

For Sublease

50 Washington Street
Reno, NV 89503

±4,044 SF Creative Office
Lease Rate: Full Service

- Sublease through 12/31/2024
- Introductory 2021 rental rate
- Creative office
- Furniture and fixtures available
- 3rd floor office with ample sunlight



Silver LEED
Certified



Multiple
Parking Lots



Walking Distance
to Amenities



Class A
Building

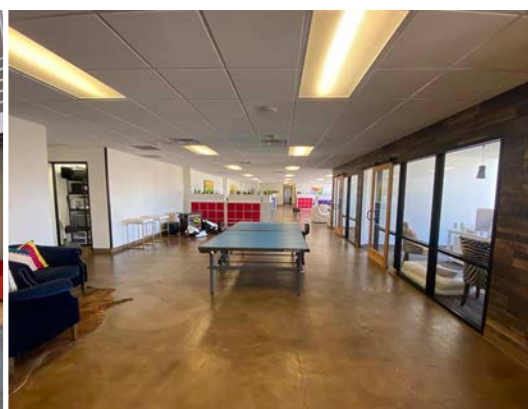
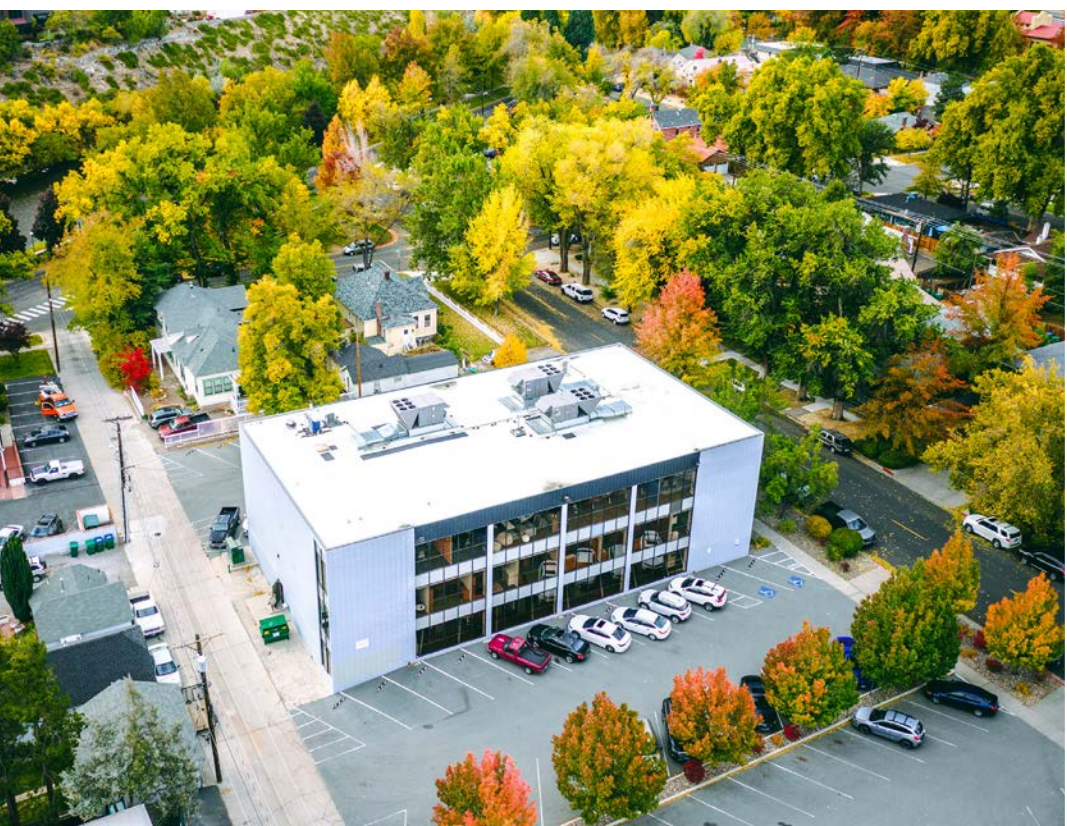
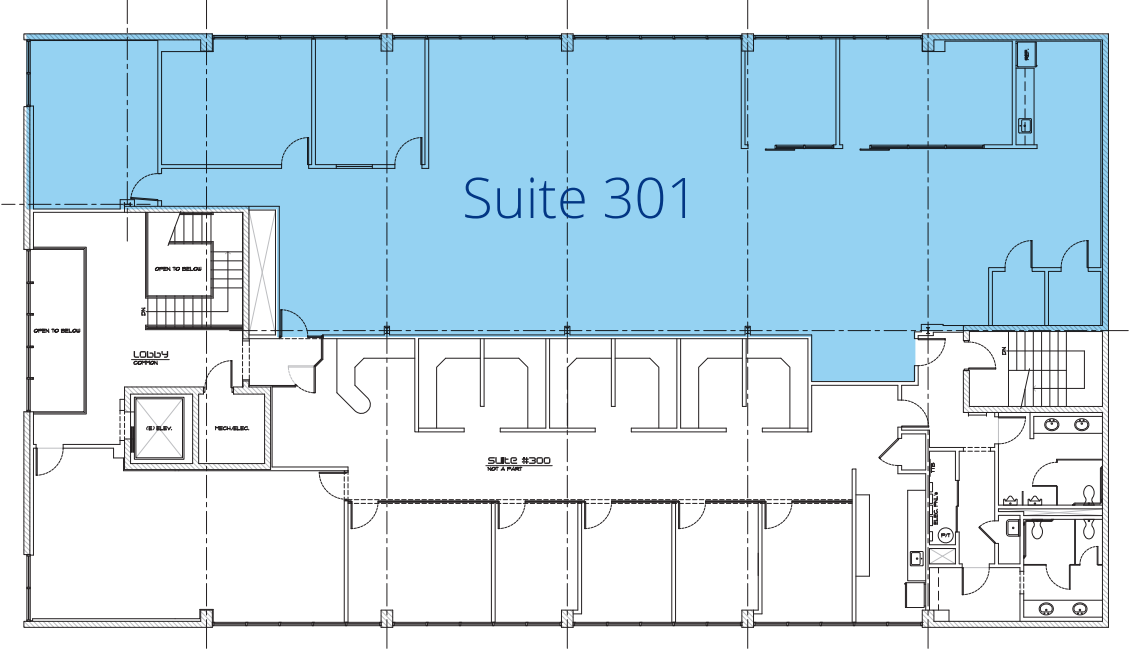
Amanda Lavi

Senior Associate
+1 775 823 4675
amanda.lavi@colliers.com
NV Lic. S.180915

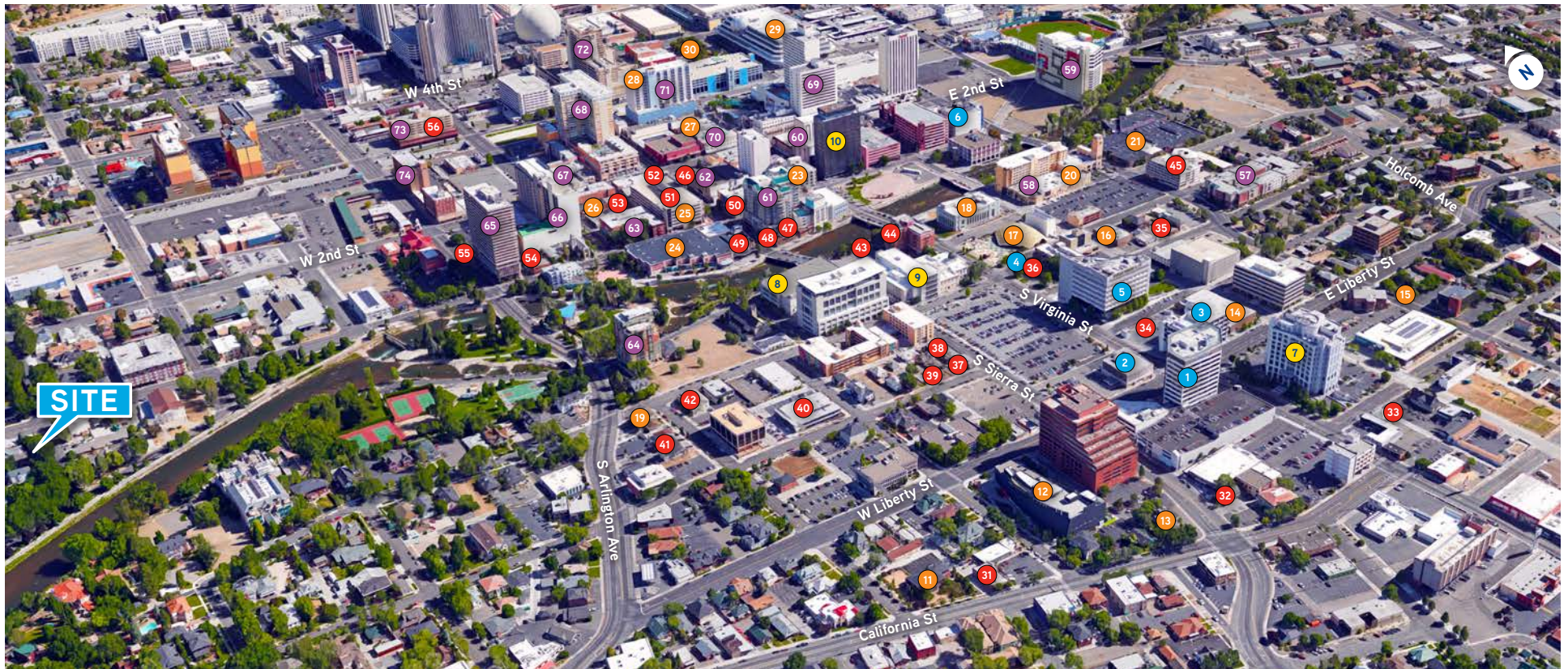
Colliers
5520 Kietzke Lane, Suite 300
Reno, Nevada 89511
P: +1 775 823 9666
F: +1 775 823 4699
www.colliers.com/reno



Floor Plan



Surrounding Area



BANKING	
1	Meadows Bank
2	Nevada State Bank
3	US Bank
4	Chase Bank
5	Wells Fargo ATM
6	Nevada State Bank
COURTHOUSE	
7	Bruce R. Thompson Courthouse & Federal Building
8	Reno Justice Court
9	Second Judicial District Court
10	Reno City Hall
ENTERTAINMENT	
11	Arte Italia

12	Nevada Museum of Art & Chez Louie
13	Sundance Bookstore
14	Washoe County Library
15	Discovery Museum
16	Patagonia Outlet
17	Pioneer Center for Performing Arts
18	The Basement
19	Arts for All Nevada at the Lake Mansion
20	Bundox Bocce
21	National Automobile Museum
22	Greater Nevada Field
23	The Rack
24	Century Riverside Theatre

25	Escape Room
26	Crafted Palette
27	Siri's Casino
28	Cargo Concert Hall
29	National Bowling Stadium
30	A an Art
EAT/DRINK	
31	Cheese Board
32	Bibo Coffee Company
33	Mexcal
34	Starbucks
35	The Dropout Bike Shop & Hub Coffee Roasters
36	La Famiglia Italian, Blue Fin Poke
37	Old Granite Street Eatery

38	RedRock Bar
39	Royce
40	Washoe Public House
41	Pignic Pub & Patio
42	Great Basin Community Food Co-Op
43	The Eddy
44	Wild River Grille
45	Foxy Olive
46	Pizza Reno
47	Campo, Reef Sushi & Sake
48	Sierra St Kitchen & Cocktails, Ole Bridge Pub
49	Pizanos Pizza, Antonio's Mexican Grill, The Stick Sports Lounge
50	Liberty Food & Wine Exchange
51	Silver Peak

52	Thai Corner Café
53	5 Star Saloon, West Street Wine Bar
54	Our Bar
55	Imperial Bar and Lounge
56	Bab Café, The Urban Market
LIVE/STAY	
57	City Center Apartments
58	The Renaissance
59	Courtyard Marriott
60	Cal Neva
61	The Palladio
62	Riverboat Hotel
63	The Ross Apartments
64	Park Tower

65	Arlington Towers
66	Plaza Resort Club
67	Colonial Garden Court Apt-Homes
68	The Montage
69	Harrah's
70	The Nugget
71	Whitney Peak Hotel
72	ElDorado Resort Casino
73	3rd Street Flats
74	WorldMark Reno

Demographics & Traffic Counts

	1 mile	3 mile	5 mile
2020 Population	20,665	130,834	234,709
2025 Population	21,440	139,591	249,529
Average Household Income	\$59,403	\$69,013	\$73,231
Total Households	11,652	56,044	94,997
Median Age	43.4	36.4	36.4

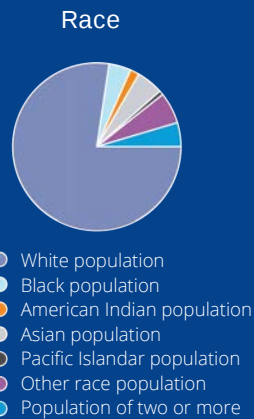
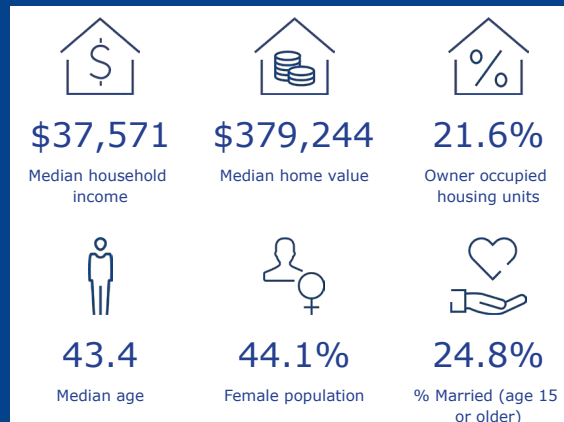
2019 Traffic Counts - NDOT

Keystone Avenue: 20,811 ADT

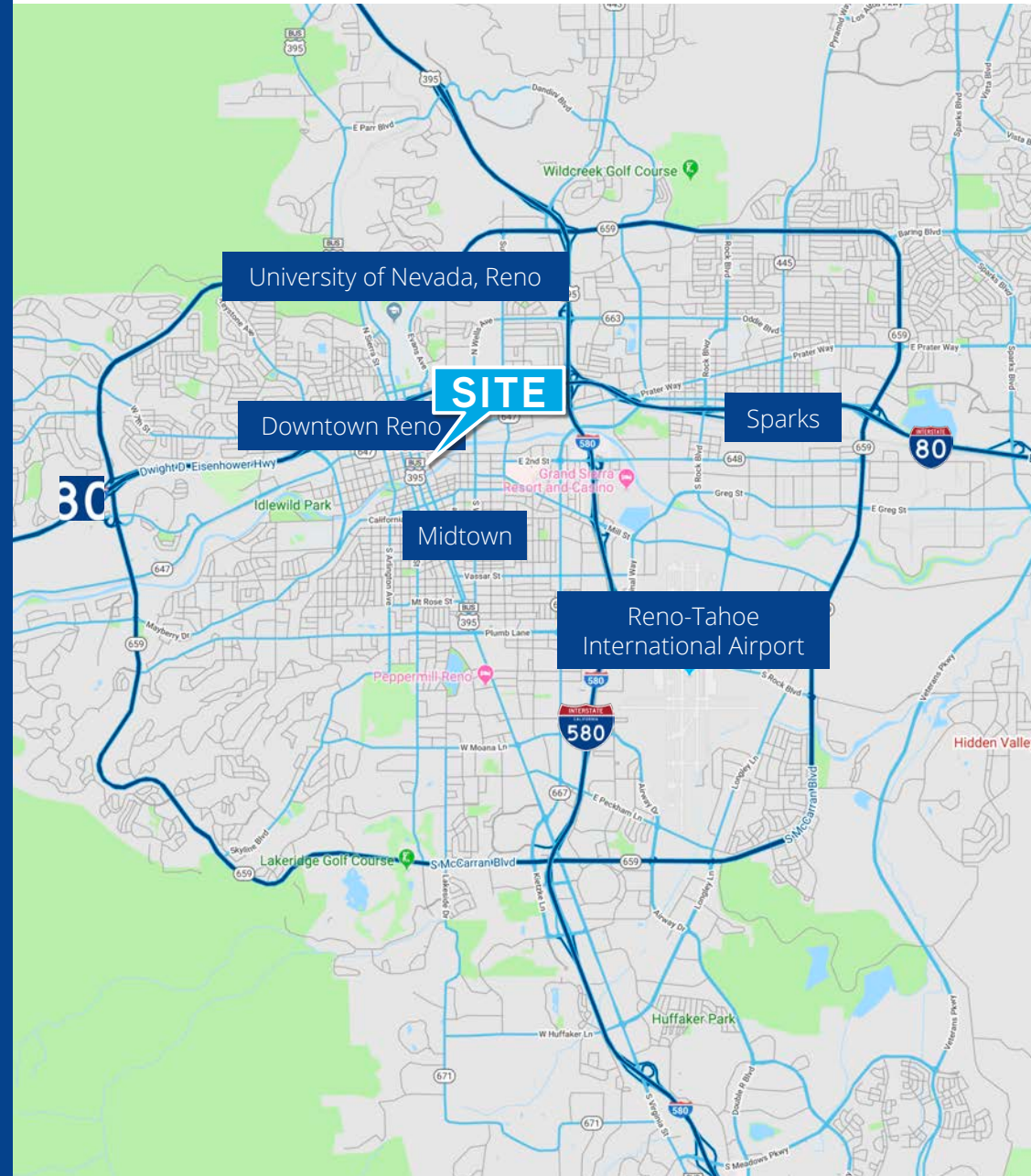
W 2nd Street: 4,800 ADT

Interstate 80: 103,000 ADT

3 Mi Household & Population Data



Regional Location





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