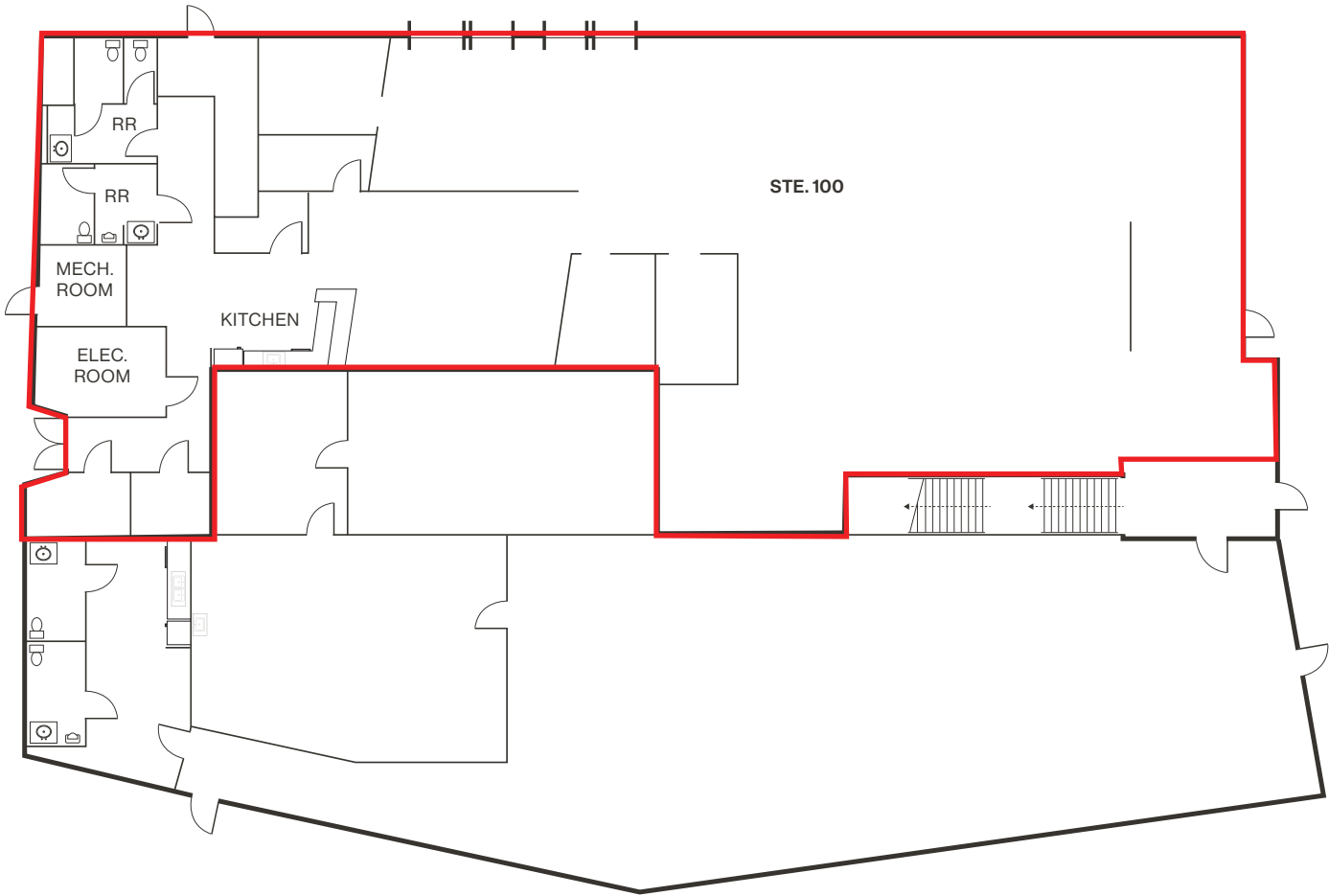
Demising Option



Floor Plan | Suite 100



- ± 5,216 SF first floor mixed-use space
- Open bullpen
- Two (2) private restrooms
- Kitchenette
- Storage areas in place
- Can be combined with neighboring spaces up to ± 16,382 SF

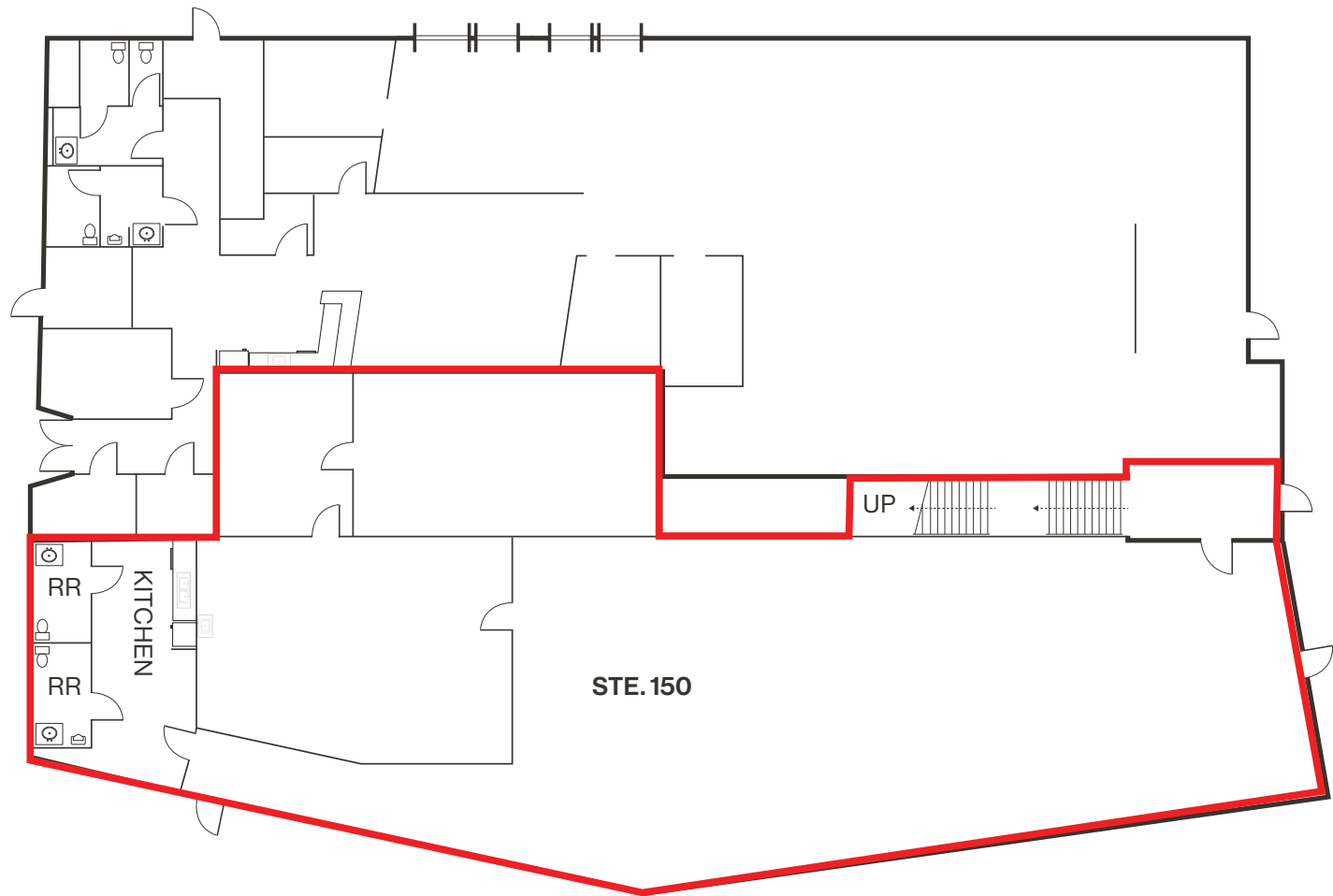


Floor Plan | Suite 150



- ± 4,652 SF first-floor mixed-use space
- Open showroom area with private vault
- Two (2) private restrooms
- Can be combined with neighboring spaces up to ± 16,382 SF

First Floor



Floor Plan | Suite 200 — 2nd Floor

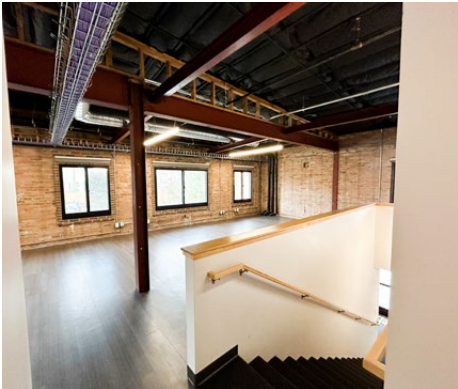
Second Floor



- ± 3,129 SF second-floor mixed-use space
- Open office area
- Two (2) private restrooms
- Private balcony overlooking S. Virginia St.
- Can be combined with neighboring spaces up to ± 16,382 SF

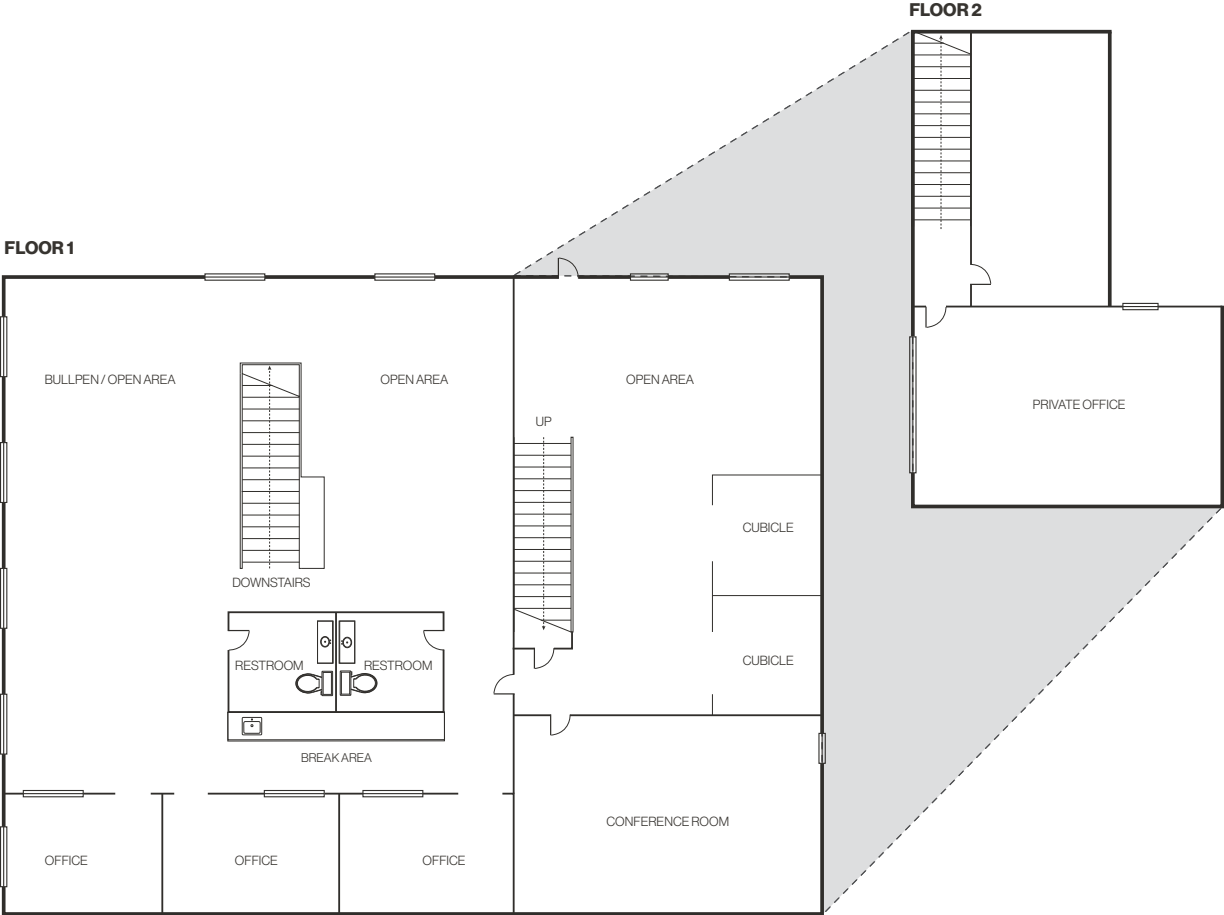


Floor Plan | Suite 225

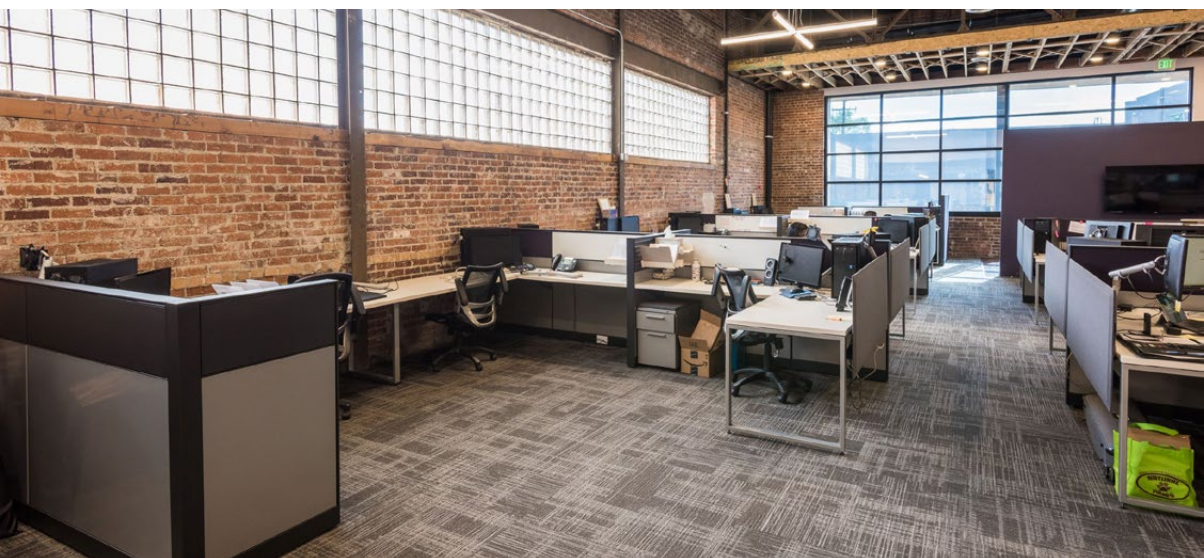


- ± 3,385 SF second floor mixed-use/loft space
- Open floor plan with two (2) restrooms and kitchenette
- Several open bullpen areas
- Four (4) private offices with conference room
- Can be combined with neighboring spaces up to ± 16,382 SF

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Property Photos



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