



OFFICE SPACE FOR LEASE

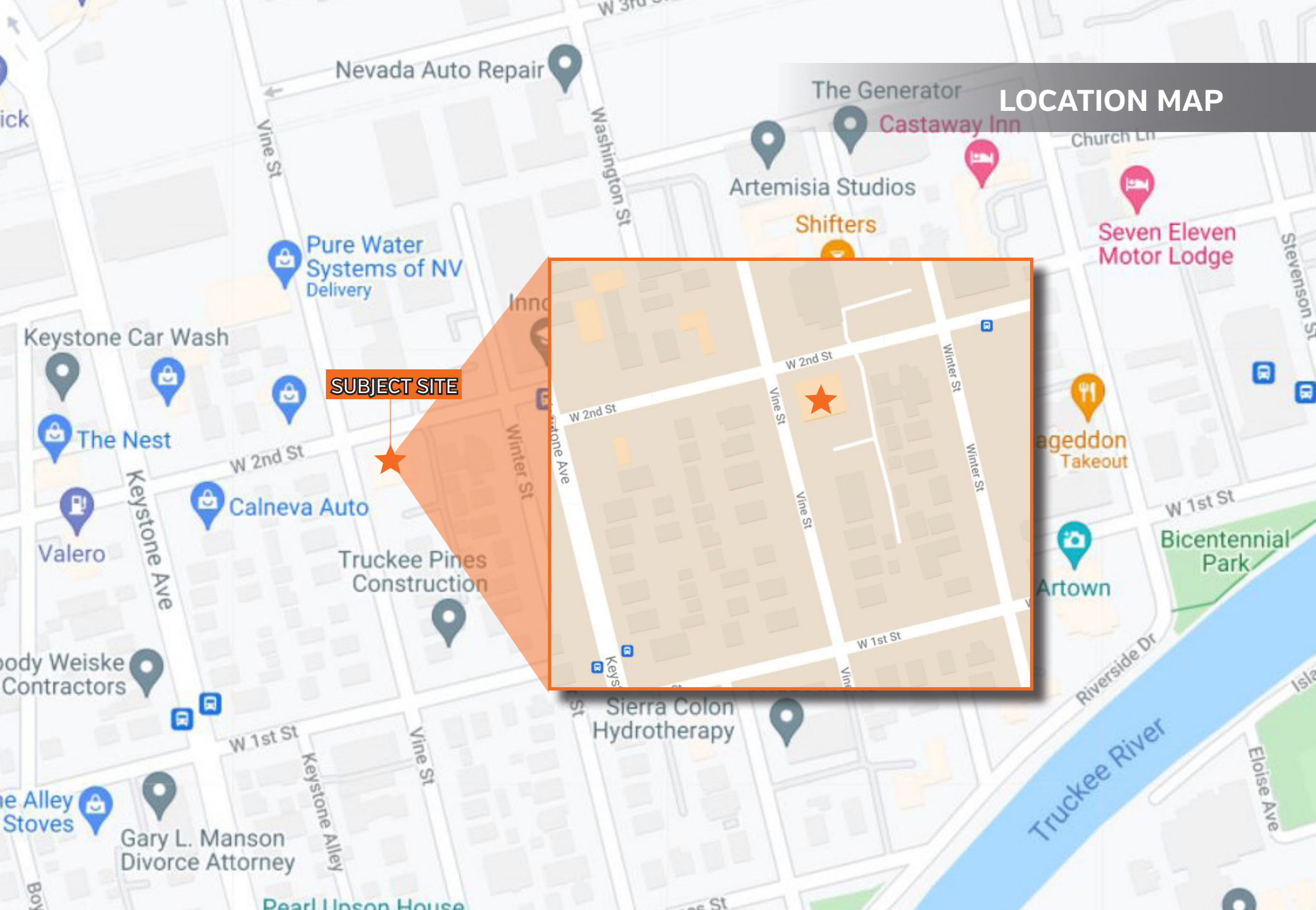
888 W 2nd Street

Professional Office Suites

RENO, NV 89503 | ±338- 633 SF AVAILABLE

Sean Field
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Lic. # S.0190460

LOCATION MAP



SUBJECT SITE

PROPERTY HIGHLIGHTS



±338 - 633 SF Available



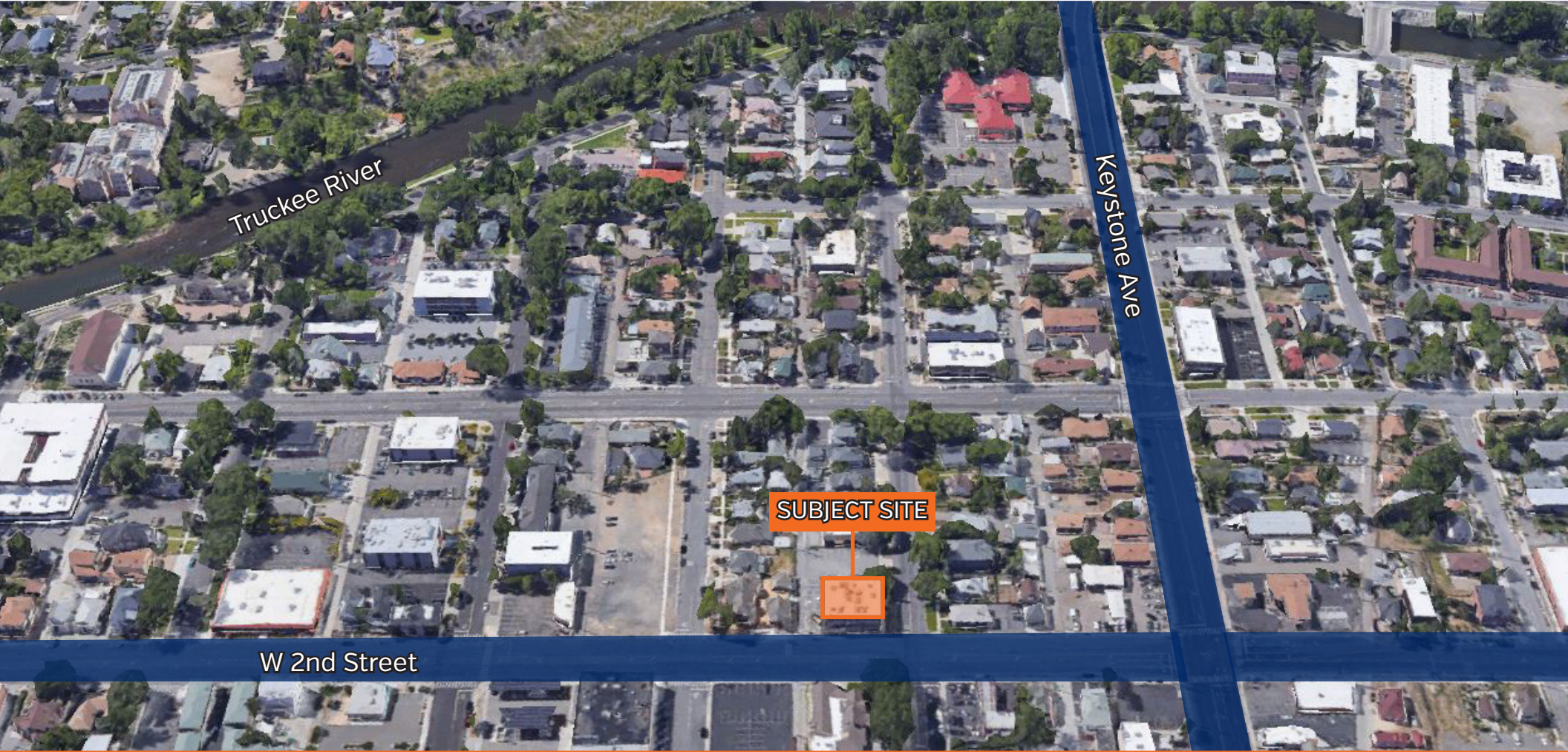
\$1.54 - \$1.92 PSF/MO (FS)



Downtown Location



Recently Remodeled



W 2nd Street

SUBJECT SITE

AVAILABLE

±338 - 633 SF | \$1.54 - \$1.92 PSF/Mo. (FS)

FEATURES

- Well appointed office, located in Downtown Reno
- Recently remodeled
- Multiple layout options and sizes
- Growth potential with building
- Common area breakroom and conference room
- Walking distance to coffee shops and restaurants
- Full service leases, less janitorial
- Ample parking on site with additional street

PROPERTY FEATURES

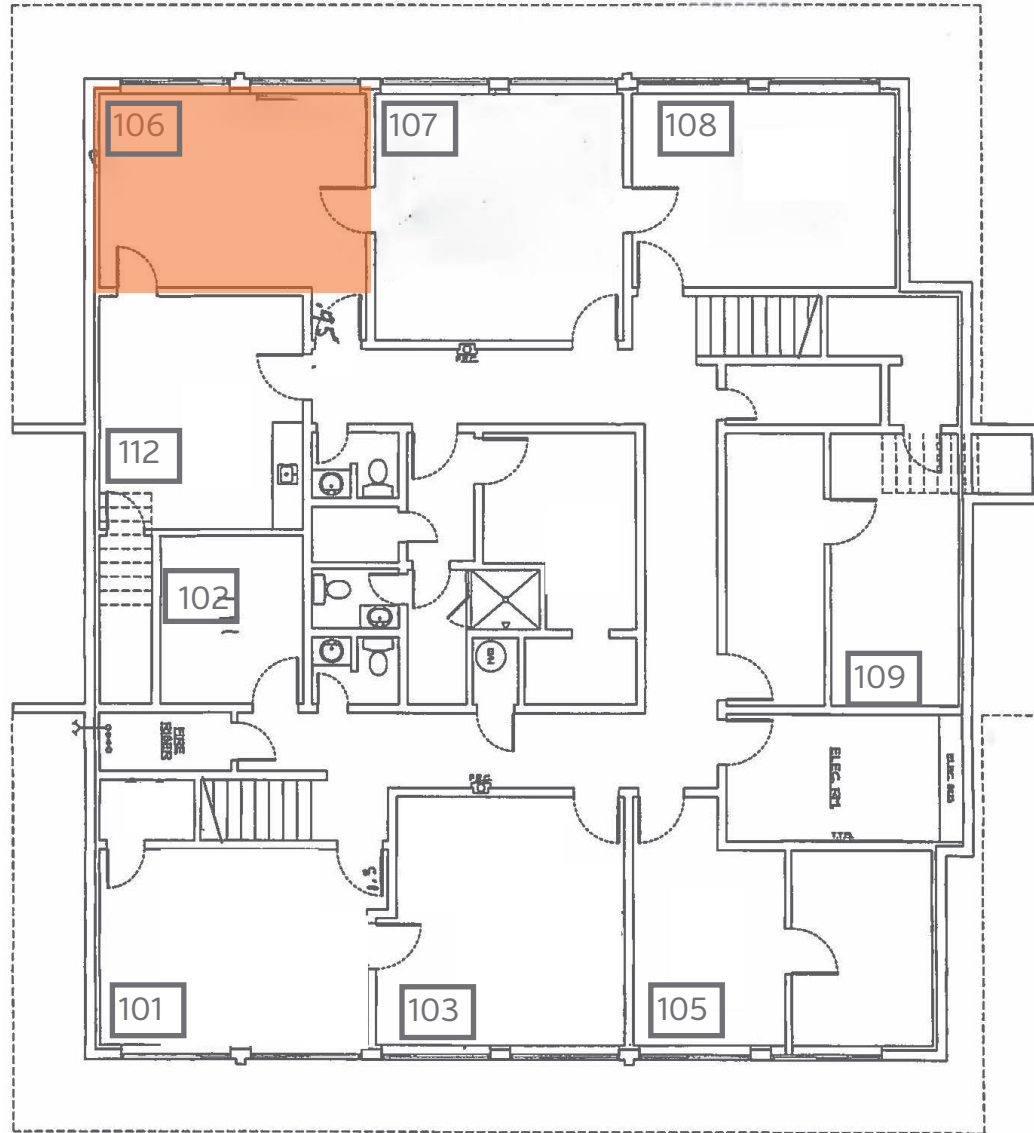


Available Spaces

Suite 106

± 346 SF

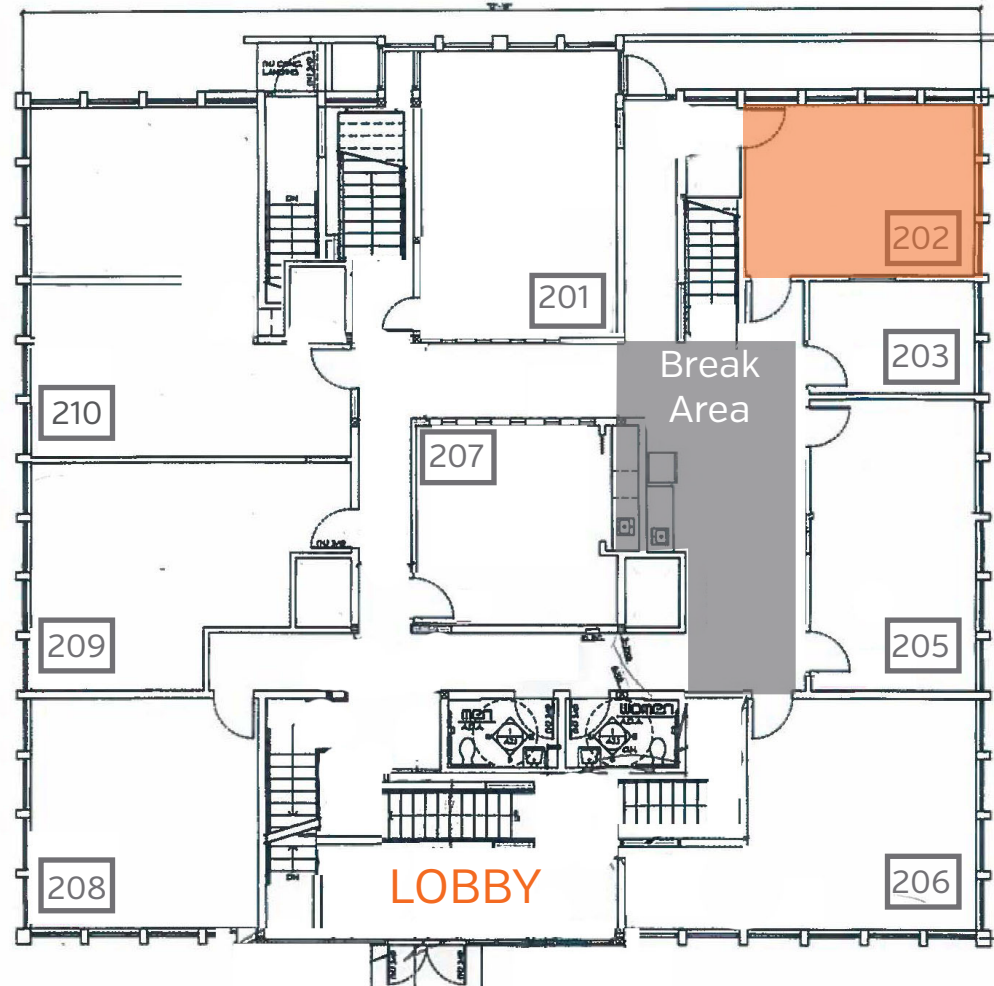
\$550/per month



Available Spaces

Suite 202

± 338 SF
\$650/per month

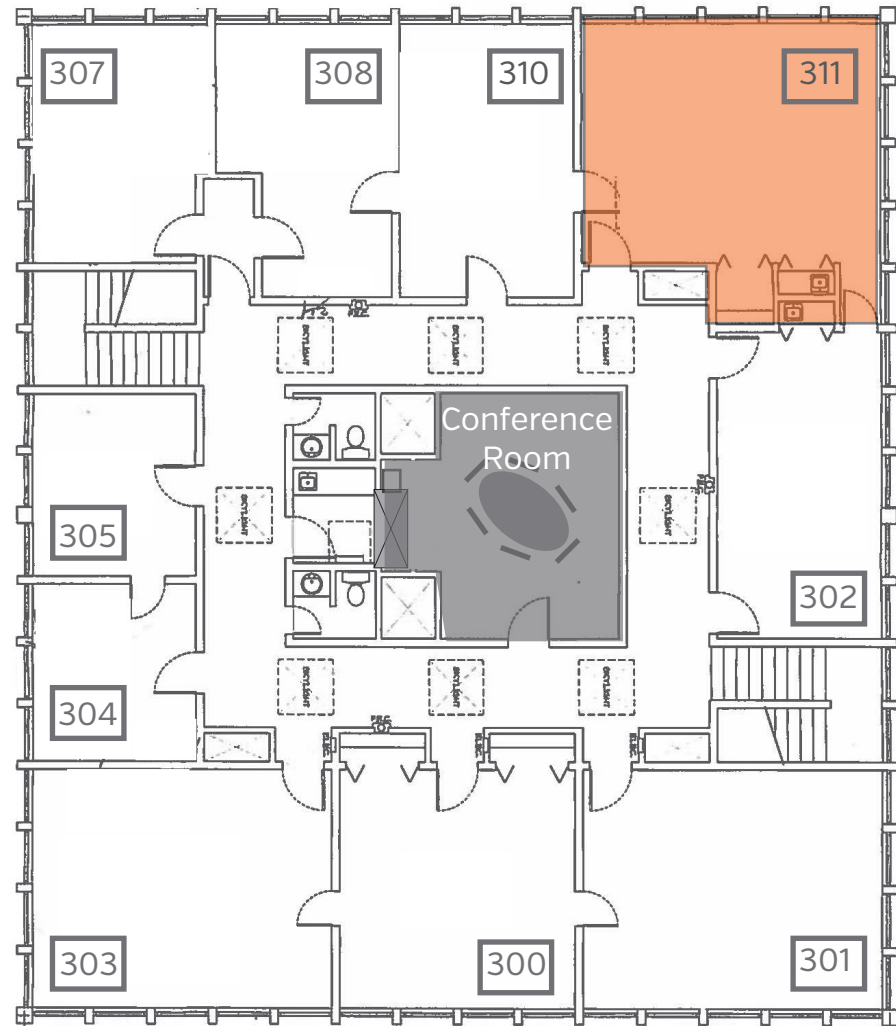


Available Spaces

Suite 311

± 633 SF

\$975/per month





SUITE 311



REASONS TO MAKE THE MOVE

Why Northern Nevada?

What's your reason for doing business in Greater Northern Nevada? Greater Reno-Sparks-Tahoe is the perfect package. A business friendly and tax friendly environment is hard to find, but add strategic operating benefits as well as unmatched quality of life, and the answer is clear.

TAX ADVANTAGE

- » NO corporate income tax
- » NO personal income tax
- » NO franchise tax
- » NO unitary tax
- » NO inventory tax
- » NO inheritance tax
- » NO estate tax

QUALITY OF LIFE ADVANTAGE

- » Affordable living costs
- » Emerging new downtown
- » Strong sense of community
- » Four vibrant seasons
- » Endless recreation opportunities
- » Burgeoning arts and culture lifestyle
- » A balanced life pace

TRANSPORTATION



OPERATING ADVANTAGE

- » Strategic location – central among the 11 western states
- » Room for new and expanding companies – over 72 million square feet of industrial space
- » Diverse labor market
- » Wide range of financial resources
- » Entrepreneurial services and support

THE NEW NORTHERN NEVADA

- » 100 companies have relocated here in the last 3 years
- » Home to Tesla's new gigafactory, Switch, Apple, E-Bay, Rackspace, Amazon, Zulily, Jet.com, Cimpres, Alltrade Tools, Micorsoft, Intuit, Sierra Nevada Corp and many more.
- » Affordable large scale real estate and water available
- » Large industrial space
- » Cost of living is .9% lower than national average
- » Ranked #3 in most business friendly tax climate
- » Average commute 22 minutes
- » Ranked #9 in top 100 best places to live

Less than 1-day truck service to >60 MM customers, 8 states, and 5 major ports. 2-day truck service to 11 states.

*Source - www.EDAWN.org

CONTACT INFORMATION

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