

AVAILABLE!



444 S. SIERRA STREET



445 S. VIRGINIA STREET

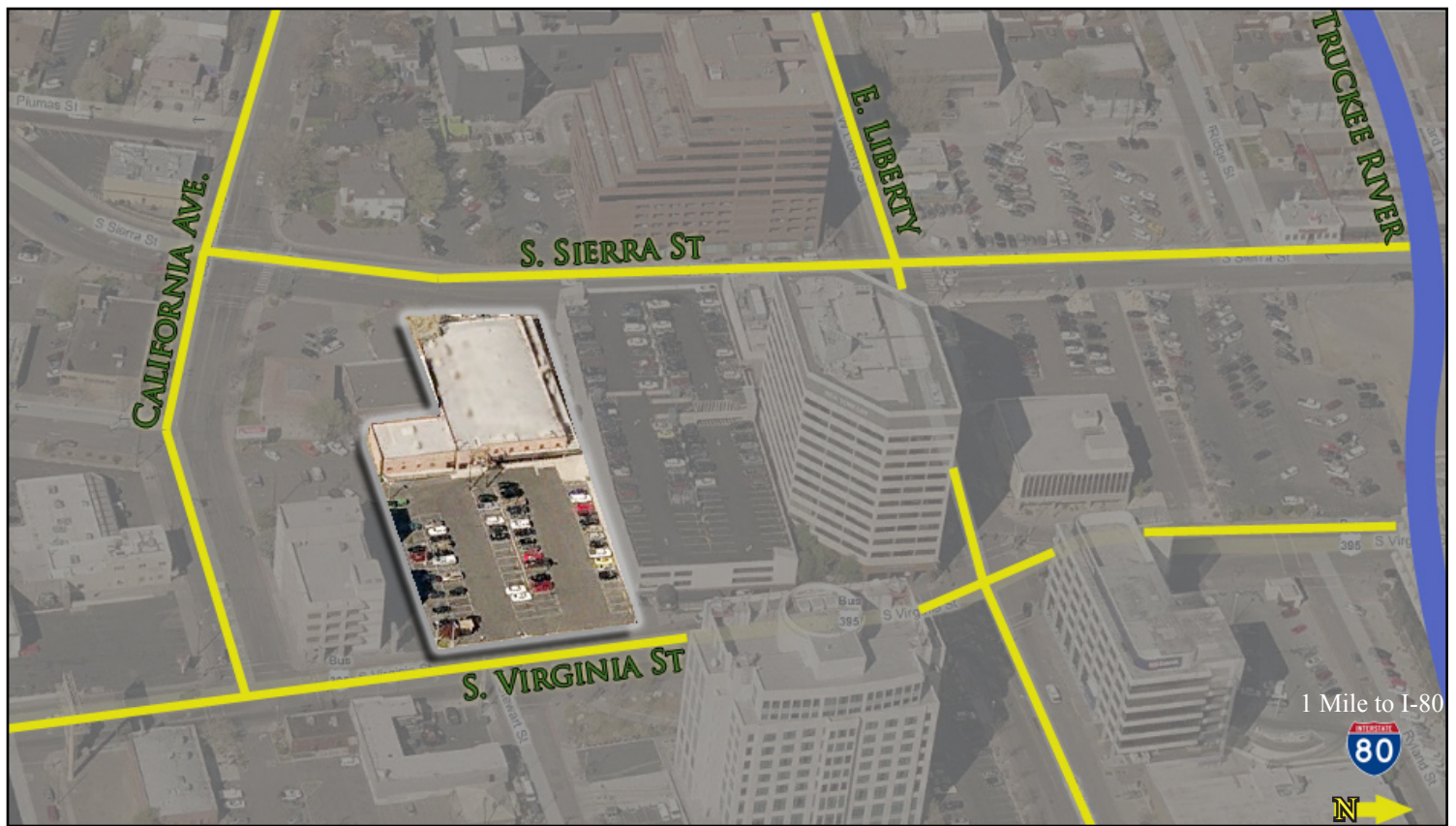
445 S. VIRGINIA / 444 S. SIERRA STREET

Exclusive Downtown Office and/or Retail for Lease

Up to 15,500 square feet

Divisible to 3,000 square feet

\$1.35 - \$1.65 per foot, \$.35 NNN fees (approximate)



GREAT DOWNTOWN LOCATION!

AMENITIES

- Great parking - 49 spaces
- Minimum parking requirements in MU Zoning.
- Amazing visibility - fronts on S. Virginia and Sierra Streets.
- Walking distance to several restaurants and retail stores.
- Former grocery store, built in 1952
- Now a multi-tenant office building with lots of potential.
- Owners have plans for upgraded courtyard area.

LOCATION

- Adjacent to the downtown core, in the Redevelopment District.
- Adjacent to the California Avenue Retail District .
- Proximity to the river, UNR, the Pioneer Theatre, hotels, art museum, train station, the court house and residential areas.
- Easy access to public transportation.



BRIAN EGAN, CCIM

O 775.284.4444

C 775.250.5001

BRIAN@EGANCOMMERCIAL.COM