

- // +/- 16,248 SF Ground Floor + Mezzanine Space
Divisible to 2,500 SF
- // Prominent Downtown Corner Location
- // 20' Clear Height Ceiling
- // Basement Parking Available

OPPORTUNITY ZONE SPACE AVAILABLE FOR LEASE

210 N SIERRA STREET
RENO, NEVADA 89501



- // Mixed Use Development (MUD)
- // APN 11-051-20
- // 2nd Floor and Roof to be Developed
as Live-Work Lofts and Rooftop Bar



RENO'S REDEFINING MOMENT IS NOW.

With over \$15.5 Billion in current projects underway, 12,595 new units planned, and one of the hottest job markets in the country, it's clear that a Reno transformation is well underway.

Reno Neon Line District
Estimated \$1.2B Multi-faceted Master Planned Project
Various Stages Under Construction & Planned (Jacobs Entertainment)



UNR Research Laboratories
\$92M Renovation Project
Under Construction



Park Place Reno
762-Bed Student Housing Project
Under Construction



Canyon Flats
158-Unit Student Housing
Under Construction



550 N Virginia Street
Pacific Development
261 Residential Units, 2,500 SF Retail
Planned



661 Lake Street
13-Story Tower; 457+ Units Student Housing with Retail
Construction 2021



210 N Sierra Street



16
NEON LINE DISTRICT

Kipmton Hotel Tower
20-Story Luxury Boutique hotel
Project Underway



Virginia Street Bus Rapid Transit Improvements
\$87M Street Improvement Project Connecting Midtown to the University
Under Construction



Reno City Center
\$100M+ Harrah's Casino Acquisition/Renovation, 530 Units Residential, Office, Retail
Planning Stage



University Gateway Parking Complex
\$33.2M Parking Garage
Under Construction



333 9th Street
Capstone Collegiate 8-Story Student Housing Project
Under Construction



Infusion Hotel and Event Centers
P3 (Public Private Partnership) National Bowling Stadium + E-Sports Reno Events Center + Ballroom Upgrades, and Ground-Up Development of High-End Hotel
Planning Stage



5
FUTURE NATIONAL AUTO MUSEUM SITE

T3 North
448 Unit Residential Tower + 14-Story Office Tower + 230-Unit Podium Residential
Planned



Pine Street Townhomes
Ryder Homes
49 Proposed Townhomes
Planned



High Street Townhomes
Mardian Development
16 Units
Under Construction



Park Lane
1,300 Luxury Homes, 70K SF Retail, 170-Room Westin Element Hotel, 382K SF Technology Campus
Under Construction



3 210 N SIERRA STREET

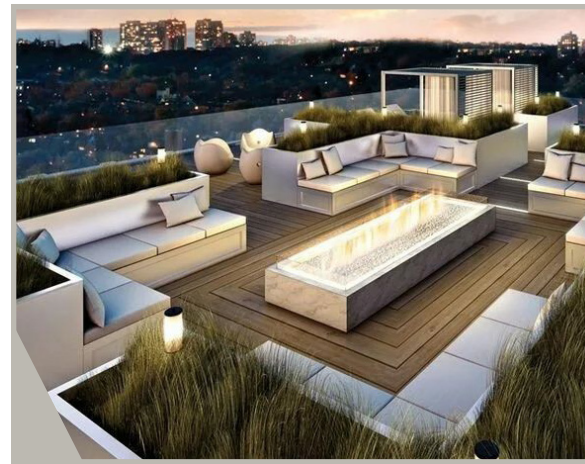
2 210 N SIERRA STREET

LIVE WORK CONNECT

The Alpha Project at 210 North Aims to Inspire a “Community”

Originally built as the “Money Tree” casino with massive ceiling heights of 20’ plus, this building lends itself well to providing open, flexible, creative space. Small, high growth companies, artists, or entrepreneurs looking for a flexible place to grow will find 2nd floor perimeter units a unique option to fit their needs for either live-in or work only. Views of Mt. Rose will be available from all private balconies facing south and south-west. Rustic steel and concrete flooring will keep these units well insulated, quiet and private, for any kind of business or lifestyle.

Connecting the indoor and outdoor spaces for live, work and play activities is an integral part of our design. Tenants of the 2nd floor lofts will not only have use of conference rooms, and an open chill / meet-up area, but also 24 hour access to an amazing rooftop deck bar / lounge area via the massive central staircase. An additional four units situated on the roof will also enjoy their own large patio deck.



// Reno MSA Ranks #1 in U.S. for Job Growth //

Reno’s one-year job growth and short-term job growth top all large metros in the Milken Report. Although traditionally known for its gaming industry, the trade, transportation, and utilities (11,400 jobs); professional and business services (9,000 jobs); manufacturing (8,400 jobs); construction (7,900 jobs); and education sectors (3,700 jobs) drove the majority of employment added in the past five years.

This recent job growth is illustrative of the region’s changing economic landscape. Most notably, Tesla’s Gigafactory recently arrived in Reno and is the largest factory in the world. Reno is also a transportation and logistics sub-center with a thriving logistics and drone sector, including an Amazon fulfillment center, the first commercial drone delivery company in the US (Flirtey), National Aeronautics and Space Administration (NASA) and the University of Nevada Reno’s NUANCE Lab, which collaborate on drone traffic management.

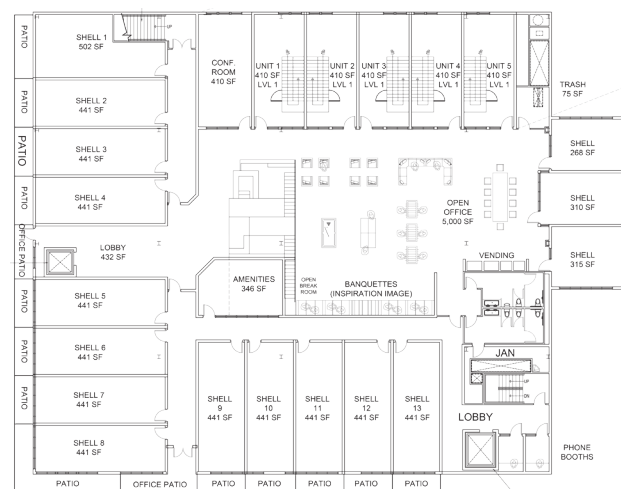
The area is also an emerging data center hub. Apple, for instance, has a data center in Reno with plans for expansion in the Reno-Sparks region. Tech giant, Google, is building out a 1,210 acre campus, expected to be data center related as well. In addition, Switch’s Tahoe Reno 1 in the Citadel Campus is the world’s largest data center campus. Affordable renewable energy in the region is recognized as one of the major reasons behind Apple and Google’s site selection for data centers in the area.

#1 MSA
FOR JOB GROWTH

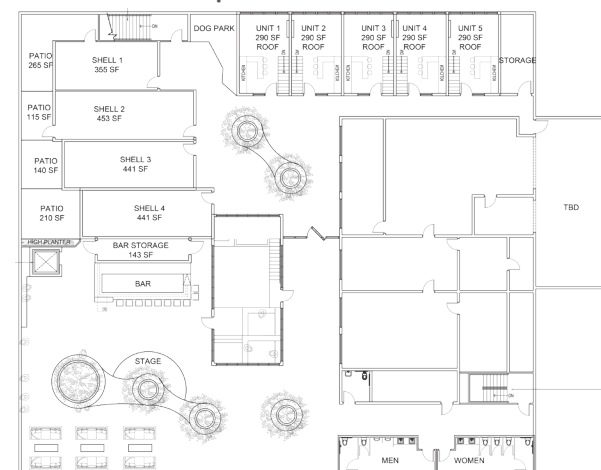
#3
BEST BUSINESS
CLIMATE

#1
SMALL
U.S. CITY

// 2nd Floor //

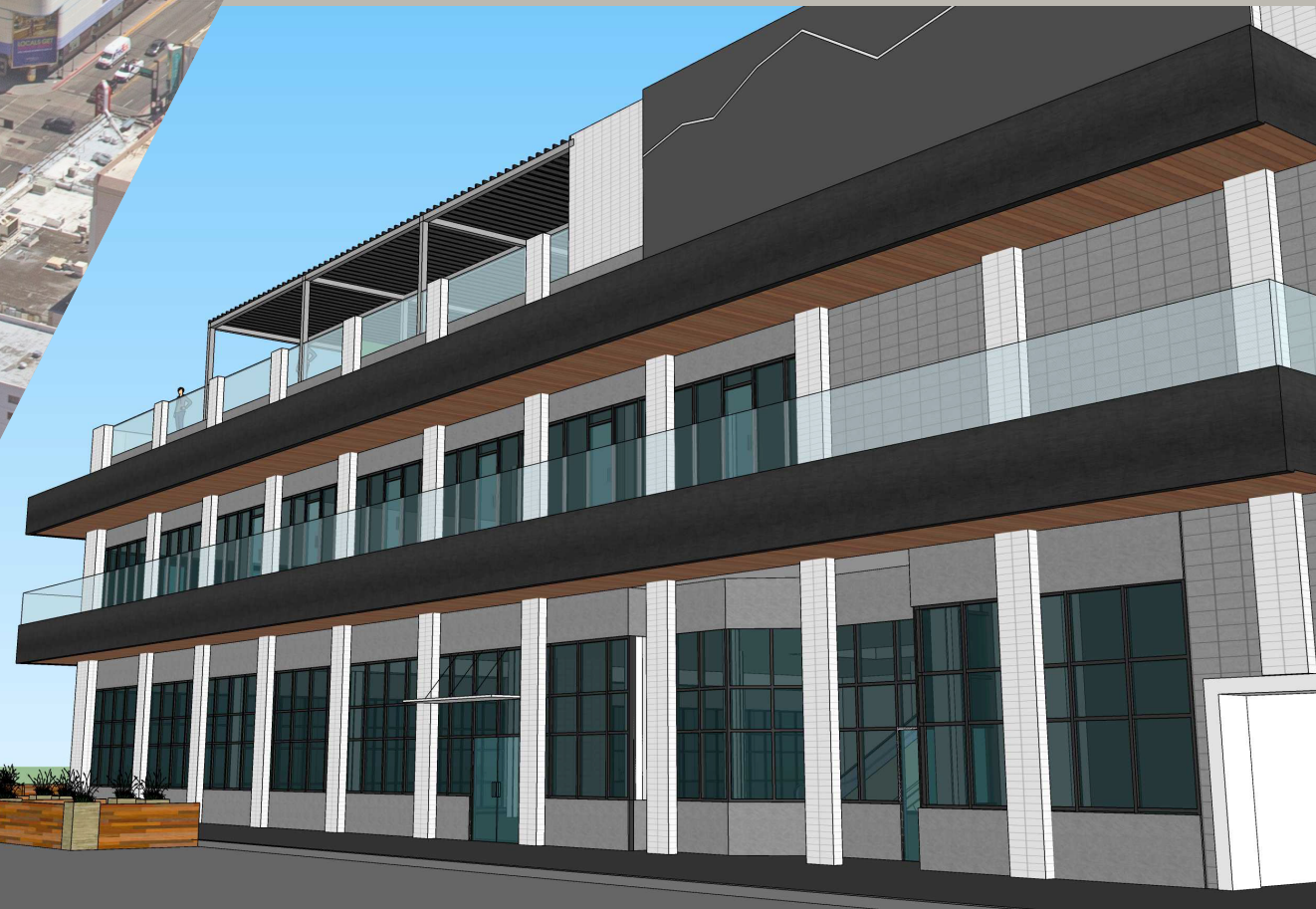


// Rooftop //



Interested parties can contact us at info@alphaprojectA1.com, to be placed on the LOFT waiting list.

In June of 2020, Reno, Nevada was ranked the #1 best small city in the U.S. by BestCities.org. Reno, earned the top spot due to its ‘natural assets and growing infrastructure’, edging out other cities including Naples, Florida; Santa Fe, New Mexico; and Savannah, Georgia.



RENDERINGS



93

WALK SCORE



92

BIKE SCORE

138,703

POPULATION WITHIN
3 MILE RADIUS

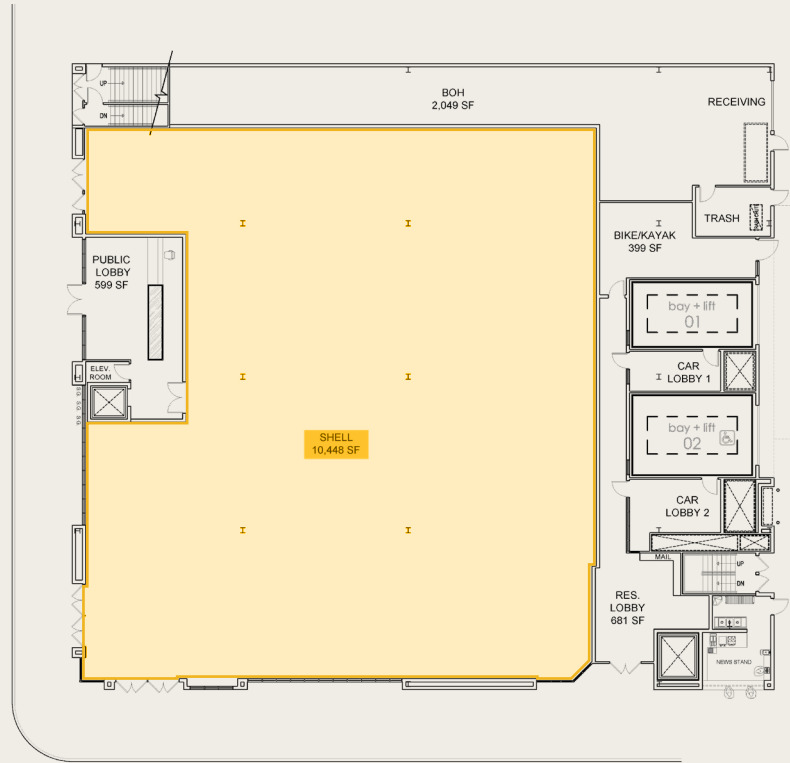
> 1 Mile

TO UNIVERSITY
NEVADA RENO

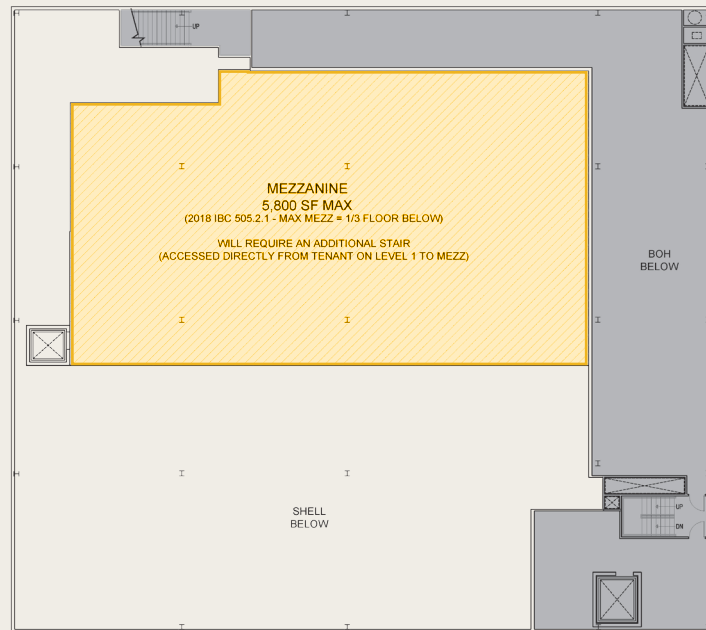


FLOOR PLANS

Ground Floor // 10,488 SF



Mezzanine // 5,800 SF



Jeremy Cline
Alpha Project
925.708.0514
info@alphaprojectA1.com

