

330

E Liberty St
RENO, NV 89501



**OFFICE
FOR SALE**



DOMINIC BRUNETTI, CCIM

PRINCIPAL
775.240.1192 **CELL**
dbrunetti@dicksoncg.com
S.58419

PATRICK RIGGS

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



CORFAC
INTERNATIONAL



ABOUT THE PROPERTY

- Office - Medical Office building located in the opportunity zone
- Total of 53 parking spaces including 13 covered parking spaces
- Great downtown location with excellent visibility
- Zoning: MD-RD - Multi-Use, Downtown, River District



Office Building Size | 9,064 SF

Lot Sizes | Total (3 Parcels): 0.708 AC

.164 AC | **APN** 011-501-06

.164 AC | **APN** 011-501-07

.38 AC | **APN** 011-501-08

Year Built | 1979

Zoning | MD-RD

MIXED-USE DOWNTOWN RIVERWALK DISTRICT

SITE MAP

330
E Liberty St

.38 AC | 011-501-08
330 LIBERTY ST

.164 AC | 011-501-07
262 LIBERTY ST

.164 AC | 011-501-06
252 LIBERTY ST

E LIBERTY ST

N



Sale Price (all 3 parcels) | \$3,300,000

330 E Liberty | \$2,719,200

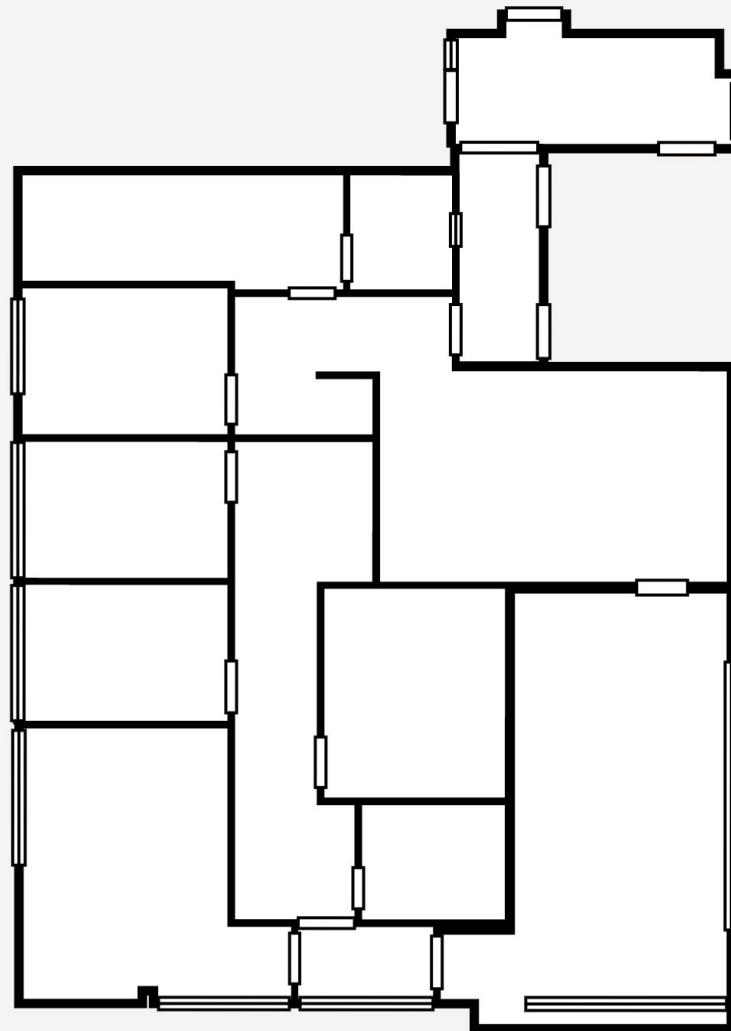
262 E Liberty | \$286,000

252 E Liberty | \$286,000

*Office can be purchased without the land.
Land can not be purchased without the office.

FLOOR PLAN

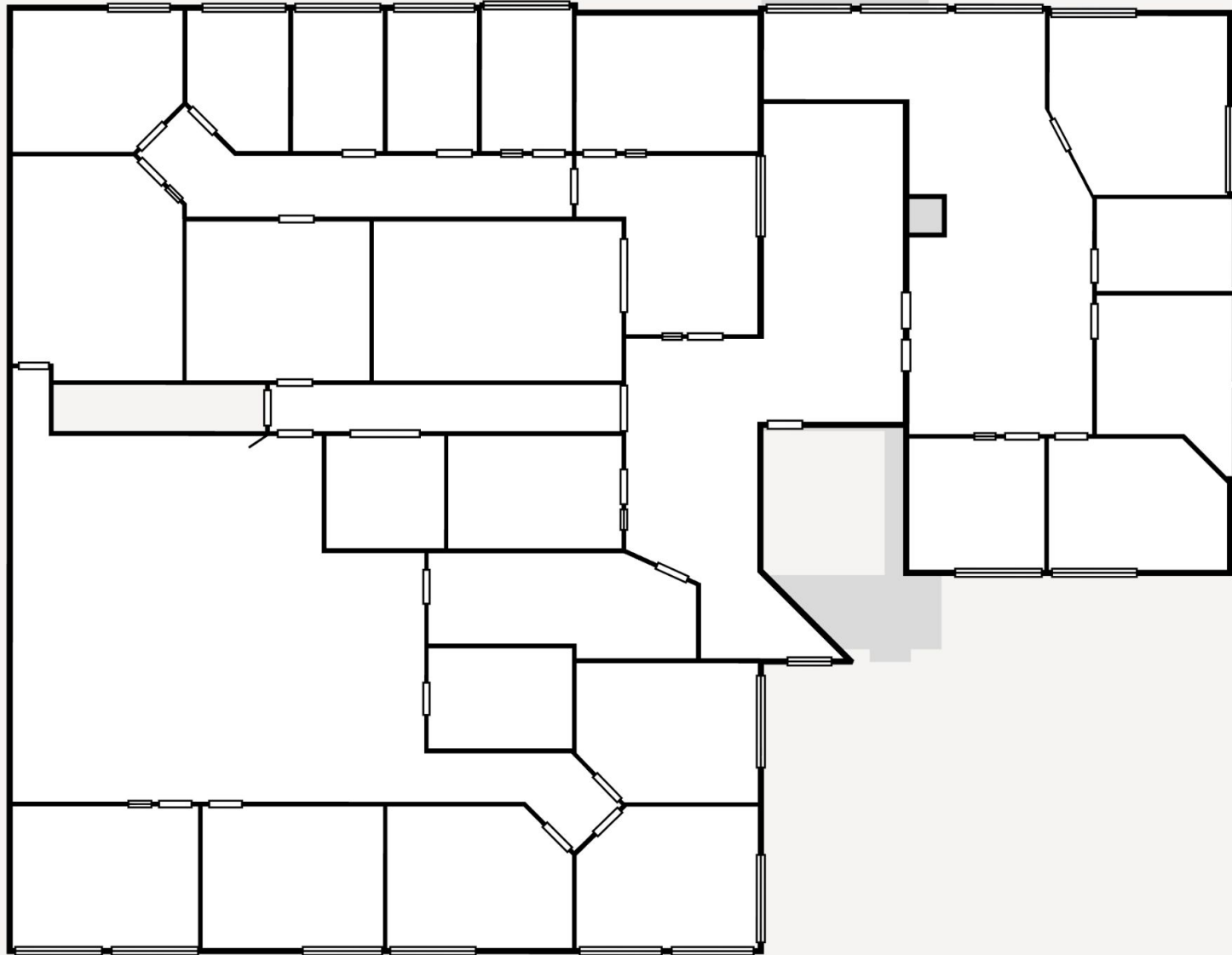
1st floor



**Per Matterport Scan - Dimensions are Approximate*

FLOOR PLAN

2nd floor



**Per Matterport Scan - Dimensions are Approximate*

AREA MAP

SOUTHWEST



Bruce R. Thompson
Courthouse & Federal Building



RENO MUNICIPAL COURT
& SPECIALTY COURTS
0.5 Miles

330
E Liberty St



AREA MAP

NORTHEAST



WELLS AVE

Renown
HEALTH



SPARKS



RYLAND ST

330
E Liberty St

HOLCOMB AVE

LIBERTY ST



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

23K
TOTAL
STUDENTS

4K
GRADUATE
STUDENTS

RI - 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

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

– U.S. Census Bureau (2025)

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

– US News (2024)



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:

- 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



FORMAT

STATE OF
NEVADA

switch



CAESARS
ENTERTAINMENT.



INSURANCE



AMERCO



snc SIERRA
NEVADA
CORPORATION



HEALTH



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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6140 Plumas St, Ste. 100 | Reno, Nevada 89519 | 775.850.3100 | dicksoncg.com

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