

# 3185

**Lakeside Dr**  
Reno, NV 89509

**OFFICE**  
**FOR SALE**



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**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





**3185**  
LAKESIDE DR

LAKESIDE DR

BERRUM LN





# AREA MAP



DOWNTOWN  
RENO



PEPPERMILL  
RESORT • SPA • CASINO • RENO



VIRGINIA LAKE

LAKESIDE MANOR  
RETIREMENT

LAKESIDE PLAZA  
CONDOMINIUMS

ROSELAKE  
APARTMENTS

SHERWOOD  
APARTMENTS

BRINKBY AVE

SUN GARDENS  
CONDOMINIUMS

ROBINHOOD DR

REGENCY PARK

LAKESIDE DR

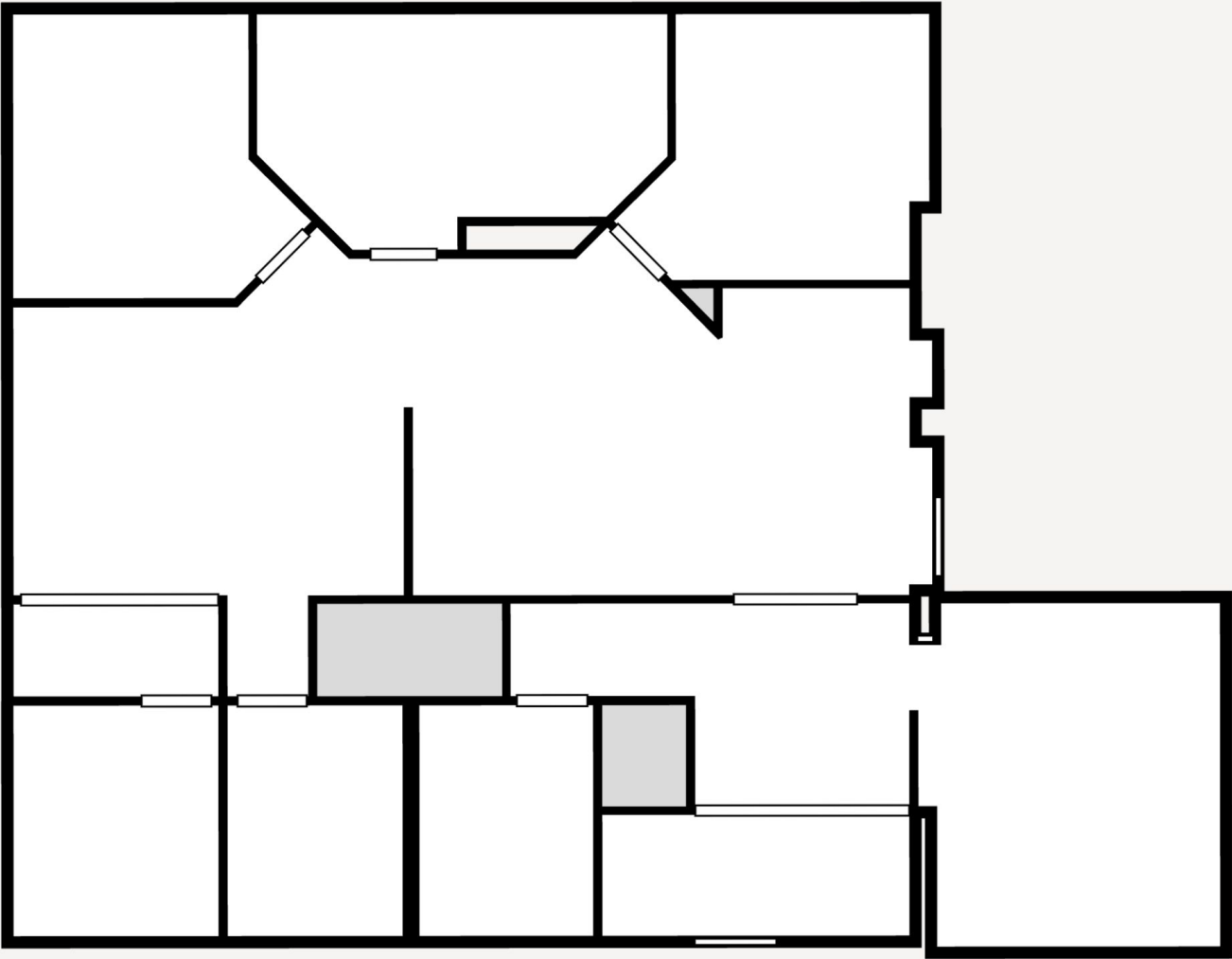
BARRUM LN

3185  
LAKESIDE DR





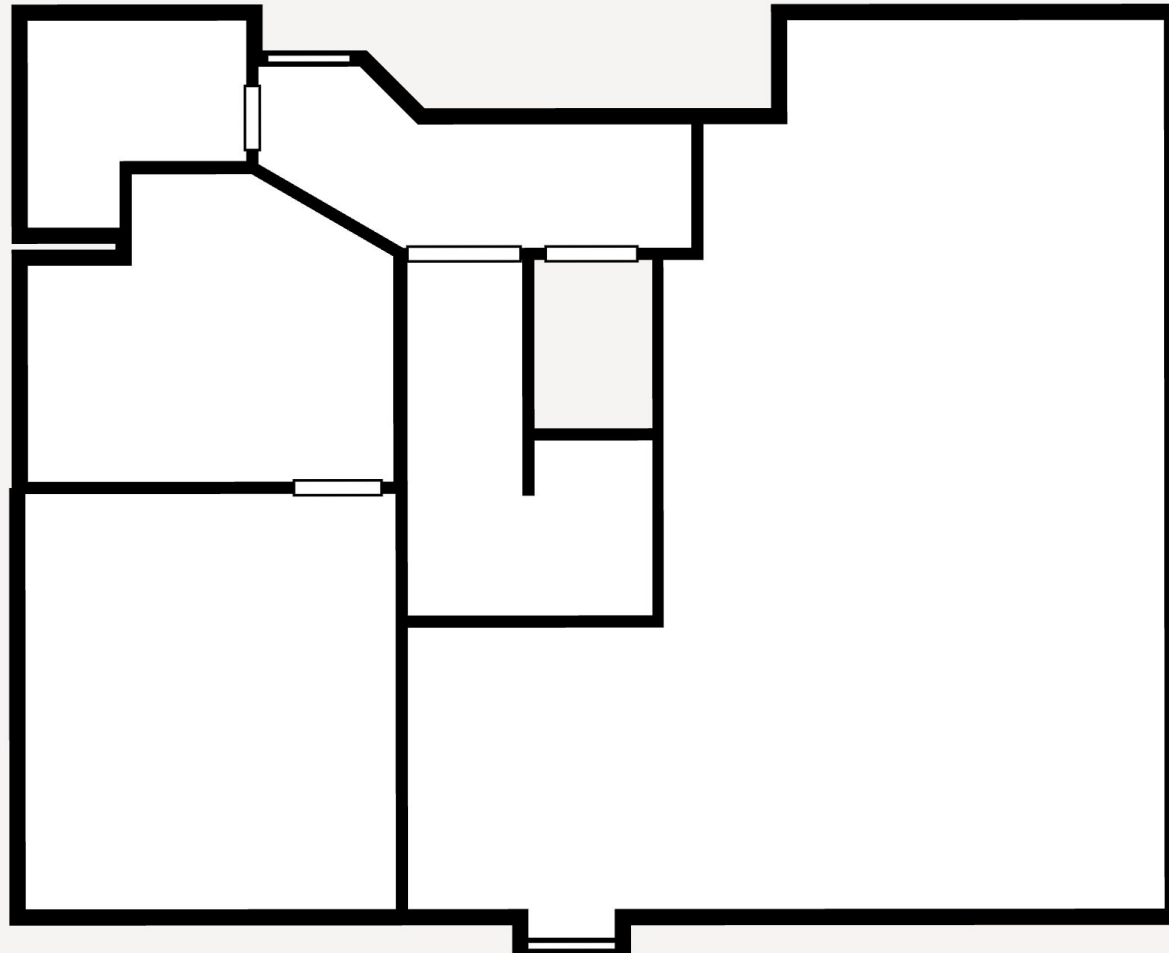
**FLOOR PLAN**  
**First Floor**





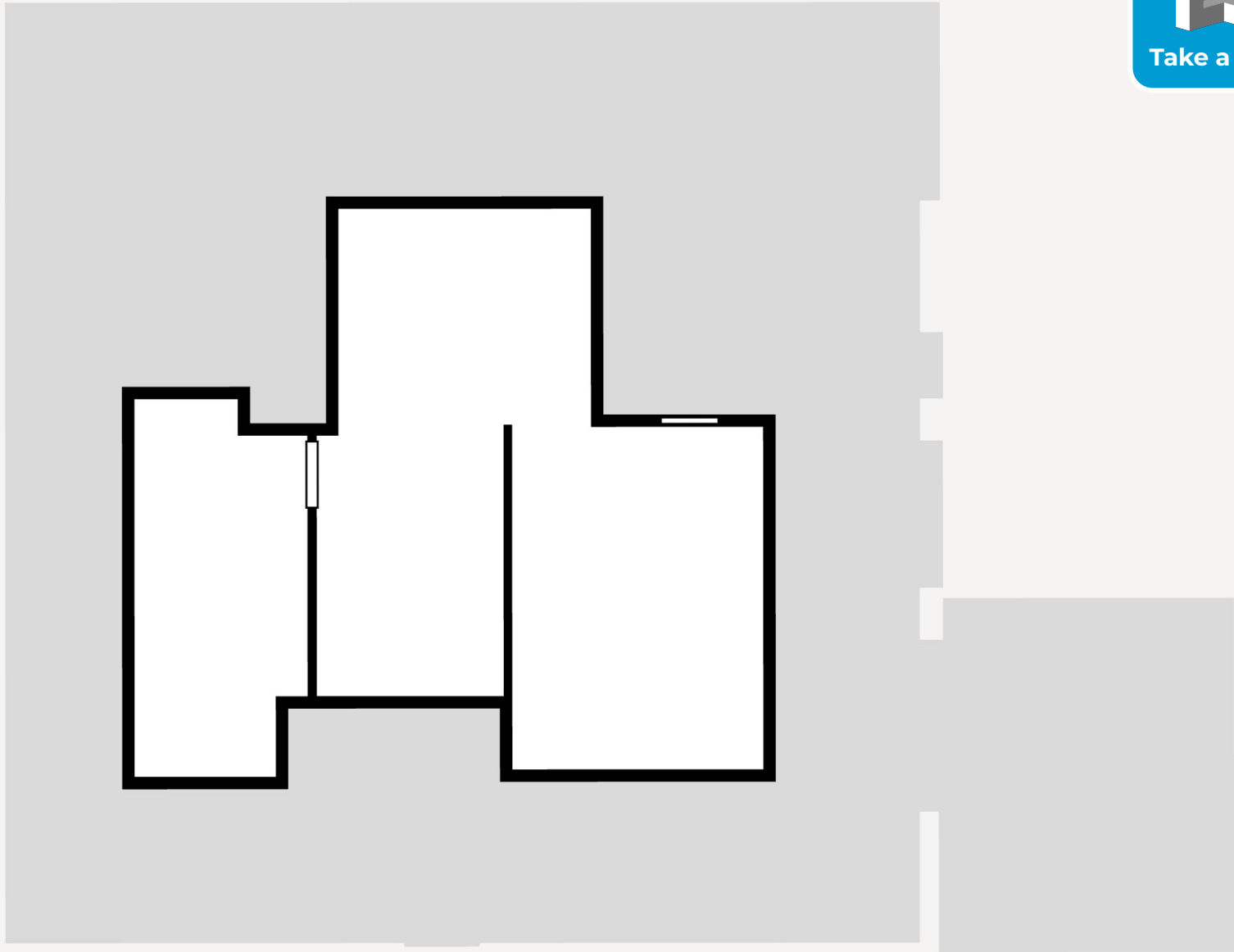
# FLOOR PLAN

## Basement





**FLOOR PLAN**  
**Second Floor**













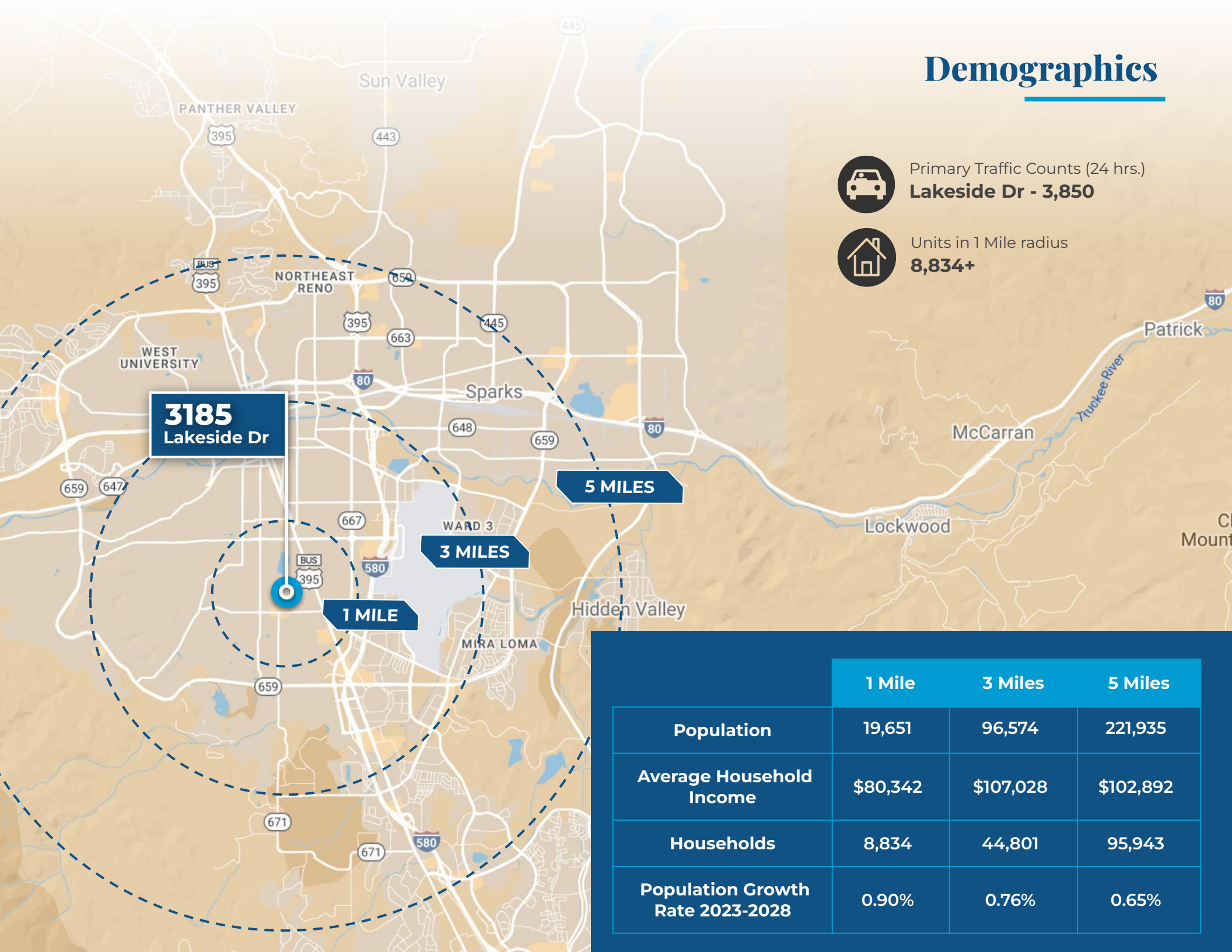
# Demographics



Primary Traffic Counts (24 hrs.)  
**Lakeside Dr - 3,850**



Units in 1 Mile radius  
**8,834+**



**3185**  
Lakeside Dr

**5 MILES**

**3 MILES**

**1 MILE**

	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.

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%





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