

3185

Lakeside Dr

Reno, NV 89509

OFFICE
FOR SALE



TOM FENNELL, SIOR, CCIM

PRINCIPAL
775.850.3117 OFFICE
775.250.6600 CELL
tfennell@dicksoncg.com
B.1001434

PATRICK RIGGS

VICE PRESIDENT, OFFICE
775.850.3100 OFFICE
775.220.4957 CELL
priggs@dicksoncg.com
S.180878

DCG
CORFAC
INTERNATIONAL

3185
Lakeside Dr
Reno, NV 89509



\$1,100,000
Price

3,510 SF
Size

ABOUT THE PROPERTY

APN | 019-303-61

ZONING | PO
PROFESSIONAL OFFICE

YEAR BUILT | 1959

- Centrally located freestanding professional office building on the corner of Lakeside and Berrum
- Recently renovated interior in move-in ready condition.
- Functional layout with a mix of private offices and open area

PARCEL MAP



**3185
LAKESIDE DR**

LAKESIDE DR

BERRUM LN

SW 100

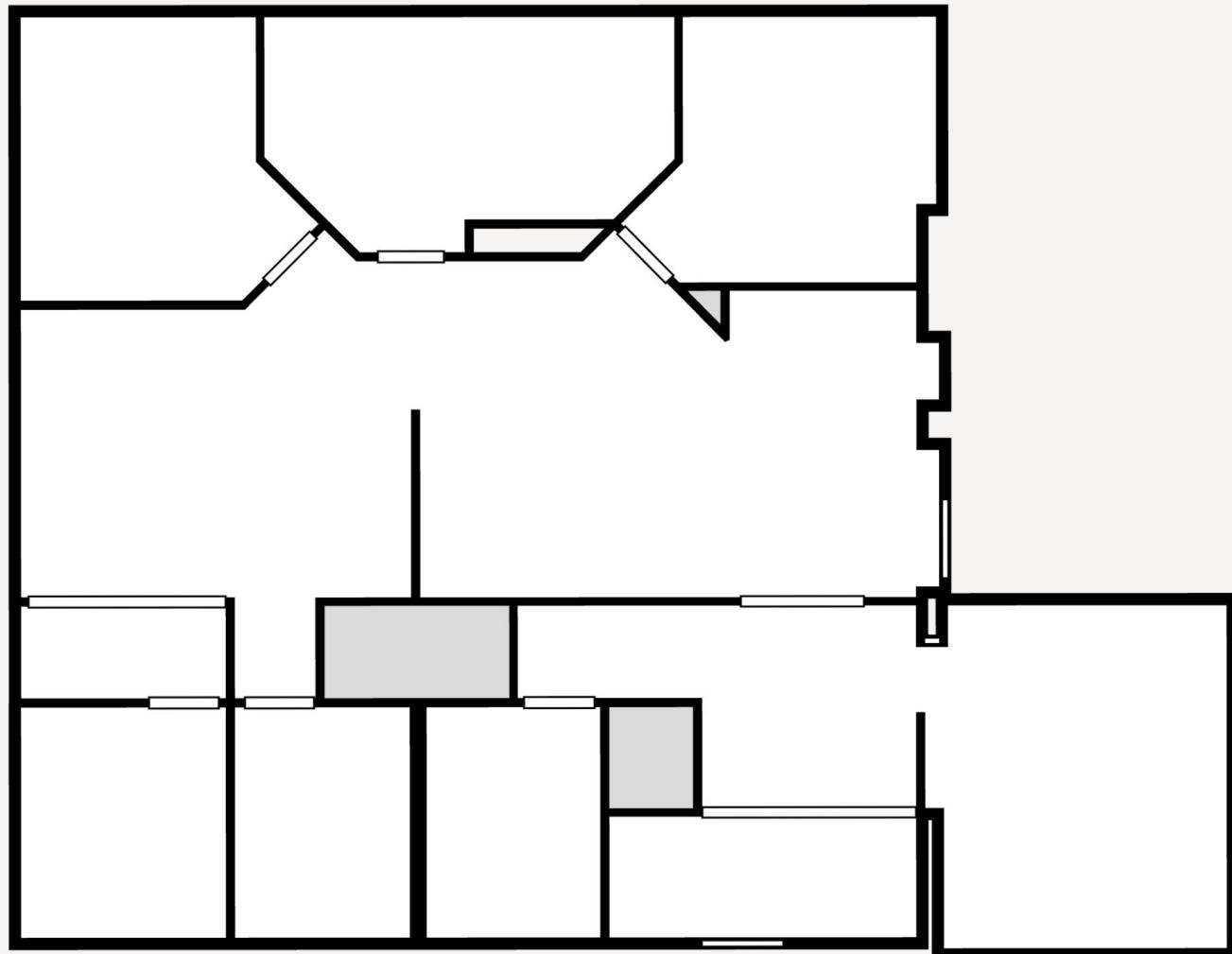
N

AREA MAP



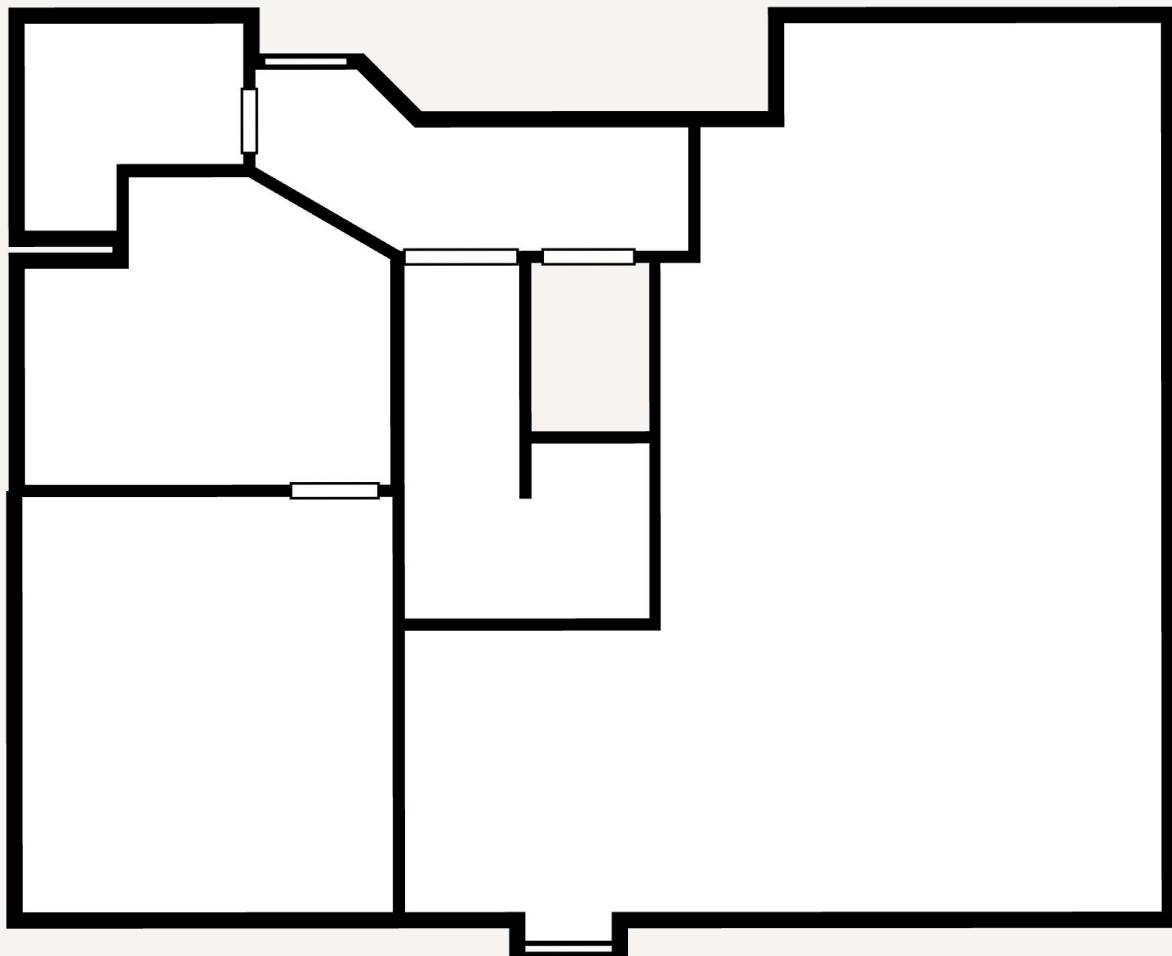
FLOOR PLAN

First Floor



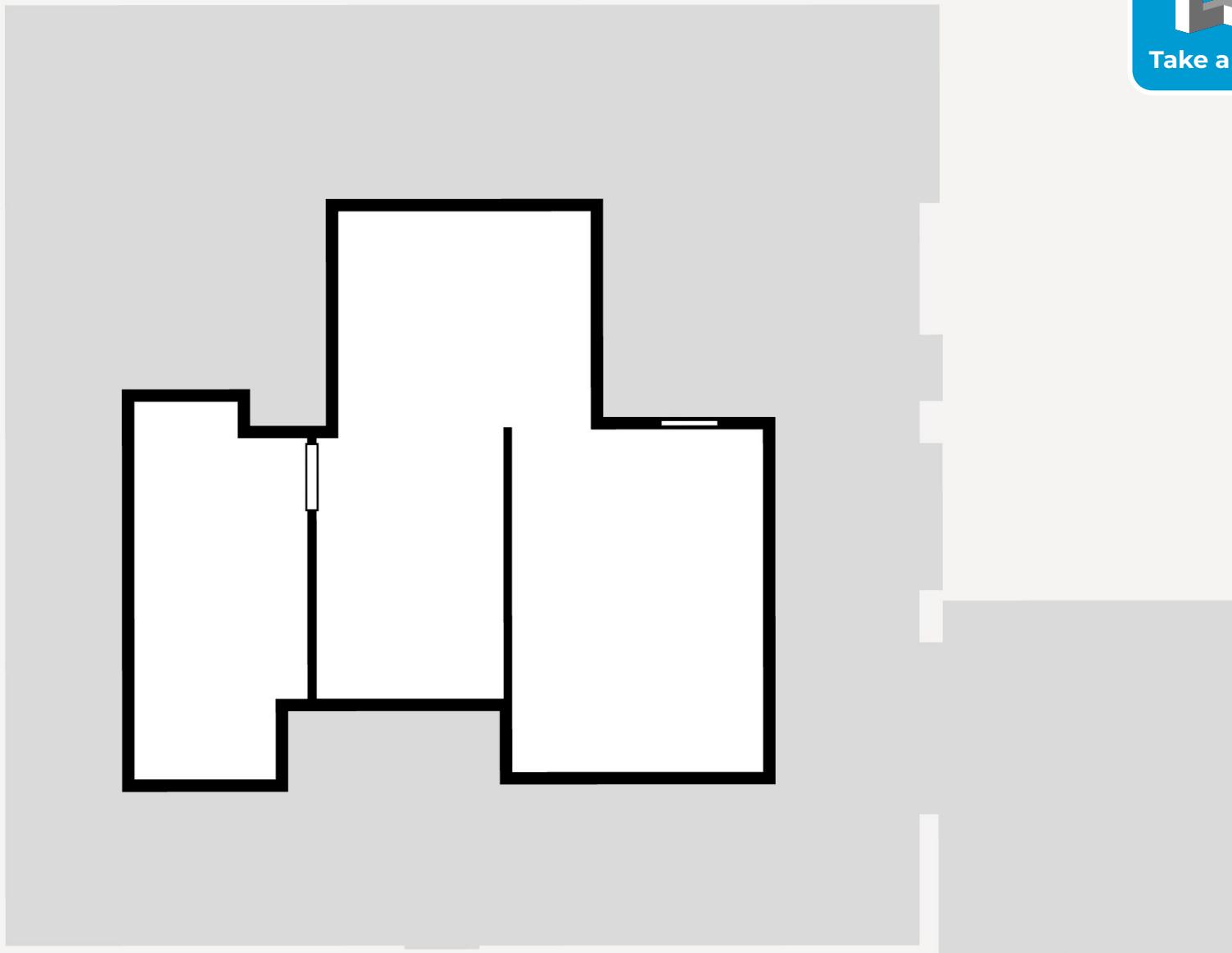
FLOOR PLAN

Basement



FLOOR PLAN

Second Floor

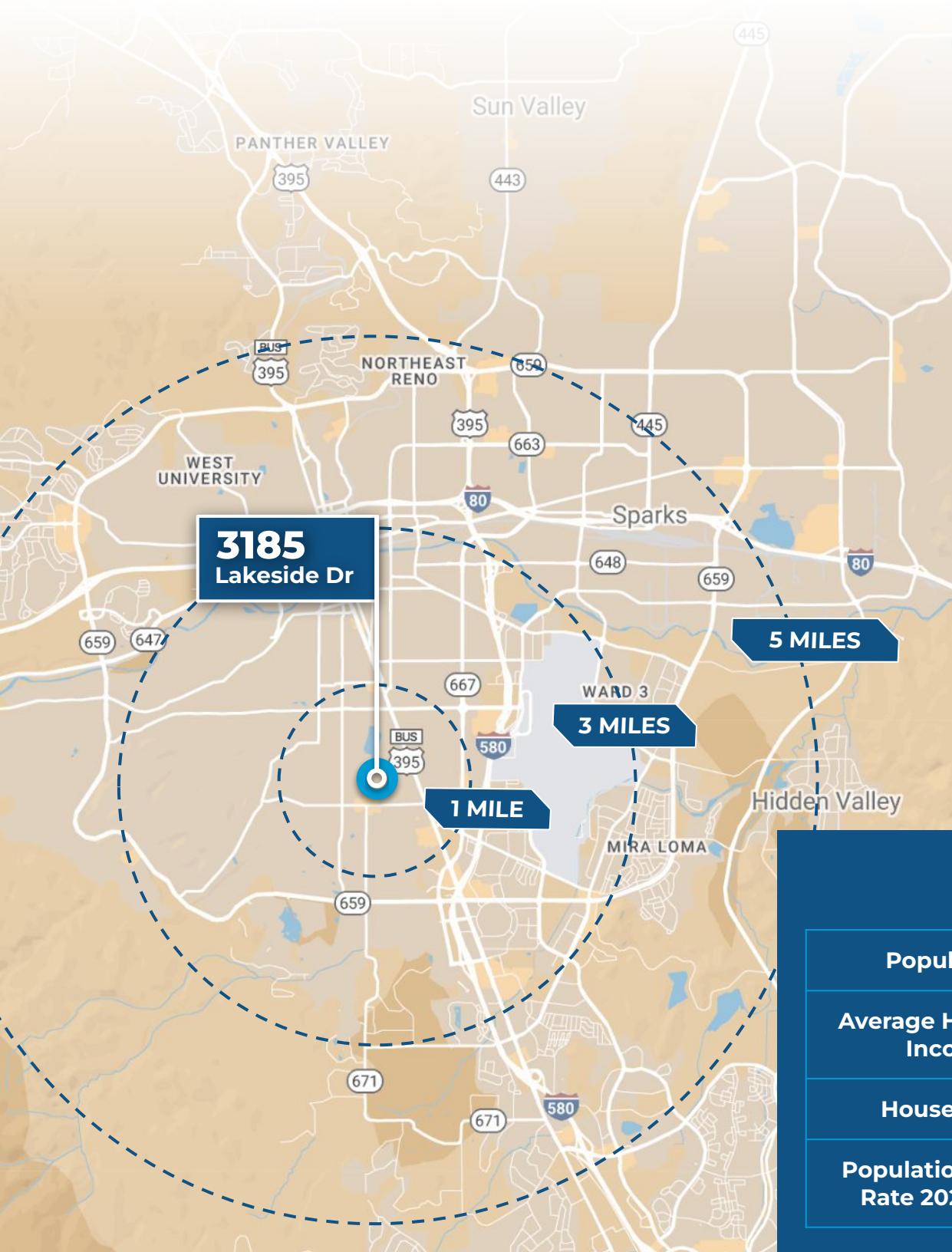






DCG

Demographics



Primary Traffic Counts (24 hrs.)

Lakeside Dr - 3,850



Units in 1 Mile radius

8,834+

	1 Mile	3 Miles	5 Miles
Population	19,651	96,574	221,935
Average Household Income	\$80,342	\$107,028	\$102,892
Households	8,834	44,801	95,943
Population Growth Rate 2023-2028	0.90%	0.76%	0.65%

NORTHERN NEVADA A Smart Choice for Growth

HOME TO INDUSTRY GIANTS

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



19K

UNDERGRADUATE
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



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.



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

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

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.

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

NORTHERN NEVADA TOP COMPANIES

5.4M SF

Tesla Gigafactory

1.3M SF

7.2M SF Planned
Switch Campus



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%



TOM FENNELL, SIOR, CCIM

PRINCIPAL
775.850.3117 **OFFICE**
775.250.6600 **CELL**
tfennell@dicksoncg.com
B.1001434

PATRICK RIGGS

VICE PRESIDENT, OFFICE
775.850.3100 **OFFICE**
775.220.4957 **CELL**
priggs@dicksoncg.com
S.180878



*Sourced from credible sources, the broker cannot guarantee the reliability of the information provided. No explicit or implied warranties or representations are made regarding the accuracy of the information. This content is subject to potential vulnerabilities, such as errors, omissions, price fluctuations, rental terms, and other conditions, including prior sale, lease, financing, or unexpected withdrawal. You and your advisors should thoroughly assess the property to ascertain its suitability for your specific needs. Additionally, we strongly recommend seeking guidance from your legal, financial, or other qualified professional advisors.

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

CORFAC
INTERNATIONAL