

FOR LEASE

435 MARSH AVE

RENO, 89509

Street Commercial Real Estate
522 Lander St #200 Reno, NV 89509
(775) 852-5225
www.street-cre.com



Matthew Harris

Principal - Broker
Matt.Harris@street-cre.com
NV RE #B.1002868
O: (775) 852-5225
C: (775) 250-4684



Ben Harris

Principal
Ben.Harris@street-cre.com
NV RE #S.0187049
O: (775) 852-5225
C: (775) 221-6846



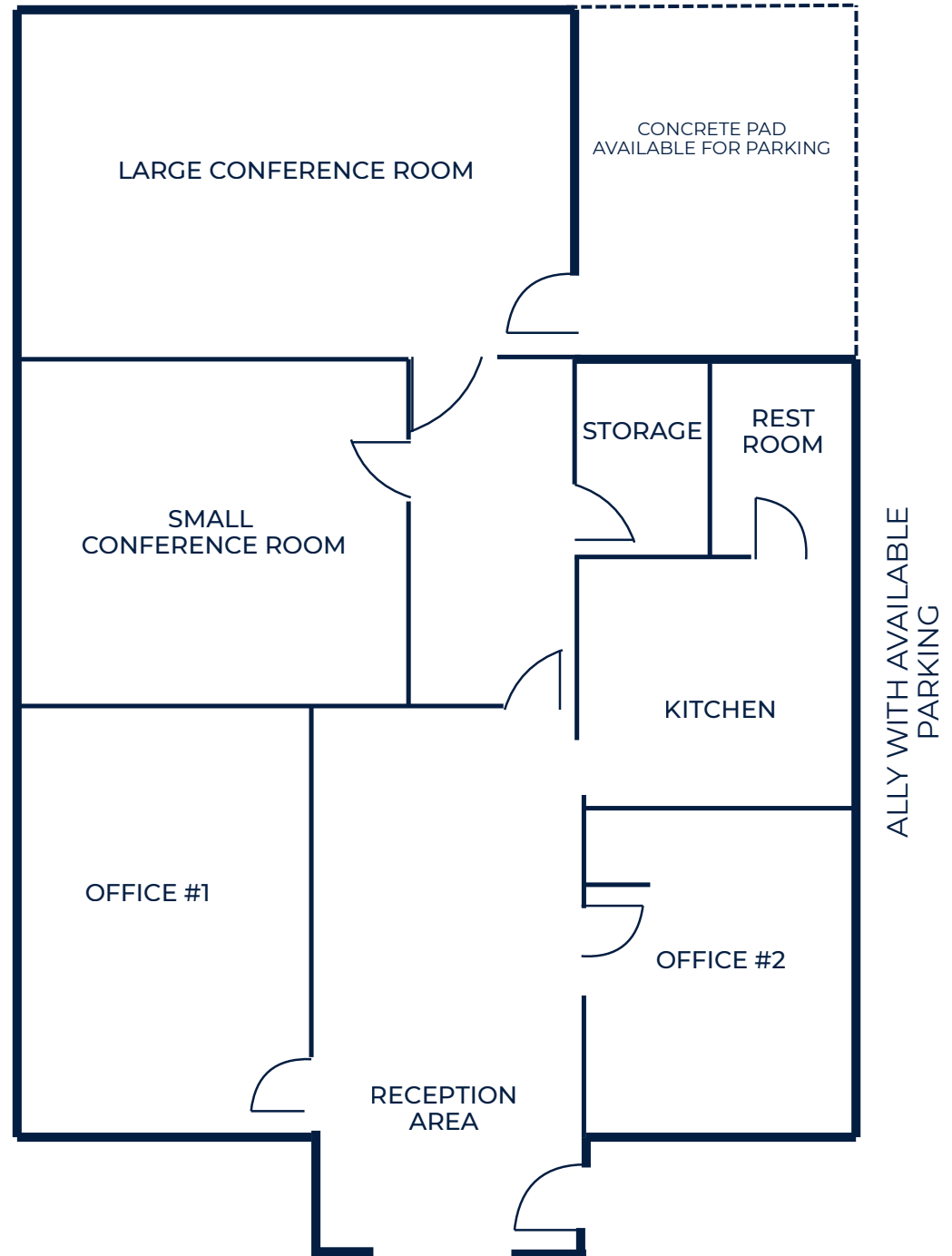
Mark Nowaczewski

Associate-Office
Mark.Nowaczewski@street-cre.com
NV RE# S.0203363
O: (775) 852-5225
C: (775) 857-7798

PROPERTY HIGHLIGHTS

435 MARSH AVE

- 1,608 SF Office Building
- Single Tenant
- Built in 1928
- Street Parking Available
- 0.09 AC Lot
- Zoned Professional Office (PO)
- Downtown Submarket



INTERIOR PHOTOS



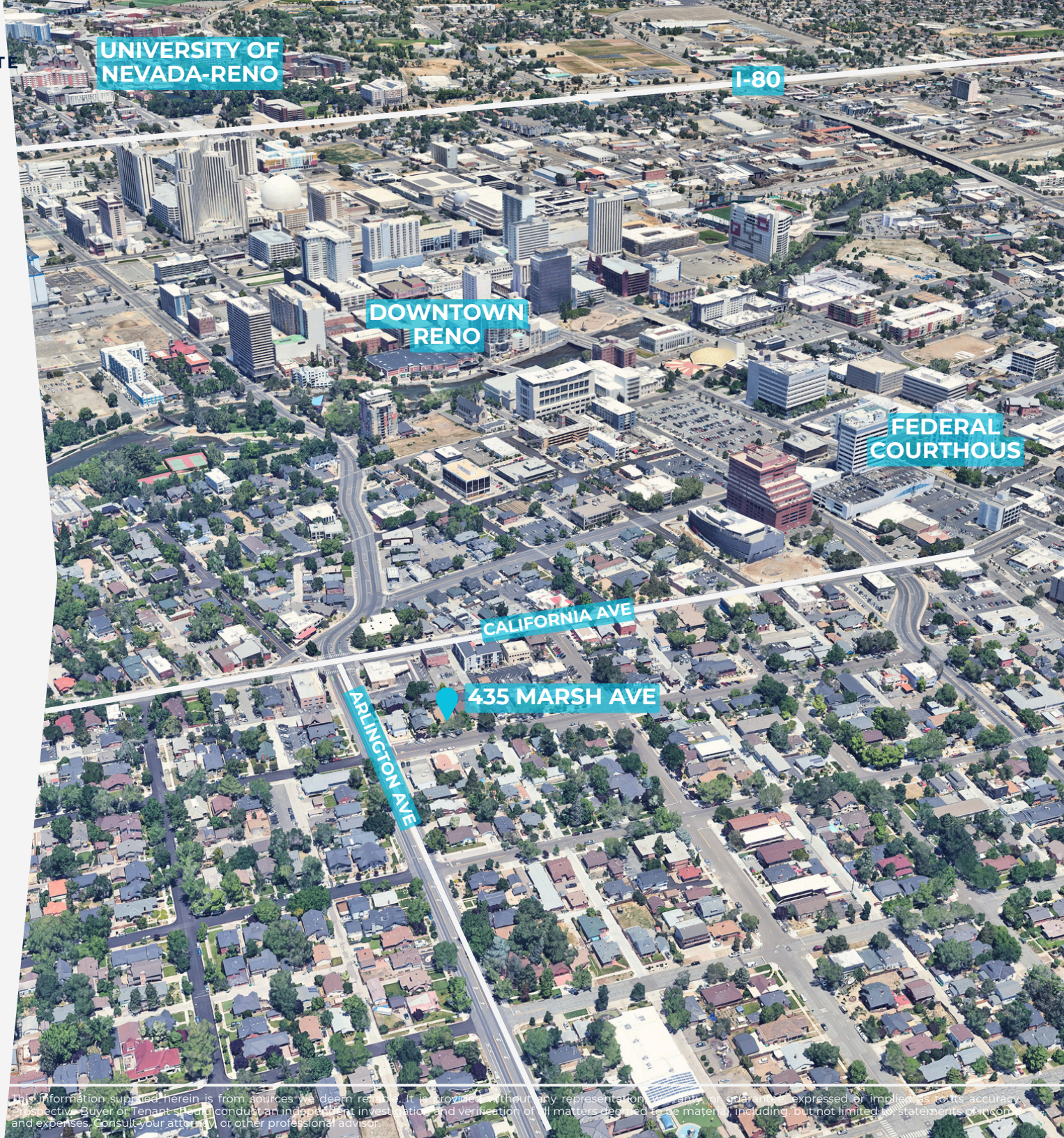
435 MARSH AVE



LOCATION HIGHLIGHTS

DOWNTOWN SUBMARKET

- High Walkability
- High Concentration of Nearby Retail, Services, and Amenities
- Competitive Rental Rates
- Key Hub for Business Activity



REGIONAL ADVANTAGES

Northern Nevada's diversified industry base enabled a faster recovery from the pandemic, with the Reno-Sparks area reaching full employment in just 11 months, compared to 43 months in Southern Nevada.

Looking ahead, Nevada is projected to be among the top two fastest-growing states in the U.S., with 36,067 new jobs expected in 2026, alongside a population increase of 92,000+ people over the same period.

MARKET ACCESS

- 1-day reach to 60+ million consumers
- Within hours of major West Coast ports – ideal for national + international distribution
- 130+ daily flights / 20+ nonstop destinations from RNO Airport
- 3.3M+ passengers YTD and on track for 4.9M by 2025 (expanding via Project MoreRNO)

BUSINESS FRIENDLY TAX STRUCTURE

- NO corporate income tax
- NO personal income tax
- NO capital gains tax
- NO inventory tax
- NO franchise tax

WORKFORCE & LABOR ADVANTAGES

- 1.57M jobs statewide
- +6.37% YoY wage growth, signaling a competitive, expanding labor market
- Workforce programs supporting industrial employers:
 - Nevada Works
 - WINN customized training grants
 - College & industry partnerships for manufacturing, logistics, tech talent pipelines
- Unemployment driven by job seekers, not job losses—indicator of a healthy, expanding economy



\$4.18 ROI
FOR EVERY
\$1 ABATED

THROUGH STATE INCENTIVE PROGRAMS

+6.37% YOY
WAGE GROWTH

36,000 NEW JOBS
92,000 NEW RESIDENTS
EXPECTED IN 2026

CONTACT US

For any questions regarding the market here in the Reno area, or inquiries on a specific property, contact us today!

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admin@street-cre.com

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CONTACT US



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Principal - Broker
Matt.Harris@street-cre.com
NV RE #B.1002868
O: (775) 852-5225 Ext 1002
C: (775) 250-4684



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Principal
Ben.Harris@street-cre.com
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C: (775) 221-6846



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