

830/832

Willow St

Reno, NV 89502

OFFICE
FOR SALE



TRAVIS HANSEN, SIOR, CCIM

775.624.3957 **OFFICE**
775.351.5578 **CELL**
thansen@dicksoncg.com
S.170076

JOSH MENANTE

ASSOCIATE
775.527.6186 **CELL**
jmenante@dicksoncg.com
S.201761



CORFAC
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\$1,575,000
Price

 **4,118 SF**
Total Size

The ±4,118 SF Gould House combines historic charm with functional office space, featuring nine private offices, two conference rooms, four restrooms, flexible open workspace, and dedicated storage areas, with on-site and nearby street parking available.

- 830 Willow St - Built in 1928, Relocated in 1980
- 832 Willow St - Built in 1878
- Includes a ±432 SF detached garage
- 12 dedicated parking spaces
- APNs: 012-142-04 & 012-142-25

PARCEL MAP



12 PARKING SPACES

WILLOW ST

N



The Gould House

History of the Estate

Built in 1878 by James Paul Gray, this Victorian estate originally stood on a 40-acre ranch and was among Reno's earliest grand residences. In 1879, it was purchased by Warren Hill Gould, marking the start of its long-standing place in local history. By 1982, the home was saved from demolition and relocated to 832 Willow Street, where attorneys Harry O. Miller and Vernon E. Leverty meticulously restored it. Today, the Gould House remains a cherished historic landmark and is home to Leverty & Associates Law Firm.

AREA MAP



Primary Traffic Counts (24 hrs.)
WELLS AVE - 20,600



Units in 1 Mile radius
19,241+



Walk Score - **97**
Walker's Paradise



INTERSTATE
80

COURTHOUSES

**BUSINESS
DISTRICT**

DOPO
pizza & pasta



**RENO
CITY HALL**
ONE EAST FIRST STREET

DOWNTOWN



COURTYARD
BY MARRIOTT



RYLAND ST

MILL ST

WELLS AVE

WILLOW ST



Walgreens
Specialty Pharmacy



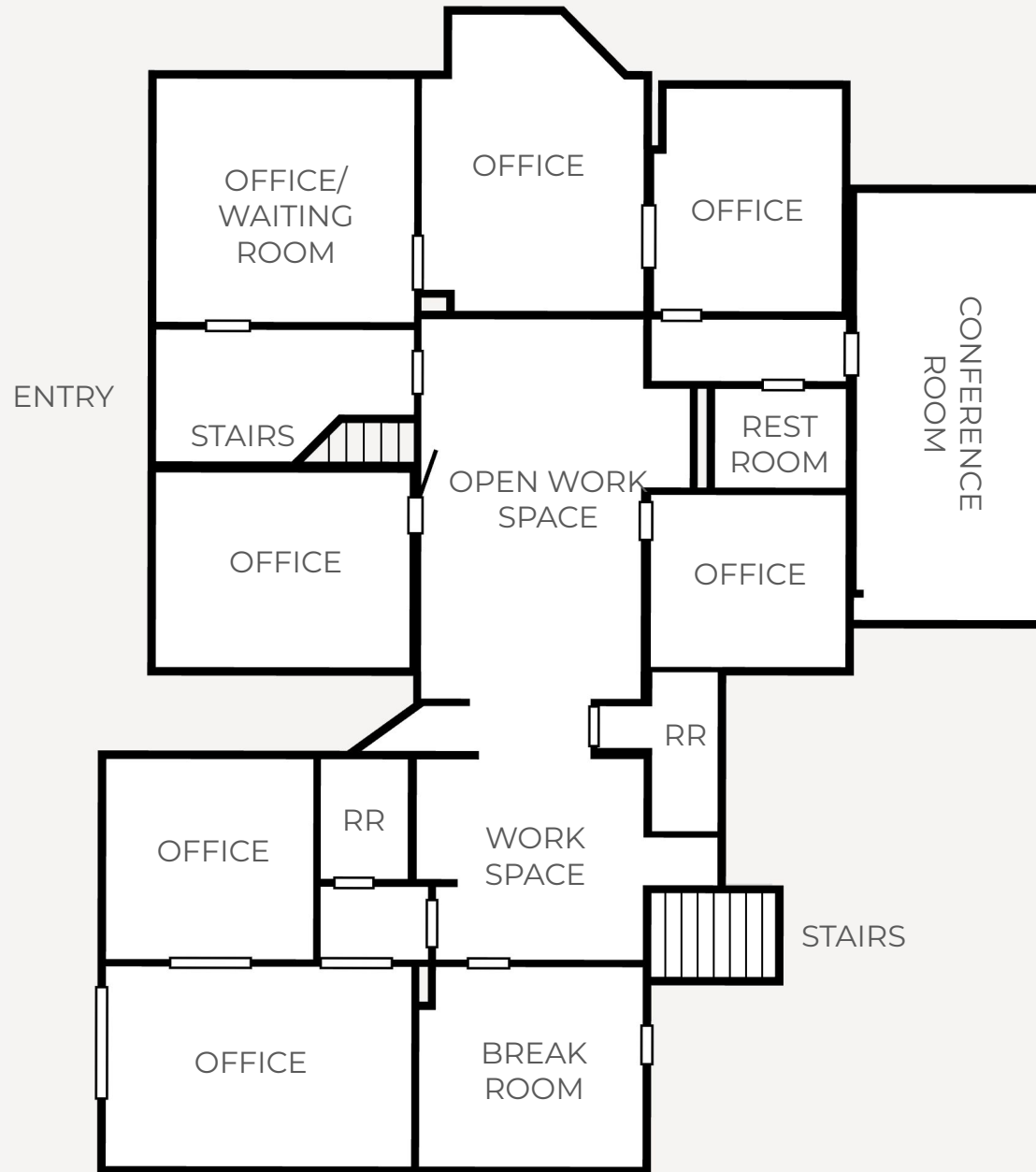
830-832
WILLOW ST





FLOOR PLAN

First Floor

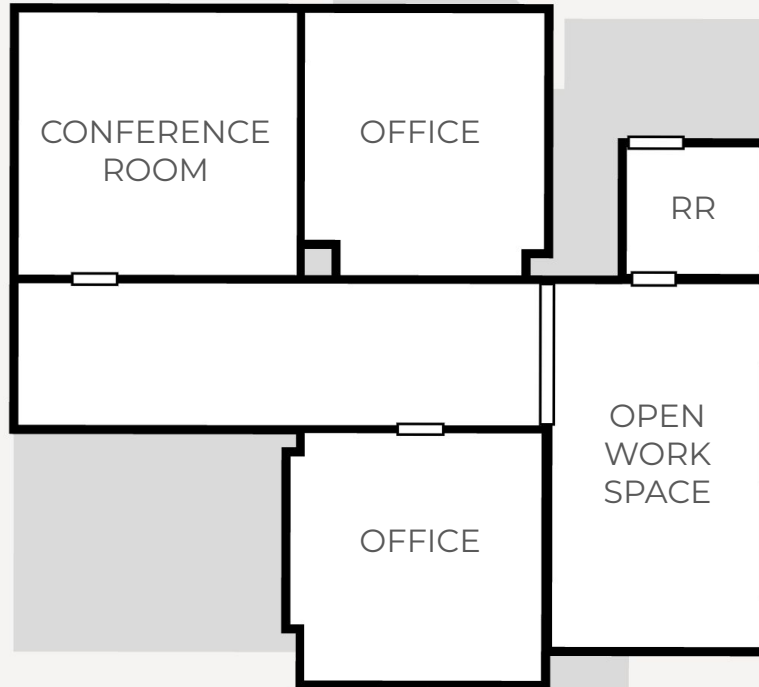




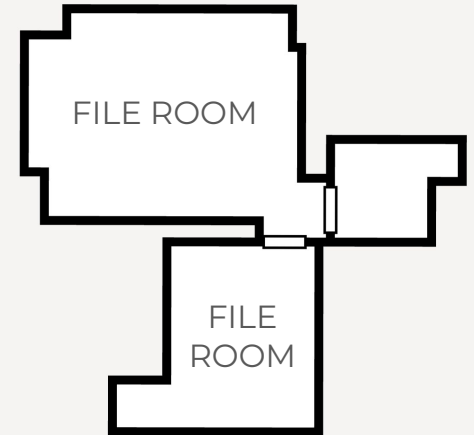
FLOOR PLAN



Second Floor



Basement









NORTHERN NEVADA A Smart Choice for Growth

HOME TO INDUSTRY GIANTS

Ranked in TOP 10 states
for best business tax
climate and business
incentives.

TESLA

EdgeCore
Digital Infrastructure



Google

switch

LYTEN

NEW DEANTRONICS

Microsoft

Panasonic.

its
logistics

REDWOOD
MATERIALS



19K
UNDERGRADUATE
STUDENTS

23K
TOTAL
STUDENTS

4K
GRADUATE
STUDENTS

R1 - University for Research by Carnegie Classifications



20 MINUTES
TAHOE RENO
INDUST. CENTER



"Super-Loop"
Fiber Network
IN PROGRESS



America's
DATA & TECH
Growth Frontier



22 MINUTES
Commute Time



WORKFORCE DEVELOPMENT

- Lowest labor costs in the Western U.S.
- 35K+ students at UNR & TMCC
- 10-year surge in manufacturing jobs
- MSA population growing 1.4% annually



3.5 HOURS
TO BAY AREA



2 HOURS
TO SACRAMENTO



NEVADA LITHIUM LOOP
Closed-loop system for lithium
extraction, processing, and
battery material recycling to
support sustainable domestic
EV supply chains.

Recognized by *US News* for being the No. 7
across the nation for Business Environment.

– US News (2024)

Nevada is the 6th fastest-growing state in the nation,
according to the latest *U.S. Census* data.

– U.S. Census Bureau (2025)



Business Assistance Programs



Sales, Use &
Modified
Business Tax
Abatements



Incentives for
Equipment,
Property &
Recycling



Specialized
Programs for
Data Centers and
Aviation

Opportunity Zones

Northern Nevada offers multiple federally designated Opportunity Zones, supporting long-term investment and development.

Qualified Opportunity Zone investments offer:



Deferred capital gains



Step-up in basis



Permanent exclusion of qualifying gains

Nevada Tax Climate

Nevada's tax structure is designed for business success:

NO

Corporate or Personal Income Tax
Inventory or Franchise Tax
Capital Gains or Inheritance Tax

One of the most competitive tax climates in the U.S., ranked among the best for business.



NORTHERN NEVADA TOP COMPANIES

5.4M SF

Tesla Gigafactory

1.3M SF

7.2M SF Planned
Switch Campus



ORMAT



STATE OF
NEVADA



switch



CAESARS
ENTERTAINMENT.



INSURANCE



AMERCO



SNC
SIERRA
NEVADA
CORPORATION



Renown
HEALTH



its
logistics



MONARCH
CASINO RESORT SPA • BLACK HAWK



TAX COMPARISONS

	NV	CALIFORNIA	ARIZONA	UTAH	IDAHO	OREGON	WASHINGTON
state corporate income tax	NO	8.84%	4.9%	4.85%	6.5%	6.6%	NO
individual income tax	NO	<13.3%	<2.5%	4.55%	5.695%	<9.9%	NO
payroll tax	>1.17%	>1.5%	NO	NO	NO	>.9%	.92%
capital gains tax	NO	<13.3%	<2.5%	4.55%	5.695%	<9.9%	7-9.9%



- UNR Currently offers 145 undergraduate and 124 graduate programs
- The campus is located north of downtown Reno on approximately 200 acres—remains a central hub for education and community engagement.
- In-state undergraduate tuition (2025–26): \$10K per year. Compared to average Tier-1 R1 public universities, UNR in-state tuition is approximately \$3,000 lower, reinforcing its claim of being significantly more affordable.
- Maintains multiple engineering facilities, including Palmer, Scrugham, Harry Reid, and earthquake engineering labs, alongside ongoing investments in new infrastructure.
- The UNR College of Business stands out as a key asset, offering robust undergraduate programs—including Accounting, Business Administration, Information Systems, and Gaming Management

***Construction is underway on the John Tulloch Business Building, set to open Fall 2025—a major development rather than a new school. It will anchor the College of Business with modern amenities, including a large auditorium, trading labs, and flexible collaboration spaces.**



23K
TOTAL STUDENTS

4K
GRADUATE STUDENTS

19K
UNDERGRADUATE
STUDENTS



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333 Holcomb Ave., Ste. 300 | Reno, Nevada 89502 | 775.850.3100 | dicksoncg.com

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