



For Lease

colliers.com/Reno



535 E Plumb Lane
Reno, NV 89502

Available Space

1,695 to 7,440 SF

Lease Rate

\$1.75/SF/MO

Modified Gross – Tenant is responsible for power, gas, security, phone, internet, and janitorial services

Highly Visible Two Story
Free Standing Office
Building in Central Reno

Tenant Lease Rate Incentives
Available for Multiple Suites
Whole Floor – \$1.65/SF/MO or
Whole Building – \$1.50/SF/MO

For Lease

Property Overview

Address:	535 E Plumb Lane, Reno, NV 89502
Location:	Central Reno
Available Space:	1,695 SF to 7,440 SF
Parking:	29 On-site parking spaces plus additional street parking
Zoning:	PO - Professional Office
Lease Rate:	\$1.75 Modified Gross Tenant is responsible for power, gas, security, phone, internet, and janitorial services
Rate Incentive:	Whole Floor - \$1.65/SF/MO Whole Building - \$1.50/SF/MO

Building Comments

535 E Plumb Lane is a two story free standing office building. This highly visible office space offers an excellent opportunity for businesses seeking a central Reno location with easy access to Midtown, the Airport, and major thoroughfares. The building features a professional office layout with a mix of private offices, open work areas, and conference space—ideal for a variety of users. The building offers prominent signage opportunities along Plumb Lane, providing valuable exposure in a high-traffic corridor.

The building is ADA compliant and includes an ADA handicap lift. With ample on-site parking and proximity to amenities, this location combines convenience with flexibility.



Contact:

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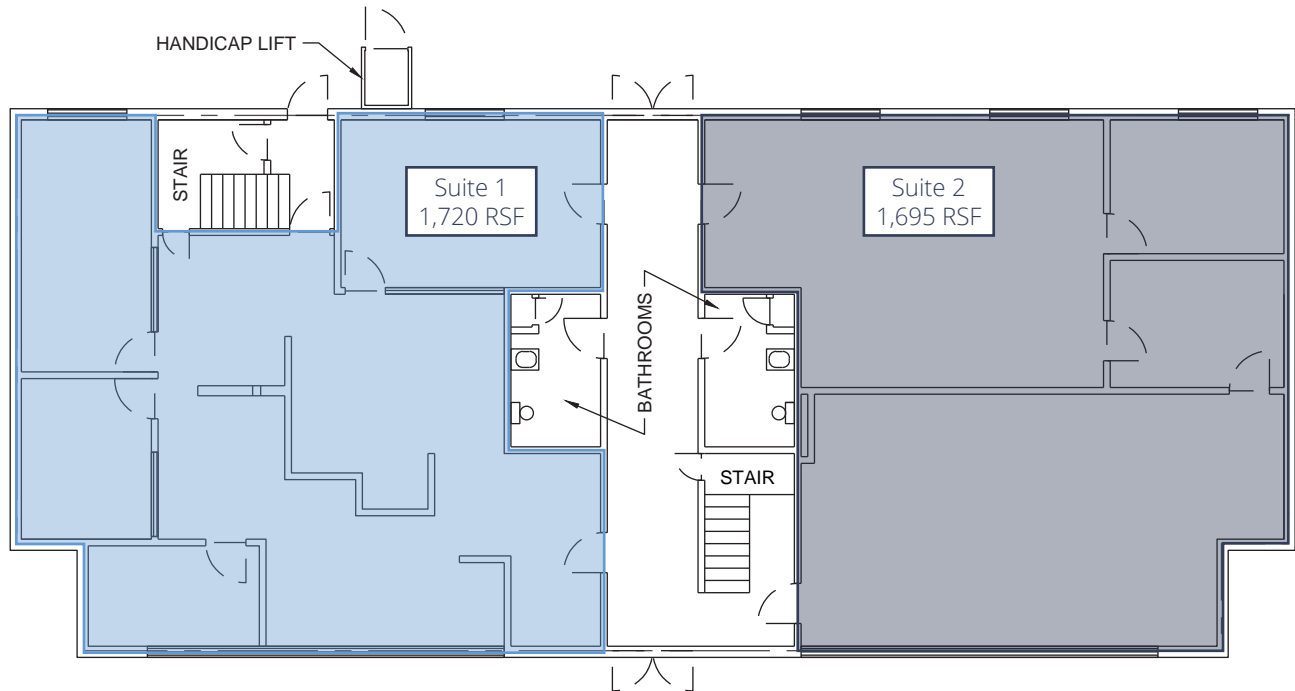
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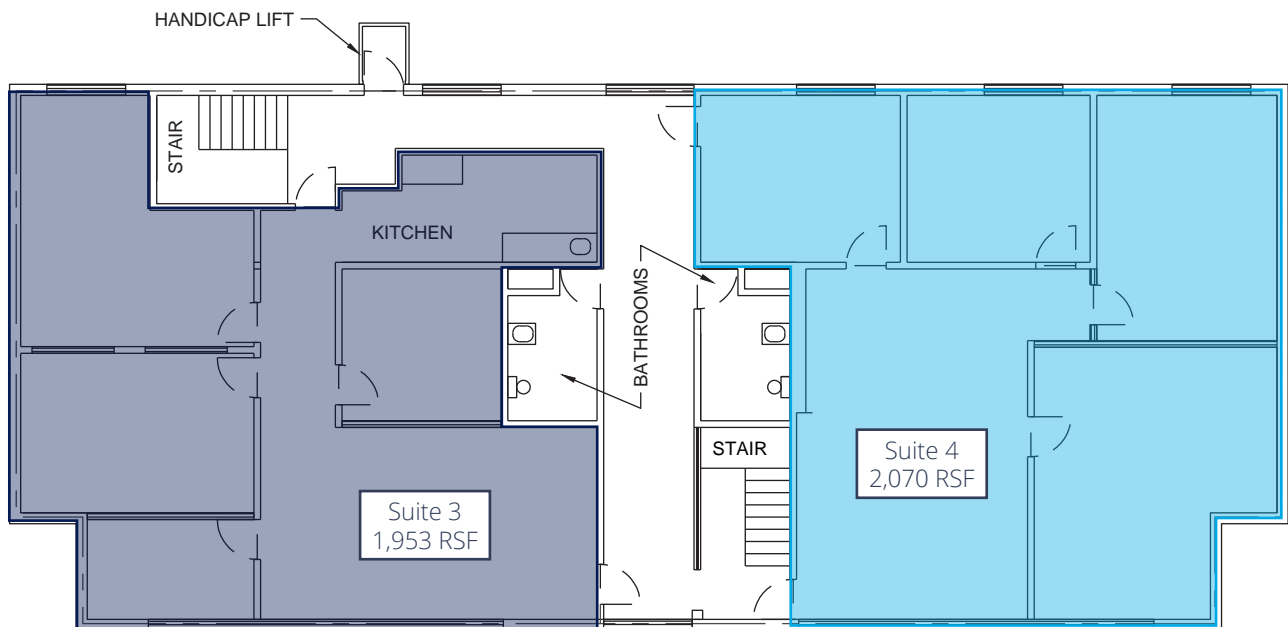
5520 Kietzke Lane, Suite 300
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Floor Plans

First Floor – 1,695 RSF to 1,720 RSF

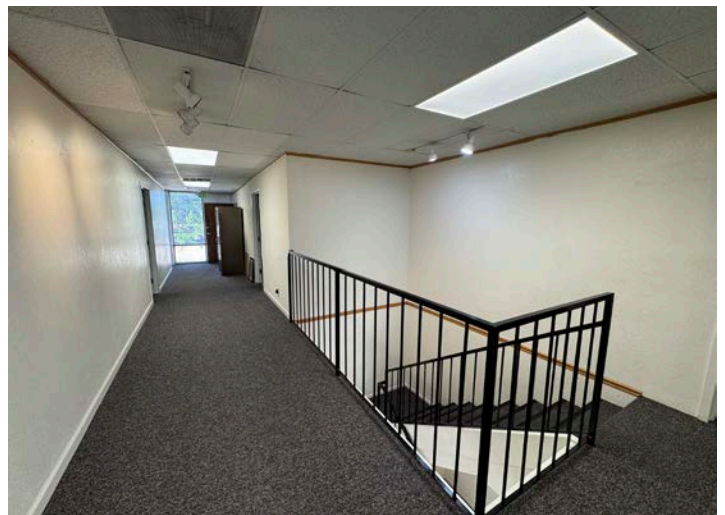
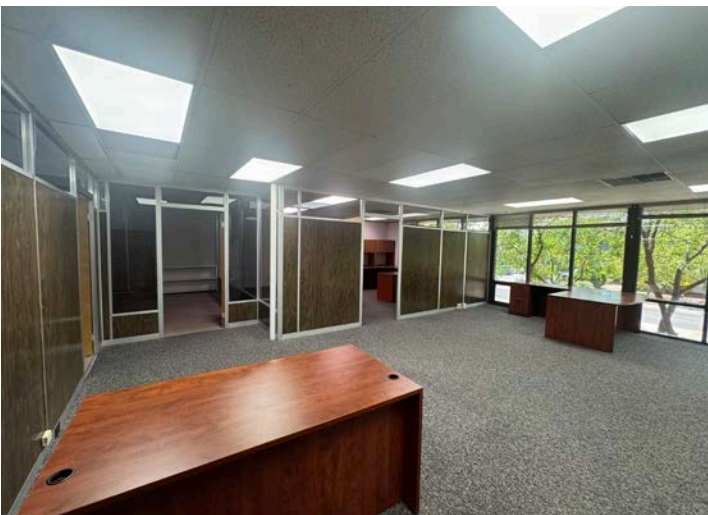


Second Floor – 1,953 RSF to 2,070 RSF



535 E Plumb Lane | For Lease

Property Photographs



535 E Plumb Lane | For Lease

Surrounding Area



Meadowood Mall

- macy's
- JCPenney
- DICK'S Sporting Goods
- BRACH'S
- The Cheesecake Factory
- ROUND1

- NEW 2 SPEED
- TARGET

- CVS pharmacy
- TRADER JOE'S

- COSTCO WHOLESALE
- AGI
- SLEEP TRAIN Mattress Center

Reno/Tahoe International Airport



Reno/Sparks Convention Center

Keitzke Lane



Reno's Experience District (RED)



S. Virginia Street

Plumb Lane

SITE

Edgemont 300 Units

Shoppers Square Annex

- DK Nails
- STAPLES
- Smart&Final
- BR Bakery Hobby
- PANDA EXPRESS

RENO+PUBLIC+MARKET

- T-Mobile
- CVS
- SPROUTS FRESH MARKET
- FIFTY FIFTY
- Makers Paradise
- POST OF COFFEE
- COLD STONE
- IHOP
- UNITED STATES POSTAL SERVICE
- WANDERING WYLD

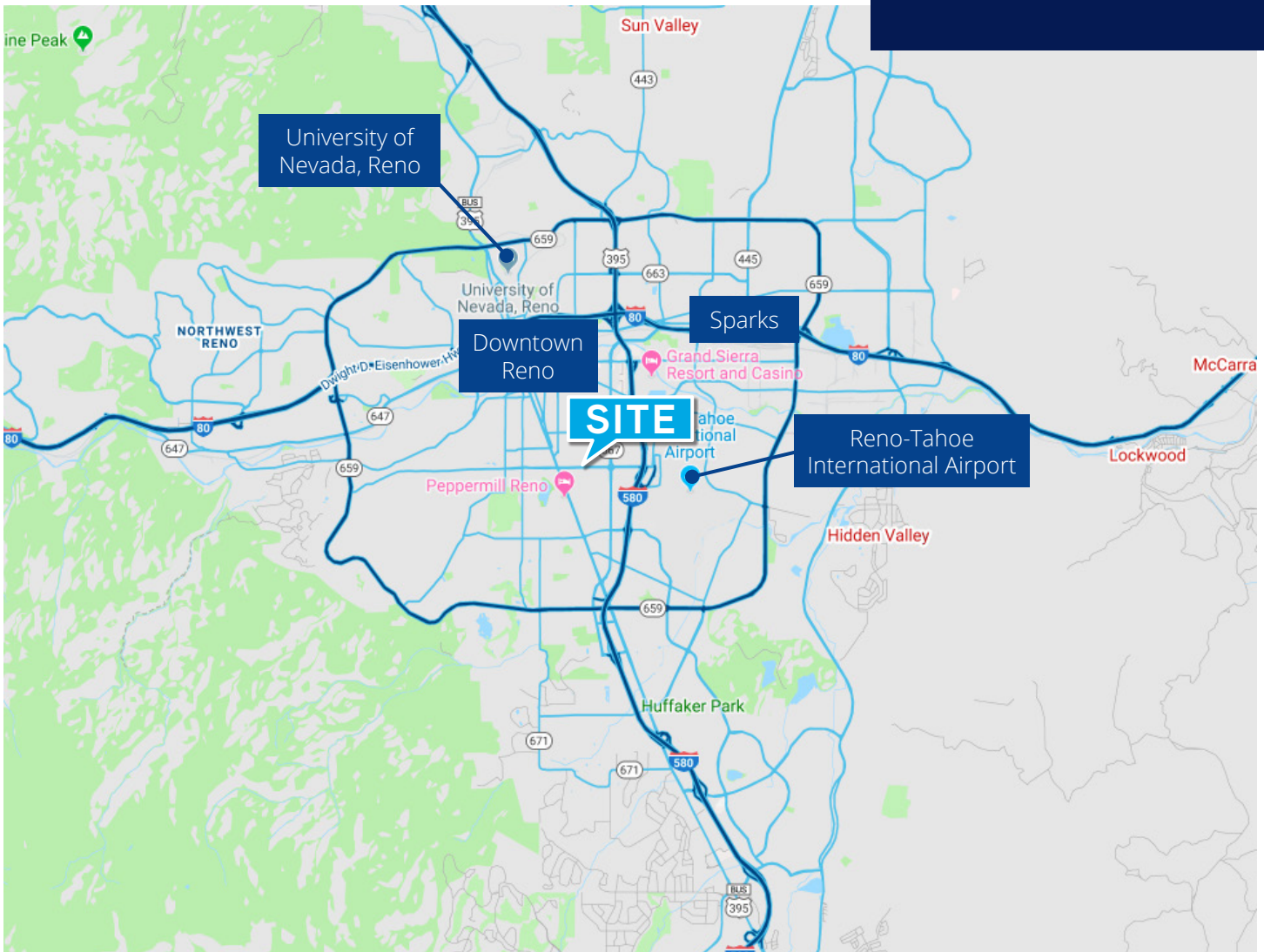
Wells Avenue

Lakeside Plaza

- SAKEMART
- DOLLAR TREE

MidTown

Location



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