

Property Rendering

Colliers



FOR LEASE | THREE-STORY OFFICE BUILDING

**333 HOLCOMB AVE**  
RENO, NV

Building Interior and Exterior Renovations Underway!

**333 HOLCOMB AVE**

## THE OPPORTUNITY

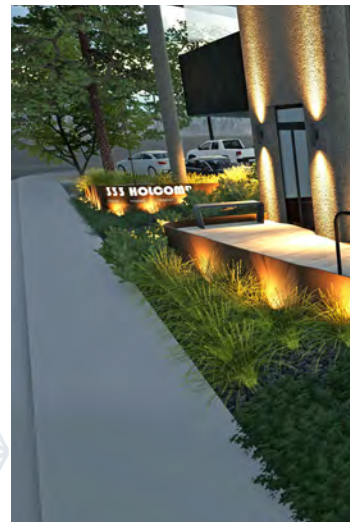
Colliers is pleased to present 333 Holcomb Ave for lease, offering professional office suites on three floors. This three-story, elevator-served building is professionally managed and provides ample on-site and street parking. Ideally situated near downtown Reno, the location offers convenient access to courthouses, museums, restaurants, entertainment venues, and professional services, as well as close proximity to the University of Nevada, Reno. Tenants will enjoy panoramic views of Downtown Reno and the Sierra Nevada Mountain Range, along with excellent visibility from both E. Liberty Street and Holcomb Avenue, including prominent signage opportunities.

The property, originally built in 1986, is currently undergoing a comprehensive exterior renovation, with Phase 1 completion anticipated in mid-2026 and Phase 2 in late 2026. Exterior upgrades include a modernized building façade, new monument and building signage, fresh paint, and enhanced landscaping to elevate curb appeal and professional presence.

Interior improvements are underway and will include the renovation of the first floor lobby as well as upgraded restrooms on all three floors and an updated second-floor common area. These updates will create a modern, professional environment tailored to today's office users.

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Legend

- 1. Linear Paver Plaza
- 2. Corten Steel Undulating Walls
- 3. Precast Concrete Benches
- 4. Basalt Boulders
- 5. Entry Awning
- 6. Aspen Grove Planters
- 7. Gravel Mulch Shade Planting
- 8. Revised Parking and Walk Aisle Layout



**333 HOLCOMB AVE**

# RENOVATION HIGHLIGHTS

## Façade Refresh

Exterior of the building will be fully modernized to elevate curb appeal.

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## Signage Upgrades

New building and monument signage to enhance visibility.

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## Common Area Enhancements

Building Lobby, Common Areas and all restrooms are getting a full update as well as remodeled for ADA standards.

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## Landscaping Improvements

Updated greenery and outdoor design for a more polished exterior.

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## Renovation Timeline

Renovations are underway with Phase 1 completion in mid-2026 and Phase 2 by end of 2026

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## Various Suite Sizes Available

A variety of suite sizes available from a portion of the floor to a full floor. Multiple suites can be leased but are not contiguous on each floor.

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## Professional Management

Professional property management ensures responsive service and well-maintained premises.

## Strategic Location

Located near downtown Reno with quick access to courthouses, UNR, restaurants, and professional services.

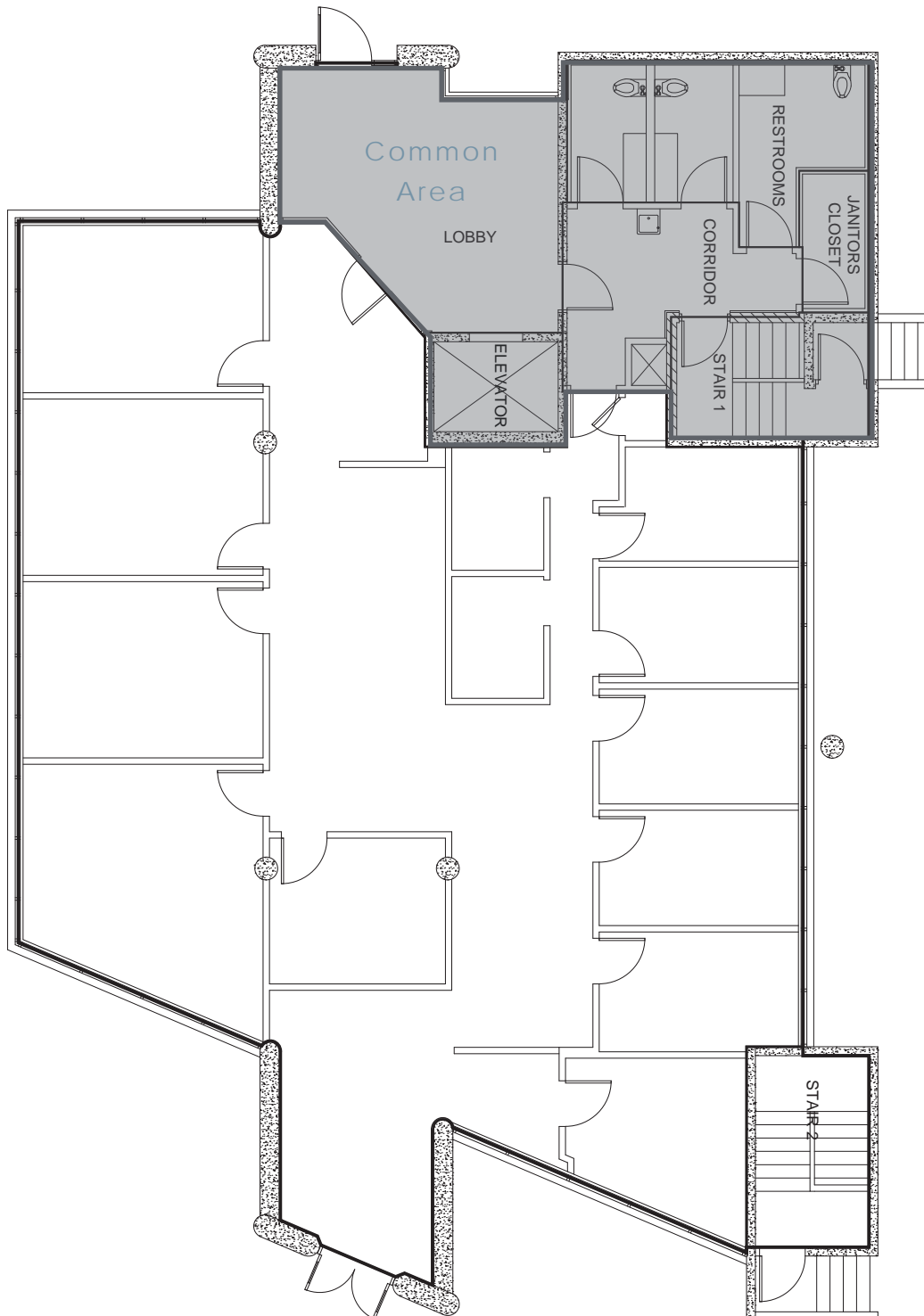
**333** HOLCOMB AVE

# COLOR AND FINISH BOARD IMPROVEMENTS UNDERWAY!



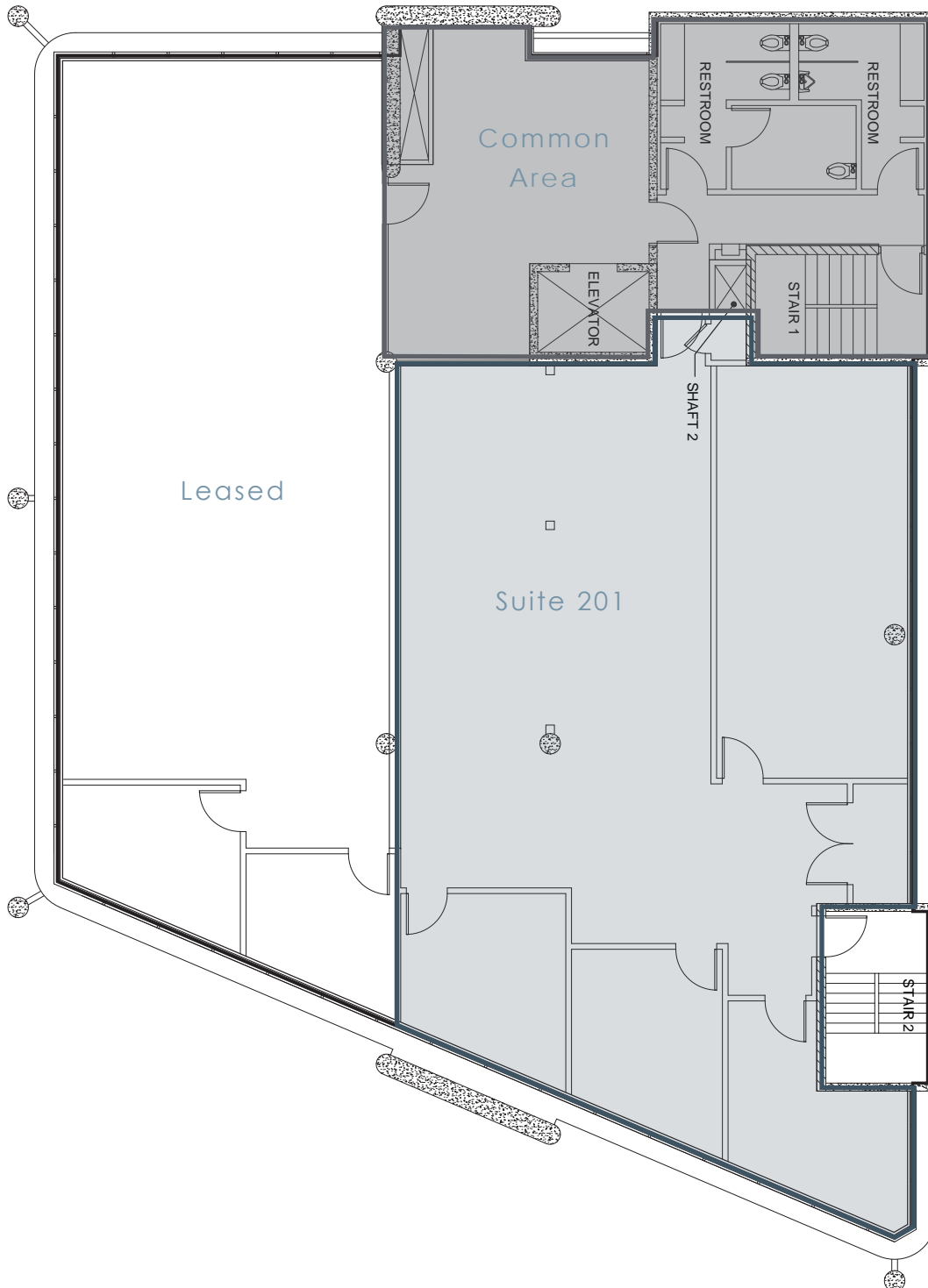
# SUITE 100 - ±3,615 SF

First floor suite that has been recently updated. Layout includes reception, private offices, work room and cubicle space. The suite has an entry from the main building lobby as well as from the Holcomb street side.



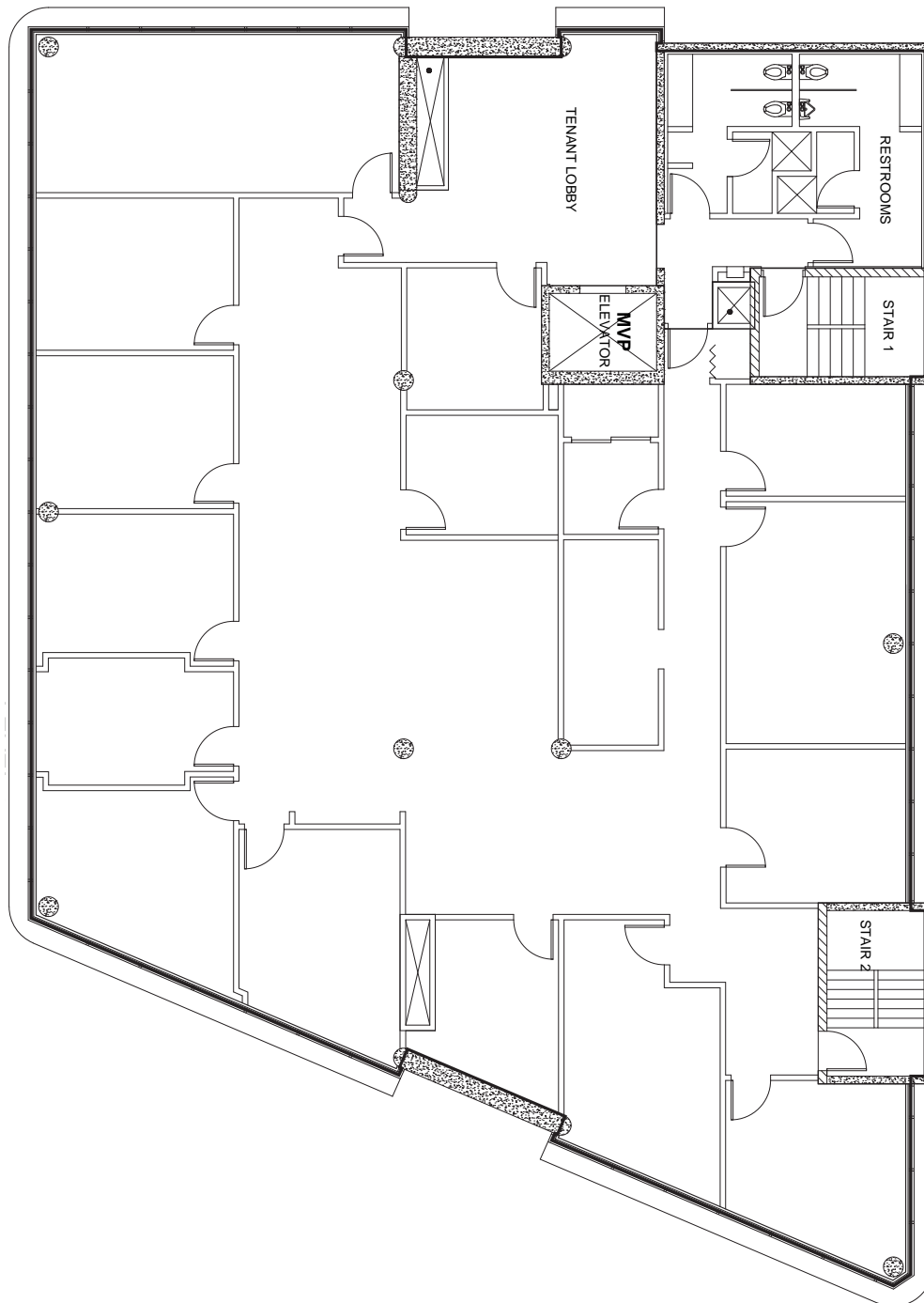
# SUITE 201 - ±2,743 SF

A portion of the 2nd floor is available that will include new glass entry doors from elevator landing. Layout currently includes a large conference room, IT room and three private offices. Landlord will provide a TI allowance for qualified tenants and leases.

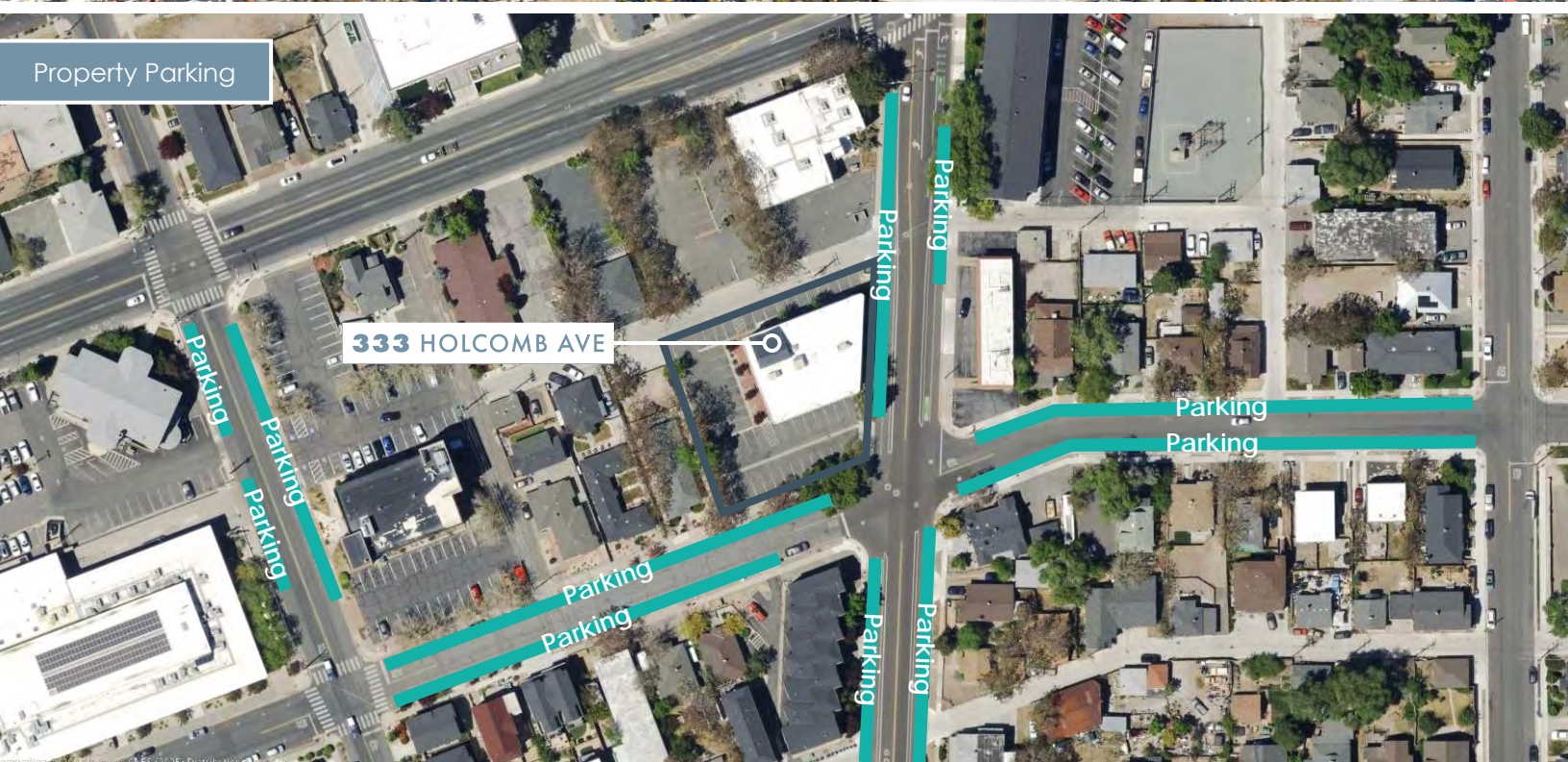


# SUITE 300 - ±5,433 SF

The layout includes a welcoming reception area, separate rest rooms for men and women with showers, small conference room, large conference room, 12 window lined offices, 2 internal offices, bullpen areas for workstations, breakroom, IT closet and storage. The space has ample natural light, an open ceiling with wood paneling and will receive upgraded restrooms.



# 333 HOLCOMB AVE



# 333 HOLCOMB AVE

Bruce R Thompson  
Courthouse

Second Judicial  
District Court

Plaza Resort  
Club

J Resort

Reno  
City Hall

Meadows  
Bank

Discovery  
Museum

Arlington  
Towers

Pioneer Center for  
Performing Arts

The  
Renaissance

80

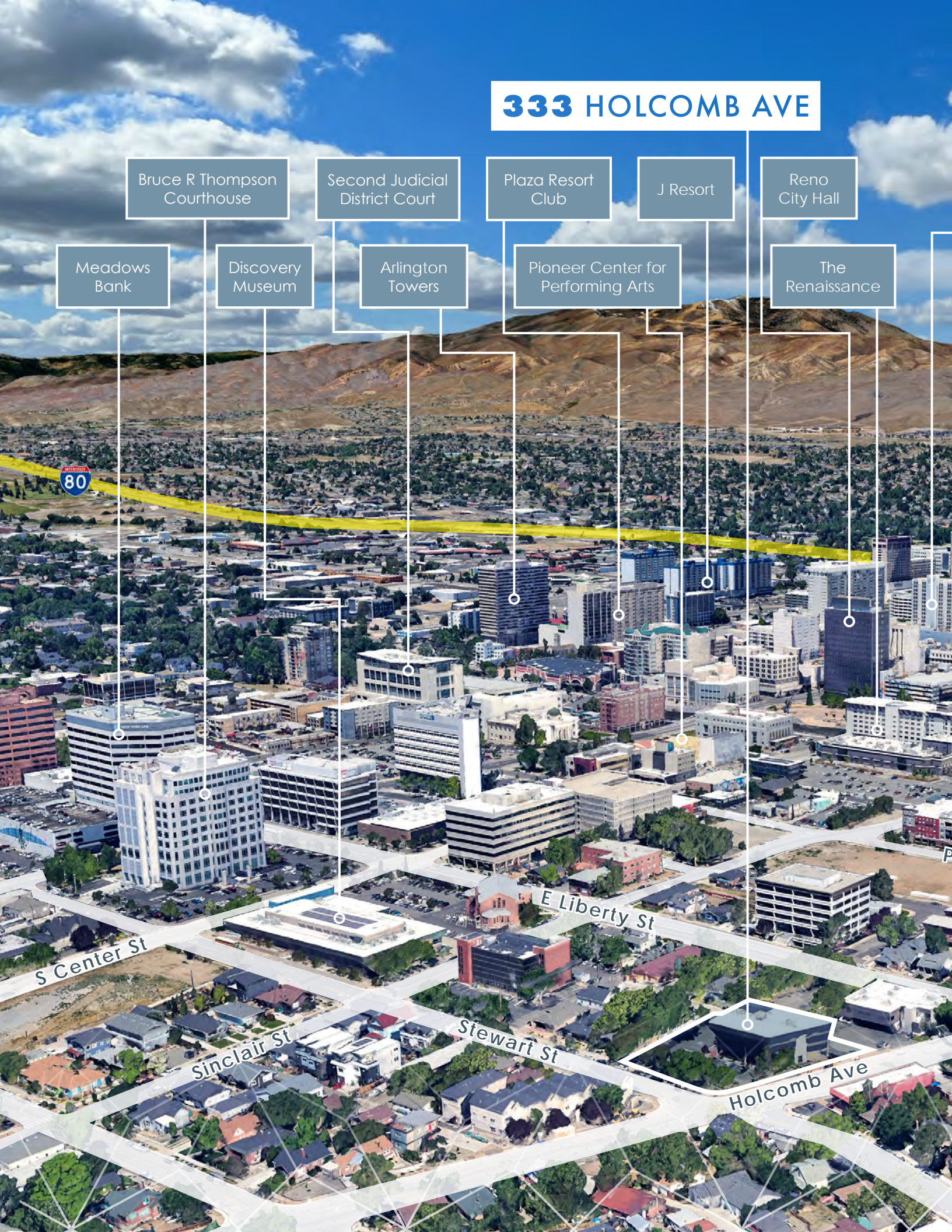
S Center St

Sinclair St

Stewart St

E Liberty St

Holcomb Ave





Whitney Peak  
Hotel

ElDorado Resort  
Casino

Silver Legacy  
Resort Casino

Howard Johnson  
by Wyndham

## 333 HOLCOMB AVE

# LOCATION

Located at the intersection of E. Liberty Street and Holcomb Avenue, 333 Holcomb Avenue offers a prime downtown Reno address with exceptional accessibility and visibility. The property is just minutes from key civic and cultural landmarks, including the Washoe County courthouses, Nevada Museum of Art, and a wide range of restaurants, coffee shops, and entertainment venues. Its central location also places it in close proximity to the University of Nevada, Reno, making it ideal for legal, educational, and professional service firms seeking a prestigious and convenient business environment.



**333 HOLCOMB AVE**

# 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 2024 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

395



395

650

650

Reno



1 Mile

3 Miles

5 Miles

N-McCarroll Blvd

Kings Row

N Sierra St

Oddie Blvd

E 4th St

Mill St

S Wells St

Mayberry Dr

W Plumb Ln

Plumas St

Kietz Lake Ln

Longley Ln

S Meadows Pkwy

Sparks Blvd

Baring Blvd

Vista Blvd

Sparks

E Prater Way

E Greg St

Reno-Tahoe International Airport

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## RENO, NV

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