

Renovated in 2006 with the perfect space for your business!

**21,470 sf - all or part of this Creative
Office & Flex Warehouse Building,
Available now for lease!**



Contact Lisa Read
Lisa@CPMNV.com or (775) 853-3742
NRED #: BS.0032915

<u>Suite#</u>	<u>Size</u>	<u>Space Comments</u>	<u>Lease Rate</u>
Suite A:	10,300 +/- S.F. divisible	Open Creative Space	\$1.75/SF per mo FS
Suite B:	800 - 1,125 +/- S.F.	Office, open space	\$1.85/SF per mo FS
Suite C:	970 +/- S.F.	2 - offices, reception	\$1.85/S.F. per mo FS
Suite D:	2,400 +/- S.F.	1 - Drive-in, Secured	\$1.00/SF per mo Gross
Suite E:	4,200 +/- SF	Flex Warehouse	\$1.00/SF per mo Gross
Suite F:	2,800 +/- SF Divisible	4 - offices, reception	\$1.75/SF per mo FS

➡ Multiple creative options available for an existing or new start-up business, mix of larger open areas and private offices to allow proper social distancing.

➡ Common Lobby, Restrooms, Conference Room and Kitchen area with 24-hour secured key fob access, electric charging station, and additional off-site and street parking.

➡ Zoned MUDR in the up and coming Neon District of the Downtown Redevelopment area within a Federally Qualified Opportunity Zone.

➡ Flexible Lease Terms for every budget

➡ Centrally located in the heart of downtown within walking distance to the trendiest bars, restaurants, coffee shops, boutiques, living spaces, and Truckee River.



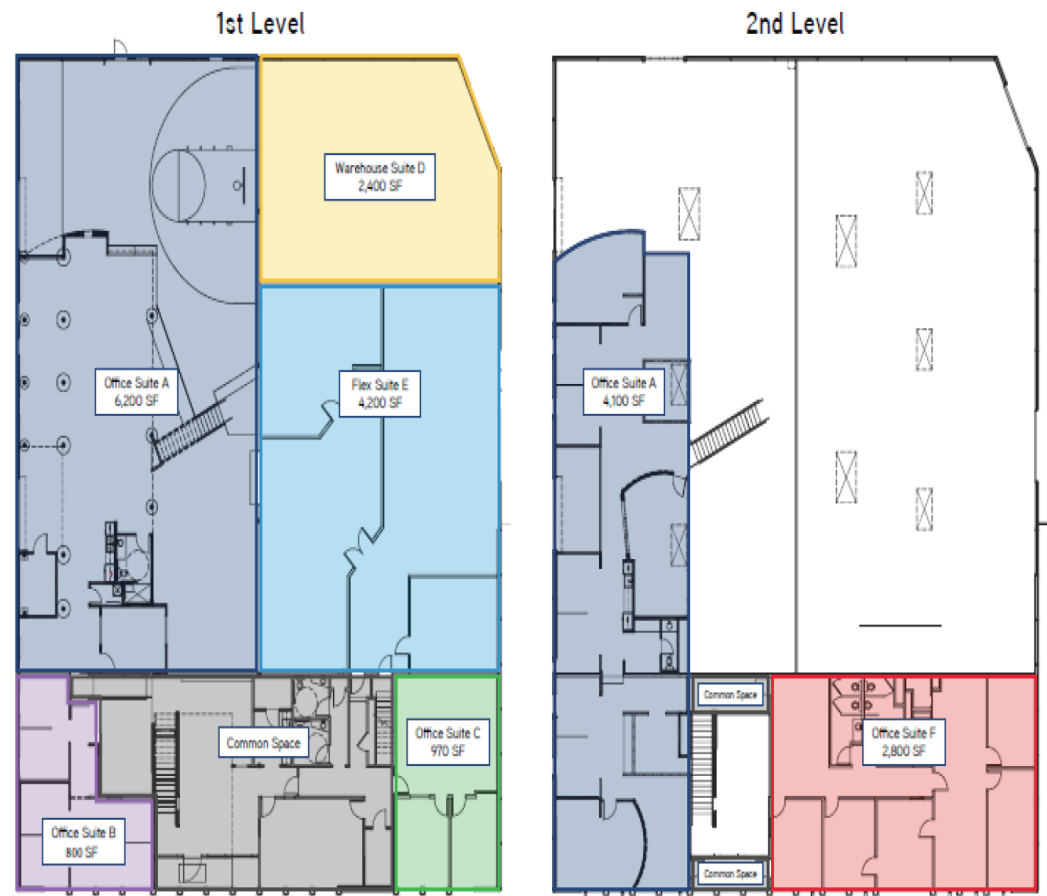
Call now to schedule a tour of this truly unique building!

250 Bell Street
Reno, NV 89503

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Floor Plan



*** Suite sizes are approximate and need to be verified.