

Property Rendering

Colliers



FOR LEASE | THREE-STORY OFFICE BUILDING

333 HOLCOMB AVE
RENO, NV

Interior Remodel Complete and
Exterior Renovations Underway!

333 HOLCOMB AVE

THE OPPORTUNITY

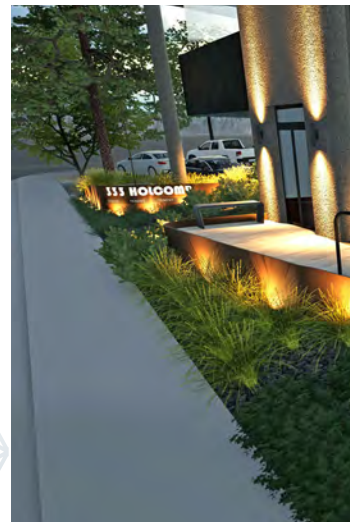
Colliers is pleased to present 333 Holcomb Ave for lease, offering professional office suites on three floors. This three-story, elevator-served building is professionally managed and provides ample on-site and street parking. Ideally situated near downtown Reno, the location offers convenient access 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 renovation, with Phase 1 interior remodel completed early 2026 and Phase 2 underway with an estimated completion 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 have been completed and include renovations to the first floor lobby as well as upgraded restrooms on all three floors and an updated second-floor common area. These updates create a modern, professional environment tailored to today's office users.

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Phase 2 Exterior Remodel

- 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.

Signage Upgrades

New building and monument signage to enhance visibility.

Common Area Enhancements

Building Lobby, Common Areas and all restrooms have recieved updates as well as remodeled for ADA standards.

Landscaping Improvements

Updated greenery and outdoor design for a more polished exterior.

Renovation Timeline

Phase 1 renovations have been completed and Phase 2 estimated completion in late 2026

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.

Professional Management

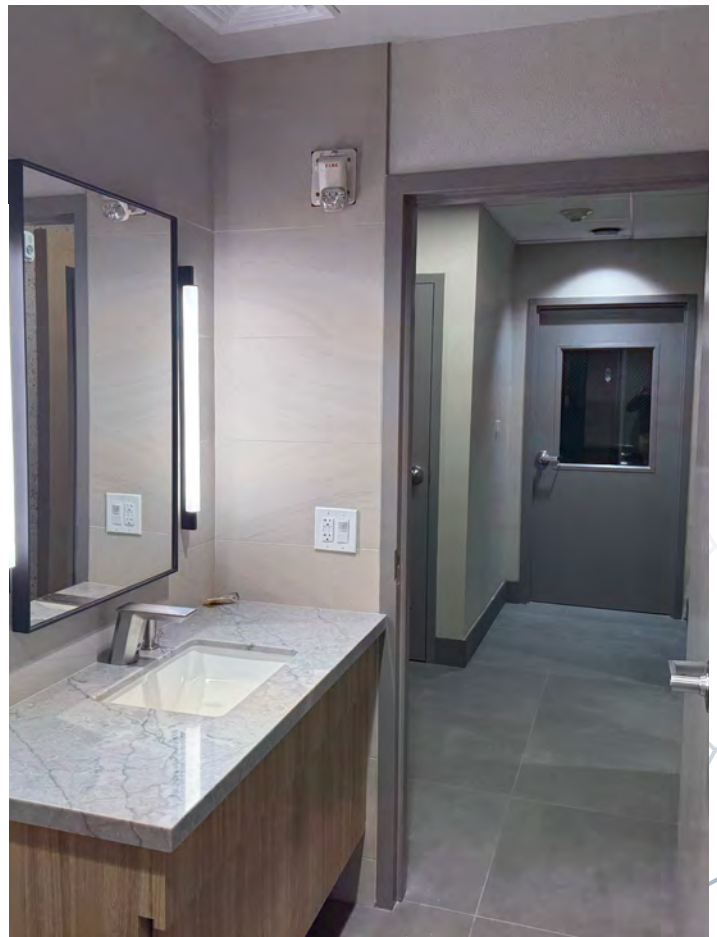
Professional property management ensures responsive service and well-maintained premises.

Strategic Location

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

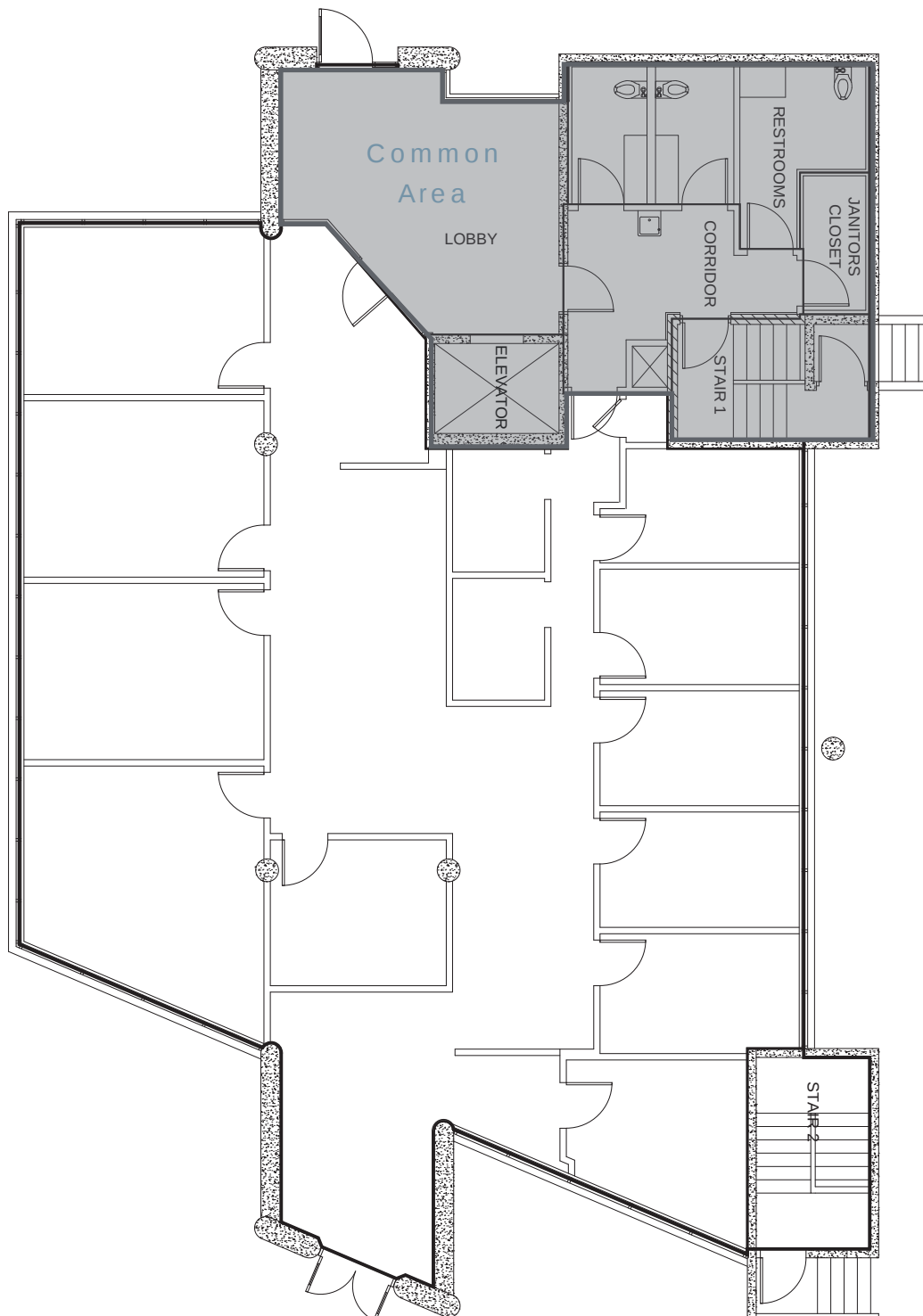
333 HOLCOMB AVE

COMMON AREA RENOVATIONS



SUITE 100 – ±3,615 SF

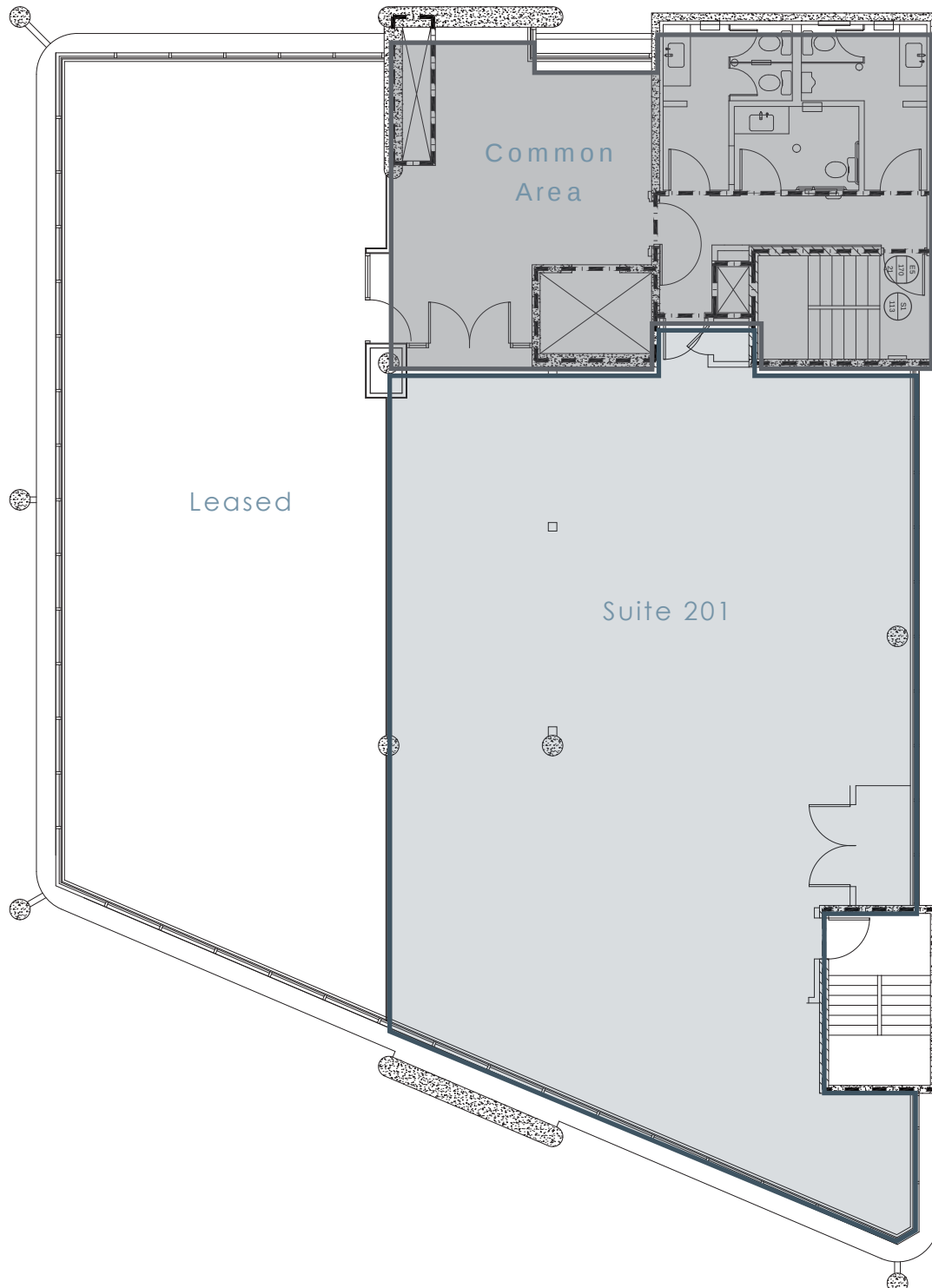
First floor suite that has been recently updated. Layout includes reception, private offices, work room and cubicle space. The suite has an entry from the main building lobby as well as from the Holcomb street side.



333 HOLCOMB AVE

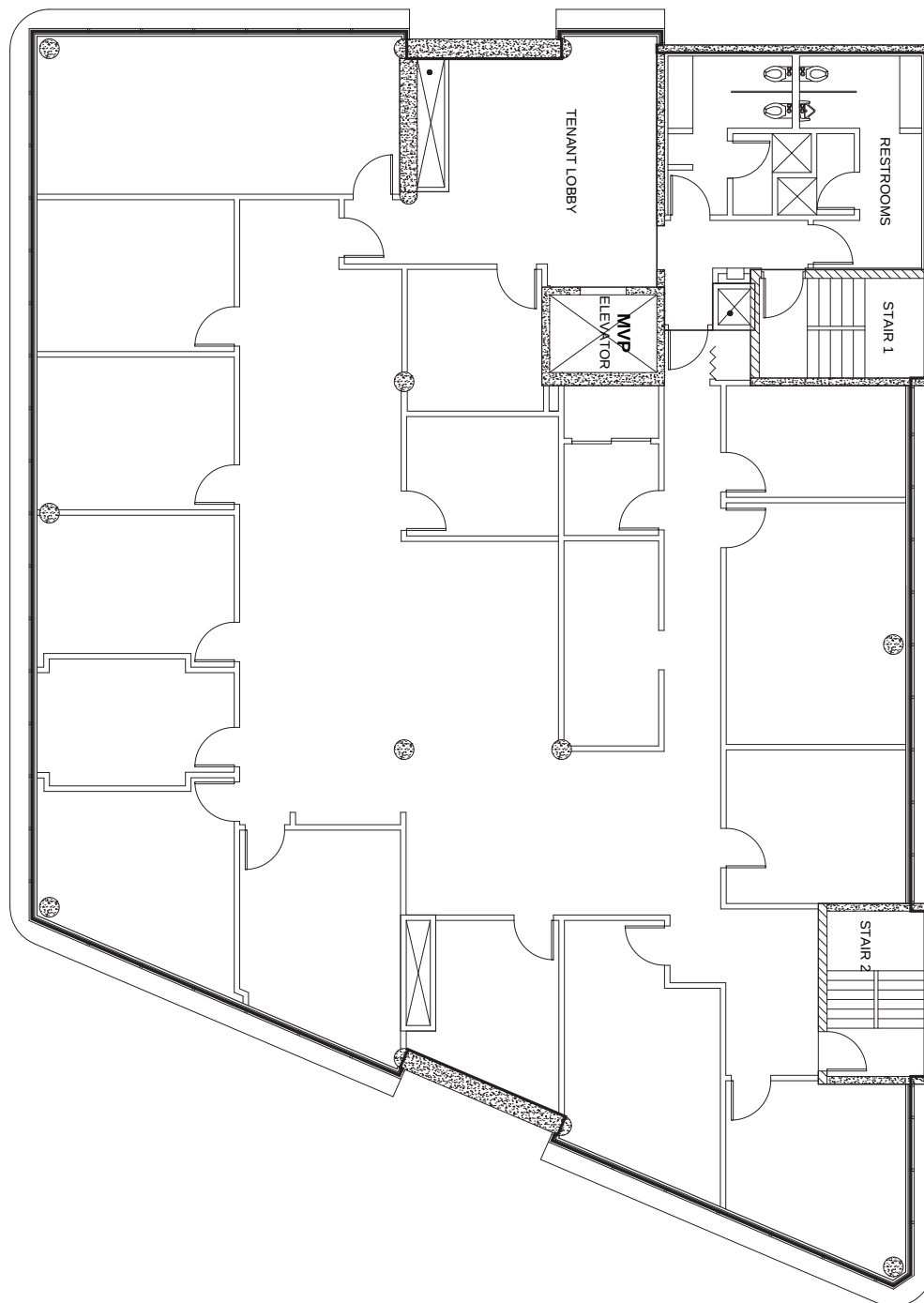
SUITE 201 – ±2,756 SF

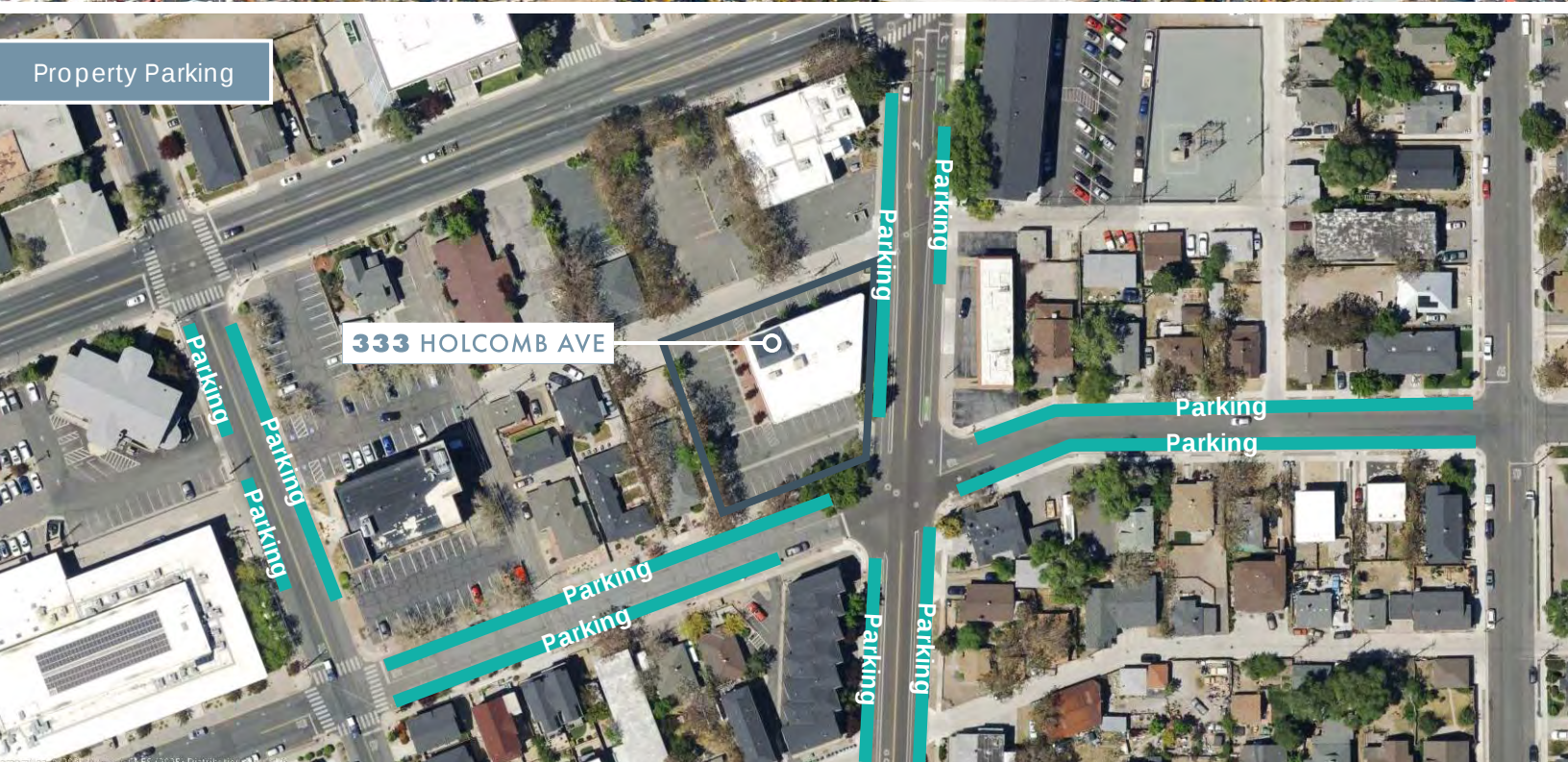
A portion of the 2nd floor is available that will include new glass entry doors from elevator landing. Suite has been taken back to shell condition. Landlord will provide a TI allowance for qualified tenants and leases.



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

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

Lake St

line St

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

Sparks Blvd

Baring Blvd

Vista Blvd

Sparks

E Prater Way

E Greg St

N McCartan Blvd

Kings Row

N Sierra St

Oddie Blvd

Reno

E 4th St

Mill St

S Wells St

650

Mayberry Dr

W Plumb Ln

Plumas St

Reno-Tahoe
International
Airport

1 Mile

3 Miles

Kietake Ln

Longley Ln

5 Miles

S Meadows Pkwy

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