

FOR LEASE

155,000 SF Available of Flex / Tech / Retail / Creative-Class Office

THE oddieDISTRICT

2450 ODDIE BLVD SPARKS, NV 89431

WATCH
VIDEO



FOOTHILL PARTNERS
REAL ESTATE AND URBAN ECONOMICS

Colliers

FOR LEASE

155,000 SF Available of Flex / Tech / Retail / Creative-Class Office



INTRODUCING THE ODDIE DISTRICT

The Oddie District is an urban infill redevelopment project on Oddie Boulevard in Metro Reno / Sparks, Nevada. The project is the deconstruction of a former Lowe's and re-construction of a 155,000 sf innovation hub featuring a 300+ seat food and beverage Biergarten. It's located 10 minutes from the Reno-Tahoe International airport and 7 minutes from the University of Nevada, Reno.

The Oddie District is the catalyst for a community centric economic and cultural resurgence.

Anchored in cultural relevance by The Generator, a makerspace community including celebrated Burning Man artists and engineers, and The Innovation Collective, a collaborative workplace business accelerator engaged in human capital investment. **Opening Fall 2022!**



FOR LEASE

155,000 SF Available of Flex / Tech / Retail / Creative-Class Office

AVAILABILITY

FLEX TECH CREATIVE	FOOD & BEVERAGE	RETAIL	FLEXIBLE
4,121	4,000	1,623	7,911
2,805	1,290	1,559	5,191
3,310	1,290	1,559	6,222
2,476	1,290	1,592	4,000*
2,456	4,000	1,591	1,761
2,456	1,290	-	10,045
2,921	1,290	-	20,000*
3,211	1,290	-	-
23,756	15,740	7,924	55,130

Note: Square footages are flexible / plans are just a representation and spaces can be tailored to tenant's needs

*Pending

HIGHLIGHTS



Brewery /
Distillery / Taproom



8,000 sf of Outdoor, Covered
Biergarten-Style Seating



15,000 sf of Small Shop
Food & Beverage



8,000 sf of Small
Shop Retail / Service



Black box theater
/ Presentation
Meeting Space



800 sf to 4,300 sf.
Dog park, Community
Garden

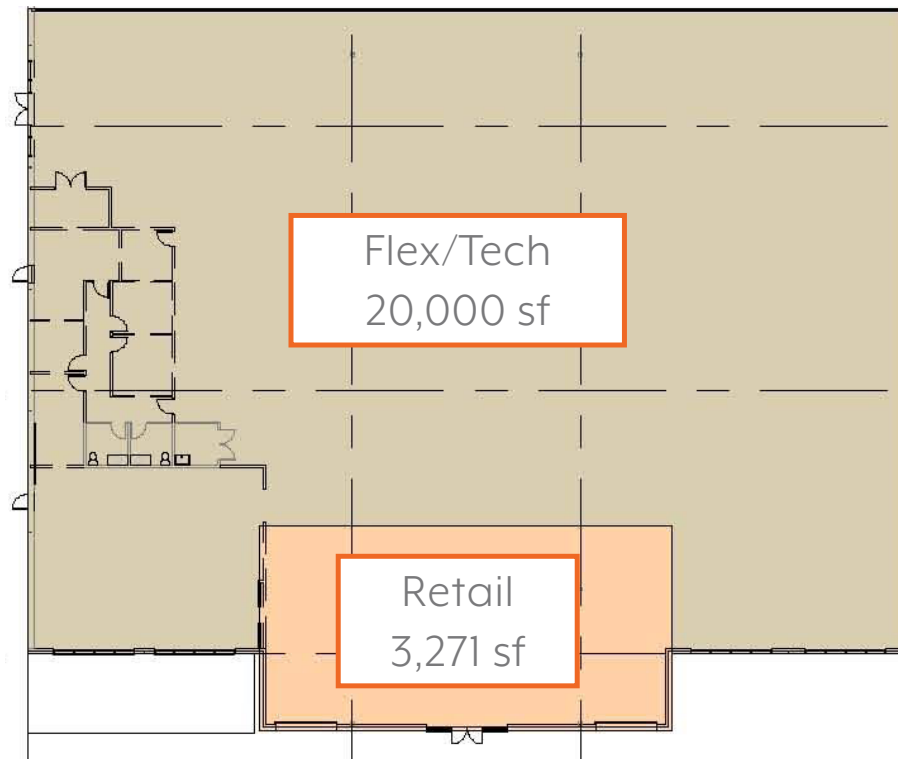
FOR LEASE

155,000 SF Available of Flex / Tech / Retail / Creative-Class Office

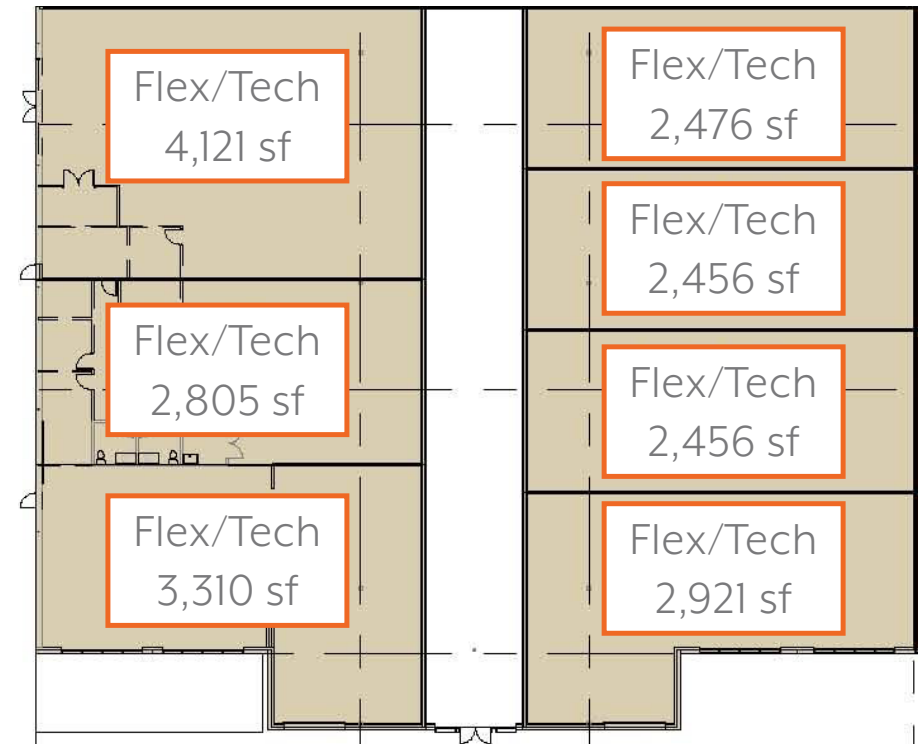


FLEX/TECH OPTIONS

OPTION A

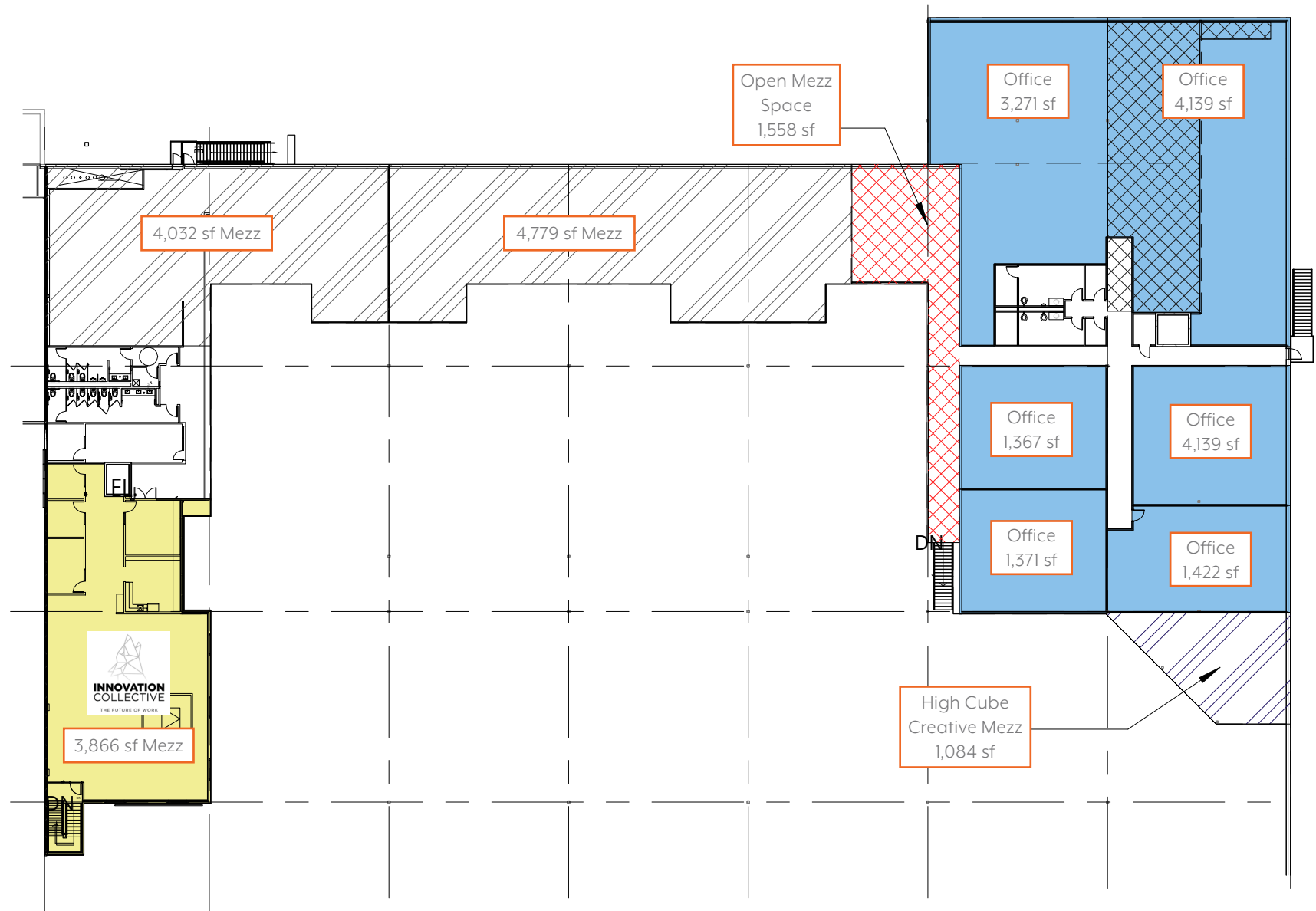


OPTION B



NOTE: AVAILABLE SPACE CAN BE COMBINED OR DEMISED TO MEET TENANT'S NEEDS

2ND FLOOR PLAN



THE CULTURAL ANCHORS



The Generator, a nonprofit makerspace collection of celebrated artists and engineers from Burning Man and the greater Reno/Sparks community, is the cornerstone and largest tenant in The Oddie District, in 40,000 square feet of the building. Artwork created at The Generator will be displayed in an Art Park being developed in what once served as the garden center of the home improvement store.

“The Generator is a cultural icon of Reno/Sparks; to provide it a long-term home, to surround it with working environments for design, engineering and production companies and to build together a broad culture of innovation and creation will be great for Sparks and for the region,” said Doug Wiele, the President and Founding Partner of Foothill Partners, Inc.



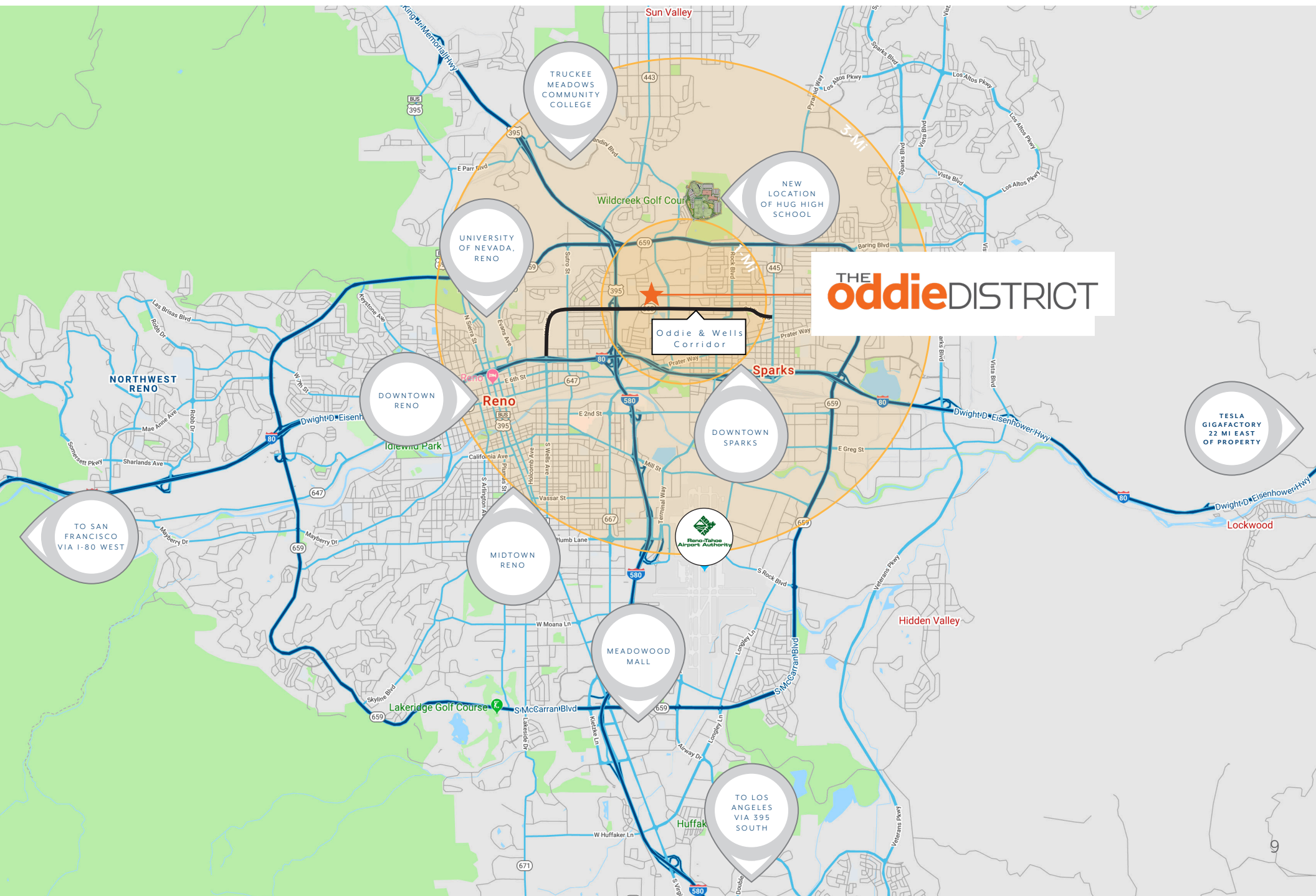
Innovation Collective, which also works with the Nevada Governor's Office of Economic Development to launch innovation communities across the state, will provide 12,225 sf of collaborative office spaces next to The Generator. Additionally, Innovation Collective will host its mentorship summits, innovator trainings, storytelling sessions, idea sharing sprints and growth groups that serve as an amenity to tenants of the district, many of them offered at no cost to the community.

Innovation Collective helps people in a region become a community, learn new skills together, and create vibrant places for them to work and live.

- + Brookings has cited an IC community as the capital for startups in the state and having more startups per capita by nearly 2x
- + Bloomberg reports reference IC community and activities as a valuable alternative to Silicon Valley

FOR LEASE

155,000 SF Available of Flex / Tech / Retail / Creative-Class Office



FOR LEASE

155,000 SF Available of Flex / Tech / Retail / Creative-Class Office

POSITIONED FOR THE ABUNDANT COMMUNITY



FOR LEASE

155,000 SF Available of Flex / Tech / Retail / Creative-Class Office



FOR LEASE

155,000 SF Available of Flex / Tech / Retail / Creative-Class Office

REINVIGORATING THE HEART OF SPARKS

The Oddie District is a community-driven innovative engine for Sparks, Nevada. The project presents tenants with the unique opportunity to be part of a multifaceted artistic and commercial center and gain access to a community of 10,000 residents.



36.6

MEDIAN
AGE



108k

SURROUNDING
POPULATION



85k

AVERAGE
HOUSEHOLD INCOME



418k

AVERAGE HOME
VALUE



FOR LEASE

155,000 SF Available of Flex / Tech / Retail / Creative-Class Office

EXISTING BUILDING AS OF SEPTEMBER 2021



FOR LEASE

155,000 SF Available of Flex / Tech / Retail / Creative-Class Office

WWW.ODDIEDISTRICT.COM



**WATCH
VIDEO**

**ODDIE
DISTRICT**



FOOTHILL PARTNERS
REAL ESTATE AND URBAN ECONOMICS

CONTACT US

MELISSA MOLYNEAUX, SIOR, CCIM

+1 775 823 4674

Melissa.Molyneaux@colliers.com

NV Lic. BS.0144599.LLC

AMANDA LAVI, CCIM

+1 775 823 4675

Amanda.Lavi@colliers.com

NV Lic. S.0180915

CASEY SCOTT, CCIM

+1 775 823 6630

Casey.Scott@colliers.com

NV Lic. S.0173901

This document/email has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising therefrom. This publication is the copyrighted property of Colliers and/or its licensors. © 2021. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement.