

**2195**  
**SOUTH VIRGINIA**  
**RENO, NV 89501**

**OFFICE**  
**OR**  
**RETAIL**

**PRICE | \$6,400,000**

**LEASE RATE | NEGOTIABLE**

**\*spaces available from 2,000 SF**

**BUILDING SF | 25,517 SF**

**ZONING | MU**



**FOR SALE OR LEASE**



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## 2195 SOUTH VIRGINIA STREET

RENO, NV 89501

### **FULL BUILDING AVAILABLE or; PARTIAL OWNER-USER-TENANT w/ EXISTING CASH FLOW**

2195 S. Virginia is a 2-story, mixed-use office and retail building that is centrally located and centered around the new the Reno Experience District, which will be home to 2,000 residents within a mixed use living destination. The building is positioned perfectly for businesses to take advantage of the revitalization of the downtown and midtown markets including walkability to the Reno Public Market, the revival of the Midtown District and Downtown Reno.

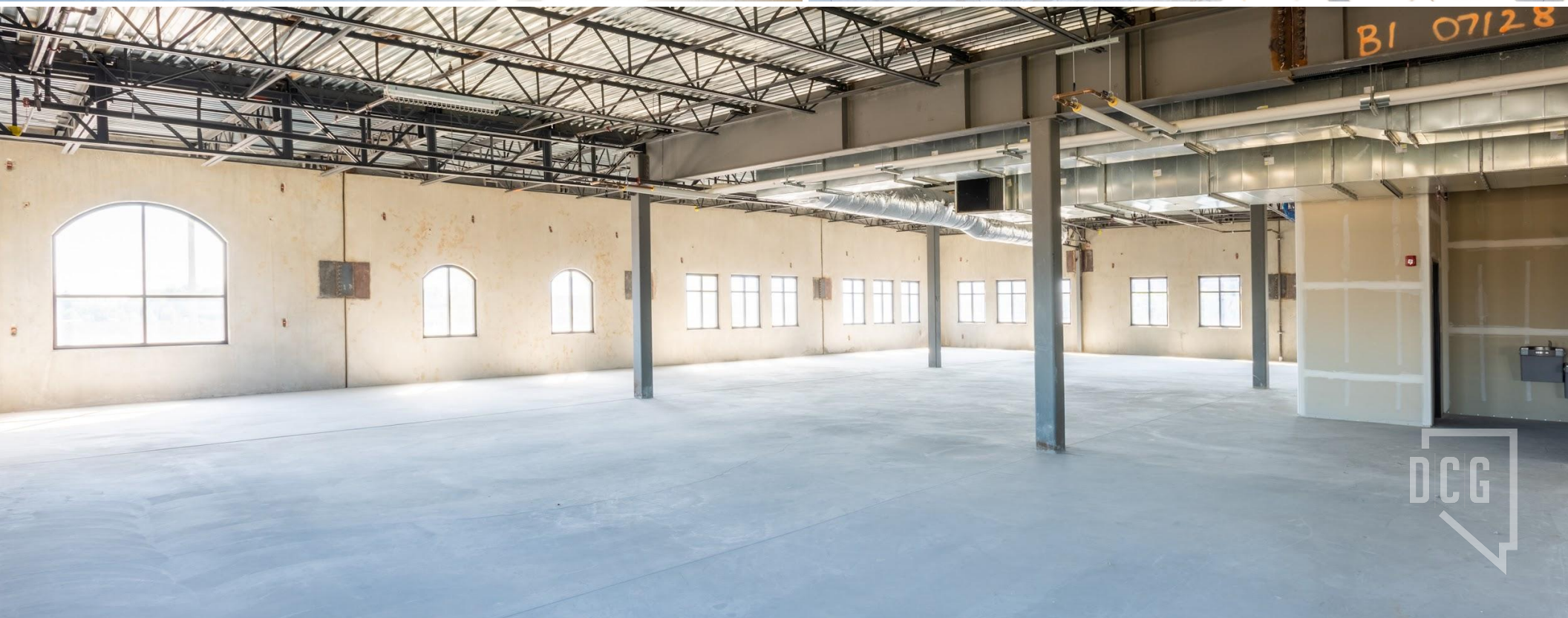
The entirety of the building can be made available for multi-tenant or single tenant users. Available demising options create flexibility in uses as small as 2,000 SF. The common cores are complete and positioned efficiently for effective space useability. Existing tenants are on short month to month leases with flexibility to extend long term.

















PERFECT FOR OWNER-USER

PARCEL MAP



Primary Traffic Counts (24 hrs.)  
**S Virginia Street - 26,000**



# AERIAL MAP

## LOCATION HIGHLIGHTS

- Centrally located on highly visible S. Virginia St.
- Easy access to Reno/Tahoe Airport, Midtown, Downtown, shopping and dining amenities
- Ability for tenant customization and attractive tenant improvement packages
- Onsite parking
- Directly across the street from 1,300 residential units
- 26,000+ vehicle counts per day

**RED**  
RENO EXPERIENCE DISTRICT

1.687 ACRES  
70+ PARKING SPACES

SOUTH VIRGINIA ST





# NEW DEVELOPMENTS



Primary Traffic Counts (24 hrs.)  
**S Virginia Street - 26,000**

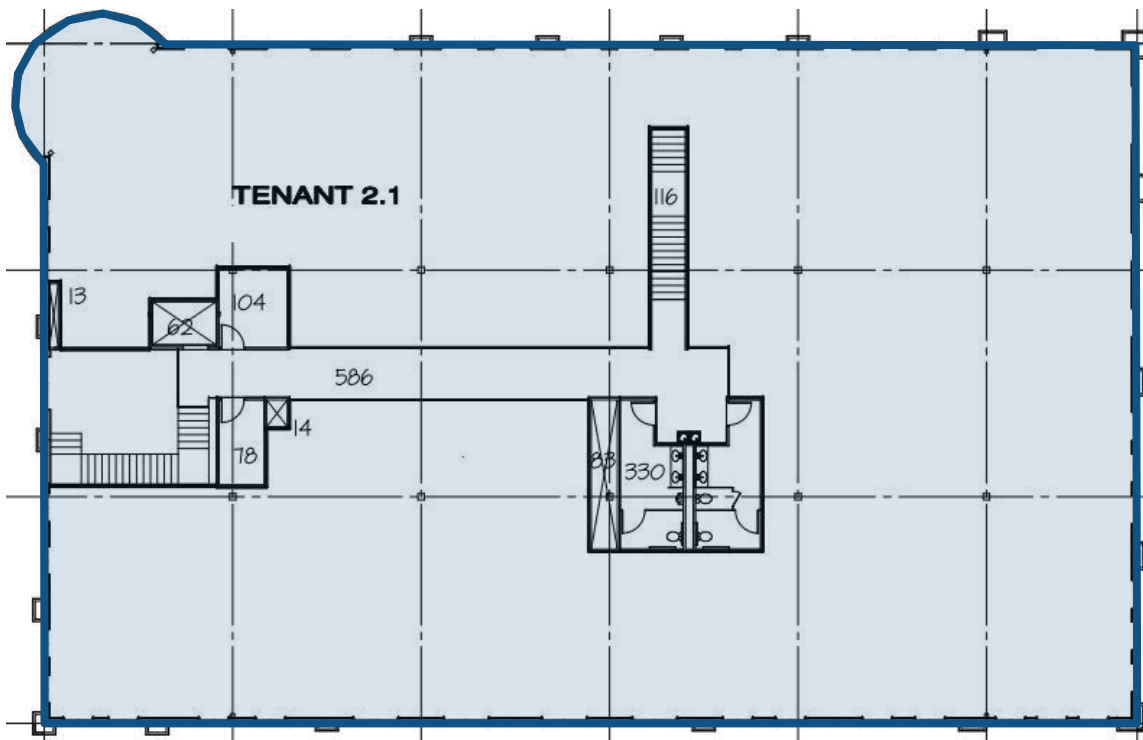
## RENO PUBLIC MARKET

- Opening in Fall 2022, Reno Public Market will be reno's cultural epicenter with so much to offer.
- Community space that will include food, boutique shopping, art stores, farm fresh grocery stores, craft breweries and more.
- Former Shoppers Square going under multimillion dollar renovation.
- New tenant, Sprouts, will be there with other shopping and food hall style dining amenities.

## RENO EXPERIENCE DISTRICT (RED) DEVELOPMENT

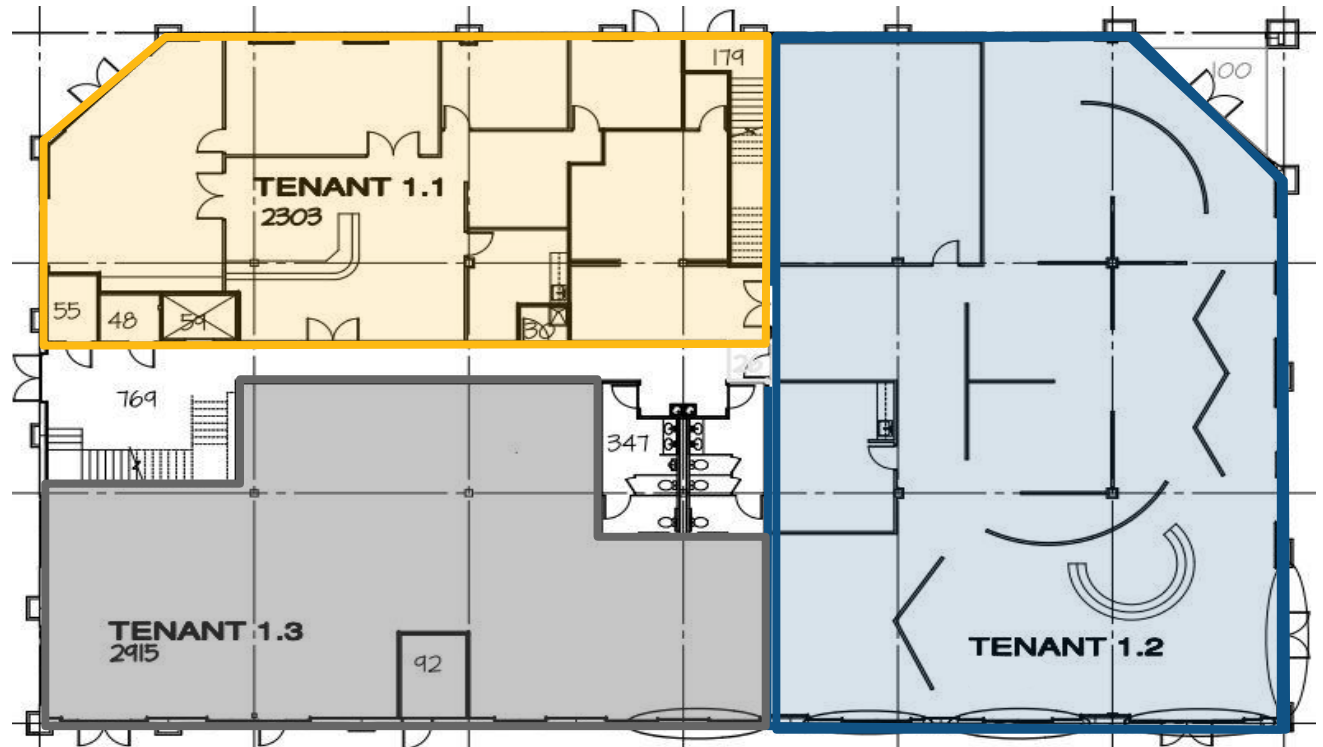
- 70,000 square feet of retail
- 1,300 luxury apartment units
- 170-key Element hotel
- \$1/2 Billion project
- 382,000 square feet of Custom Office Space
- 2 Acre Park





**2ND FLOOR FLOOR PLAN**  
**Total Available: 12,716 SF**

**1ST FLOOR FLOOR PLAN**  
**Total Available: 12,716**



**DEMISING OPTIONS (approx.)**

- **2,500 SF (TT 1.1)**
- **5,849 SF (TT 1.2)**
- **3,500 SF (TT 1.3)**



# WHY RENO?

## LIVABILITY FACTORS



**TOP 5 SUNNIEST CITIES**  
300 Days of sun annually



**18 SKI RESORTS**  
Within 1 hour



**87 PARKS**  
With over 3,800 Acres of public recreational land within the city



**50 CHAMPIONSHIP GOLF COURSES**  
Within 1.5 hours



## ANNUAL EVENTS



- Burning Man
- Hot August nights
- NV Museum of Art
- Reno Rodeo
- Rib Cook Off
- Balloon Races
- Air Races
- Riverfest
- Artown

**"Voted #1 Best Small City in the United States"**  
*According to bestcities.org*

**"25 of America's best towns ever"**  
*According to Outside Magazine*

**"Voted #4 Best Large City in the United States"**  
*Ranked for Best Performing Large City by Milken Institute*

**"Ranked #6 for State Economic Growth"**  
*According to US News*

**"Nevada tops nation for inbound movers"**  
*According to Reno Gazette Journal*

**"Reno the #2 market for companies relocating from California after Austin, Texas."**  
*According to Bureau of Labor Statistics*



**15 MINUTES**  
COMMUTE TIME



**35 MINUTES**  
TO TRUCKEE



**50 MINUTES**  
TO LAKE TAHOE



**3 HOURS**  
TO BAY AREA



# WHY NORTHERN NEVADA?



**50**

Minutes to  
Lake Tahoe

**\$1/2**

The Price  
Of Bay Area

## BUSINESS COST COMPARISONS

RENO **NV**

BAY AREA **CA**

<b>Office lease rates (Class A)</b>	Reno <b>\$30-39</b>	San Jose <b>\$60-\$66</b> San Francisco <b>\$78-\$84</b>
State Corporate Income Tax	<b>NO</b>	<b>8.84%</b>
State Income Tax	<b>NO</b>	<b>&lt; 13.3%</b>
Capital Gains Tax	<b>NO</b>	<b>&lt; 13.3%</b>
Unemployment tax	<b>0.3%-5.4%</b>	<b>1.5%-6.2%</b>
Average hourly earnings (software developer/programmer)	<b>\$43.09</b>	<b>\$64.97</b>
Workman's comp	Average cost (per \$100 payroll)- <b>\$1.18</b> Payroll cap <b>\$36,000</b>	Average cost (per \$100 payroll)- <b>\$2.87</b> Payroll cap <b>NA</b>
Utility (elec.) rates for medium size office	<b>\$.078/kWh</b>	San Francisco <b>\$.157/kWh</b>
Right-to-work state	<b>YES</b>	<b>NO</b>

## GROWING TECHNOLOGY ECOSYSTEM

Home to Tesla, Apple, Google, Microsoft, Blockchains, Intuit, Switch, Clear Capital, Figure Technologies, rfxcel, Alchemy/Workday, Bombora, Sierra Nevada Corp.

2019 Highlighted By Technology Sector and Corporate Headquarters Growth

[CLICK HERE](#)

## MORE ADVANTAGES

Fintech development: Nevada Sandbox Program  
Data latency Reno-Las Vegas-Los Angeles-Bay Area < 7ms  
Home to the University of Nevada, Reno - Ranked Tier 1 and Carnegie R1

## WORK-LIFE

Reno cost of living 40% less than Bay Area  
Reno average commute time 15 minutes

## HELPFUL LINKS

Business advantages [CLICK HERE](#)

Why Nevada video [CLICK HERE](#)

Nevada Sandbox Program [CLICK HERE](#)

### Sources:

Economic Development Authority of Western Nevada (EDAWN), [www.edawn.org](http://www.edawn.org)



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