

Office | For Lease

Rase Rate \$1.80 PSF/Mo. [MG]

Property Features

- » ±2,941 square feet available
- » First floor contains a lobby, 3 large offices, a bathroom and a kitchen with access to the yard overlooking the river.
- » The second floor has 5.5 offices, 2 bathrooms, storage and a covered balcony.
- The yard overlooking the river is landscaped with a covered "green" workspace.
- » The property has a garage, basement, and attic for storage or a creative mind.
- » Onsite parking, signage on Court St and Charter internet.
- » Located on the north end of Court St west of Arlington, overlooking the Truckee River and Downtown.

For More Information Contact:

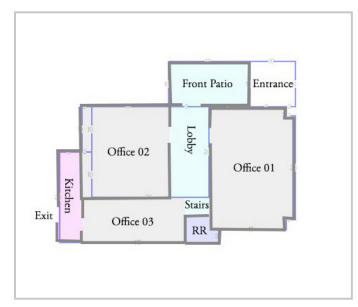
Casey Prostinak 775.813.2866 cprostinak@svn.com

Downtown Office Building 435 Court St, Reno, NV 89501

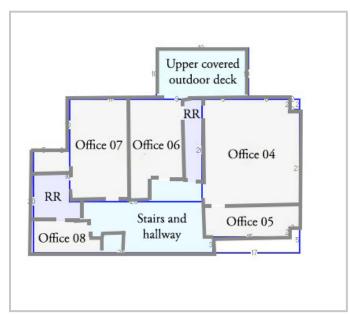


For Lease

1st Floor Plan



2nd Floor Plan



Demographics 2018 Estimate	1 Mile	3 Miles	5 Miles
Population	21,669	131,378	234,209
Households	11,764	59,058	101,174
Average Income	\$51,016	\$60,274	\$65,788
DAYTIME POPULATION	32,930	119,256	188,249,

Property Photos









This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of Income and expenses. Consult your attorney, accountant, or other professional advisor.