



The Twaddle Mansion

485 W 5th St, Reno, NV 89503

Kyle Hess

Hess & Associates

485 W 5th St, Reno, NV 89503

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The Twaddle Mansion

\$24.00 - \$48.00 /SF/Yr

This beautiful building sits in the heart of downtown Reno. It was built in 1905 and is a work of art. The interior was completely redone to bring out the wonderful character of the property. You will love your work space. Come take a look....

- The building is a work of art. Come see.
- The garden and wrap-around porch are very enjoyable.



Rental Rate: \$24.00 - \$48.00 /SF/Yr

Min. Divisible: 150 SF

Property Type: Office

Property Subtype: Office/Residential

Building Class: C

Rentable Building Area: 2,757 SF

Year Built: 1905

Walk Score ®: 89 (Very Walkable)

Transit Score ®: 57 (Good Transit)

Rental Rate Mo: \$4.00 USD/SF/Mo

2nd Floor

| | |
|-----------------|----------------|
| Space Available | 150 - 300 SF |
| Rental Rate | \$48.00 /SF/Yr |
| Date Available | Now |
| Service Type | Full Service |
| Space Type | Sublet |
| Space Use | Office |
| Lease Term | Negotiable |

1

2nd Floor

| | |
|-----------------|------------------|
| Space Available | 1,000 - 1,200 SF |
| Rental Rate | \$24.00 /SF/Yr |
| Date Available | Now |
| Service Type | Full Service |
| Space Type | Sublet |
| Space Use | Office |
| Lease Term | Negotiable |

2

Major Tenant Information

| Tenant | SF Occupied | Lease Expired |
|-------------------|-------------|---------------|
| Hess & Associates | 500 | |



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Property Photos



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Property Photos



Property Photos

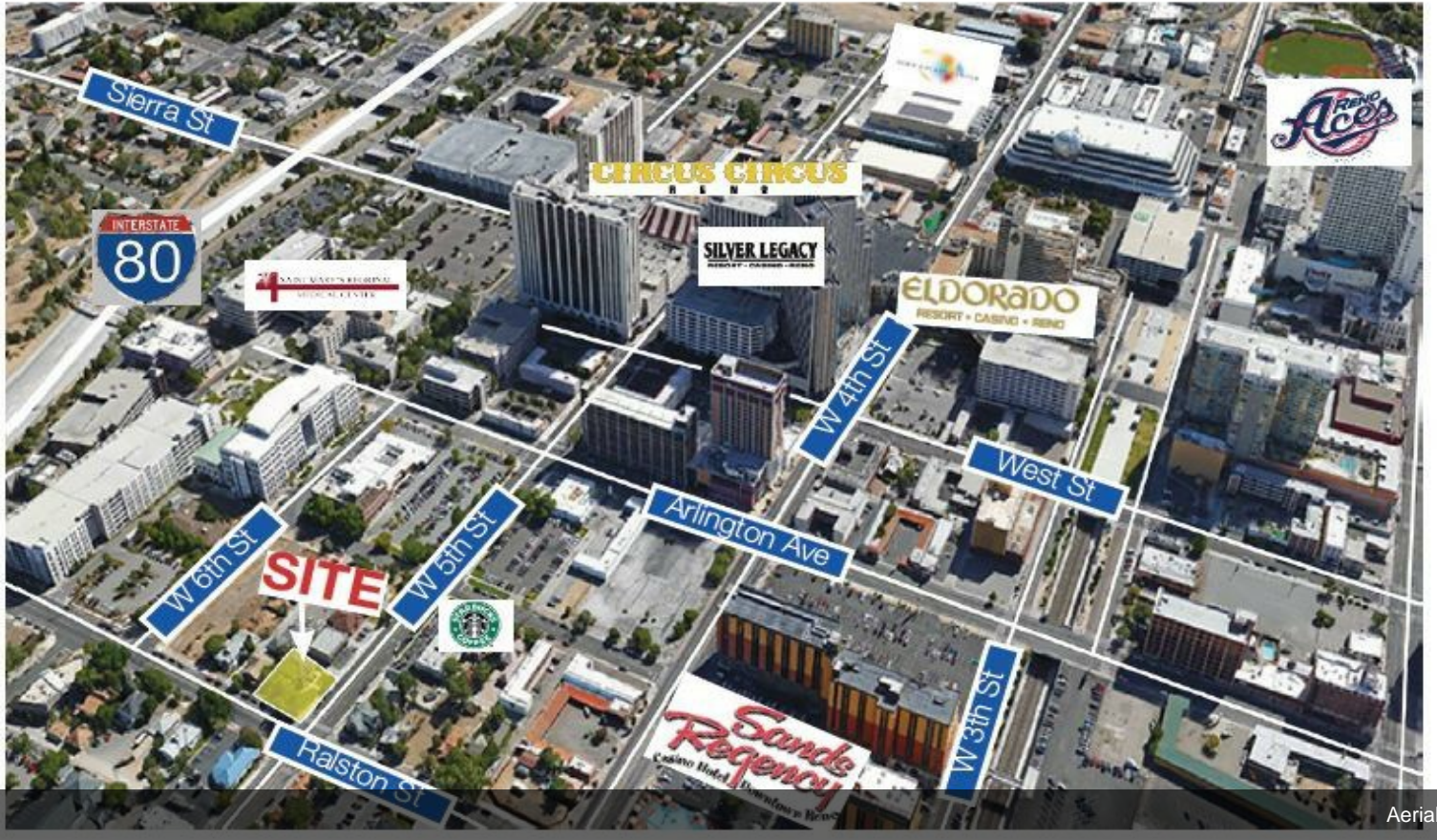


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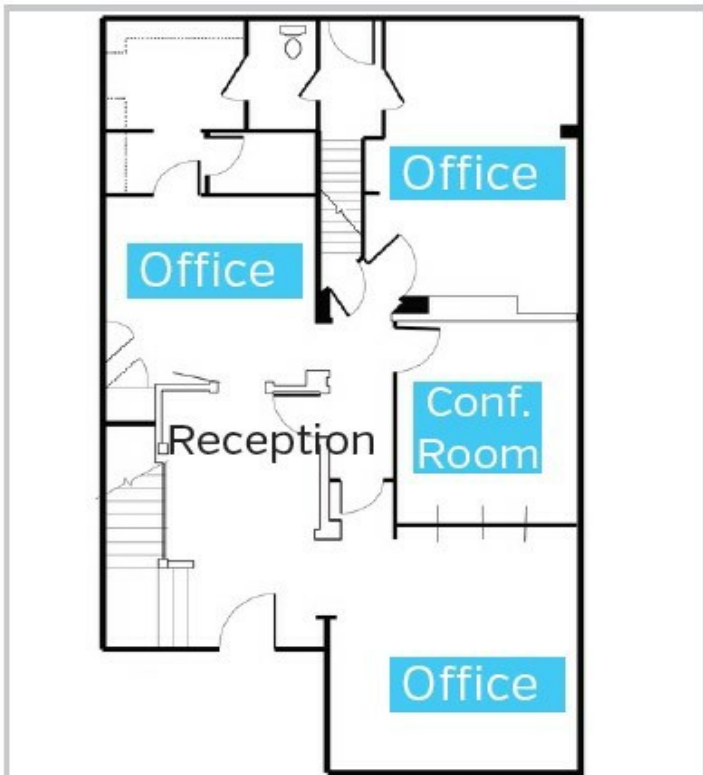
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Property Photos

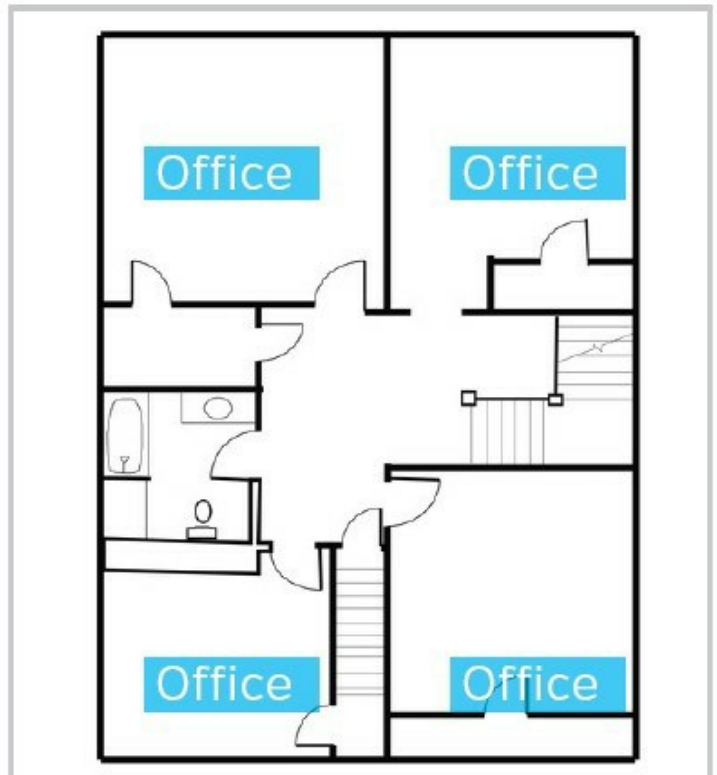


Aerial

1st Floor Plan



2nd Floor Plan



Floor Plan