

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



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

330 E Liberty | \$2,719,200

262 E Liberty | \$286,000

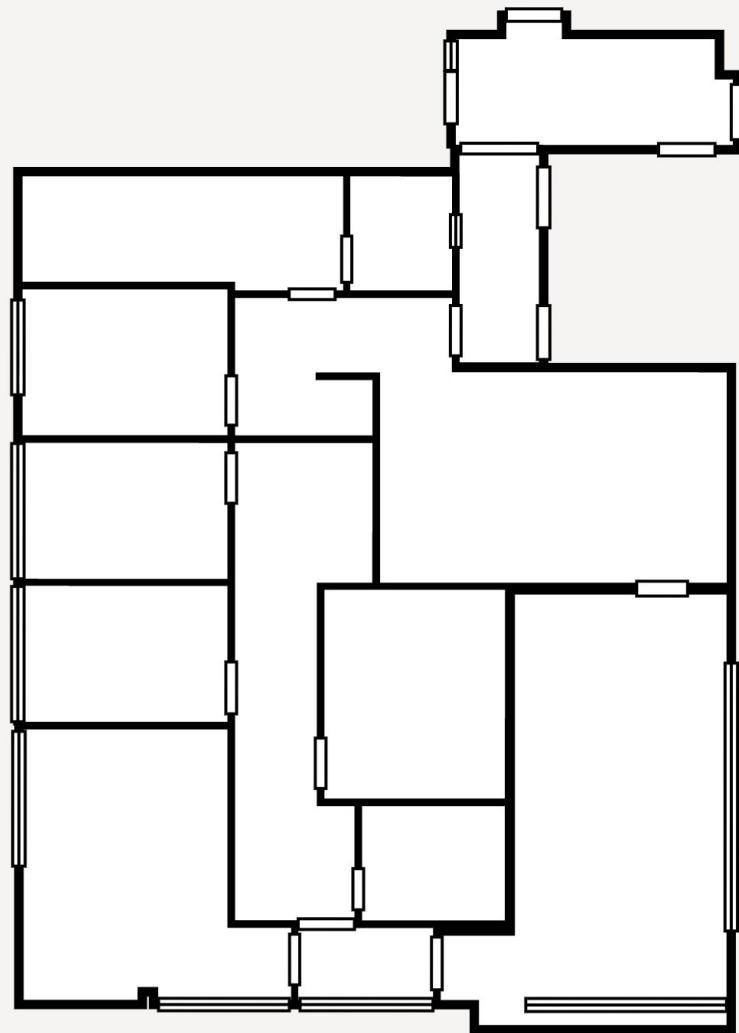
252 E Liberty | \$286,000

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



FLOOR PLAN

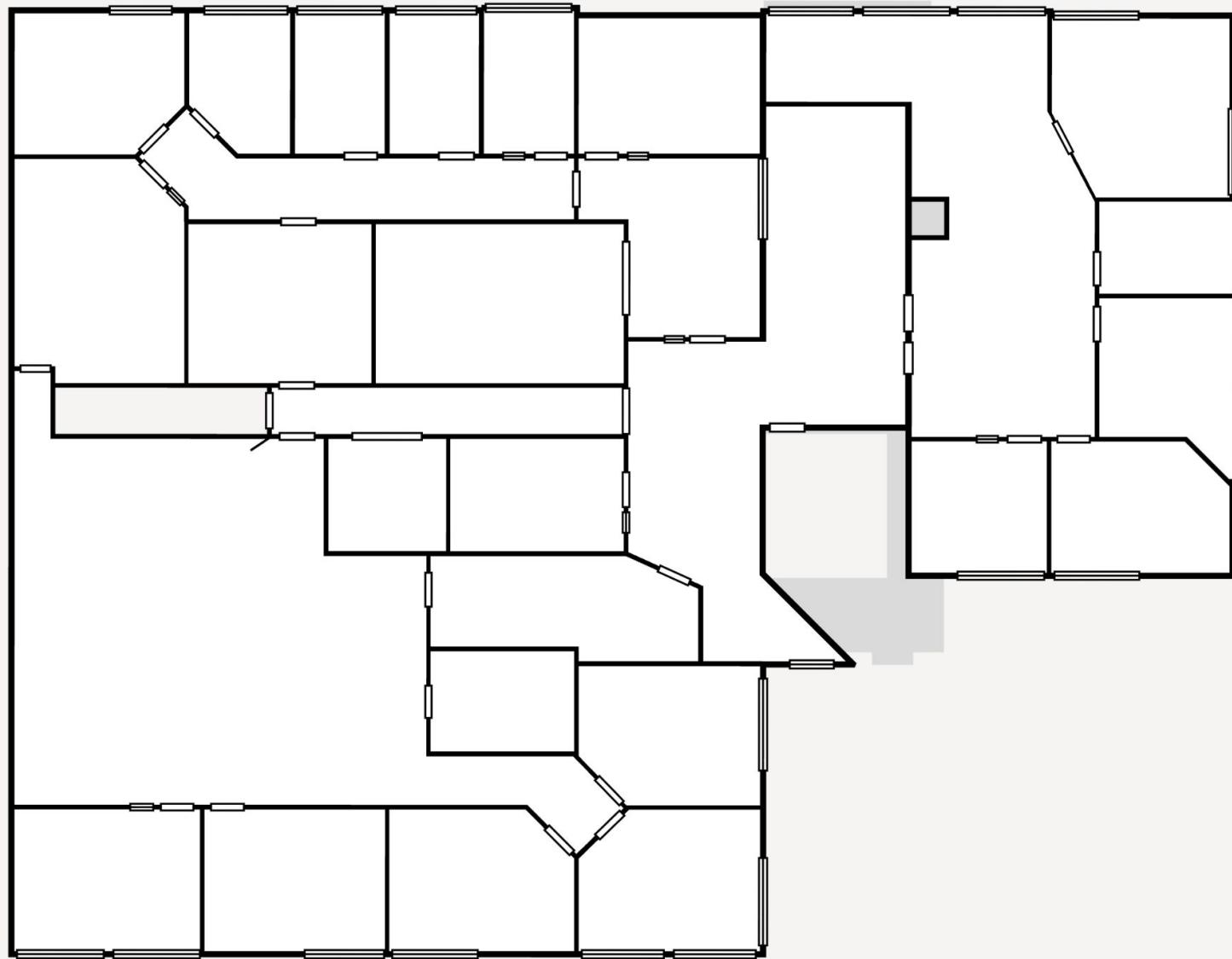
1st floor



*Per Matterport Scan - Dimensions are Approximate

FLOOR PLAN

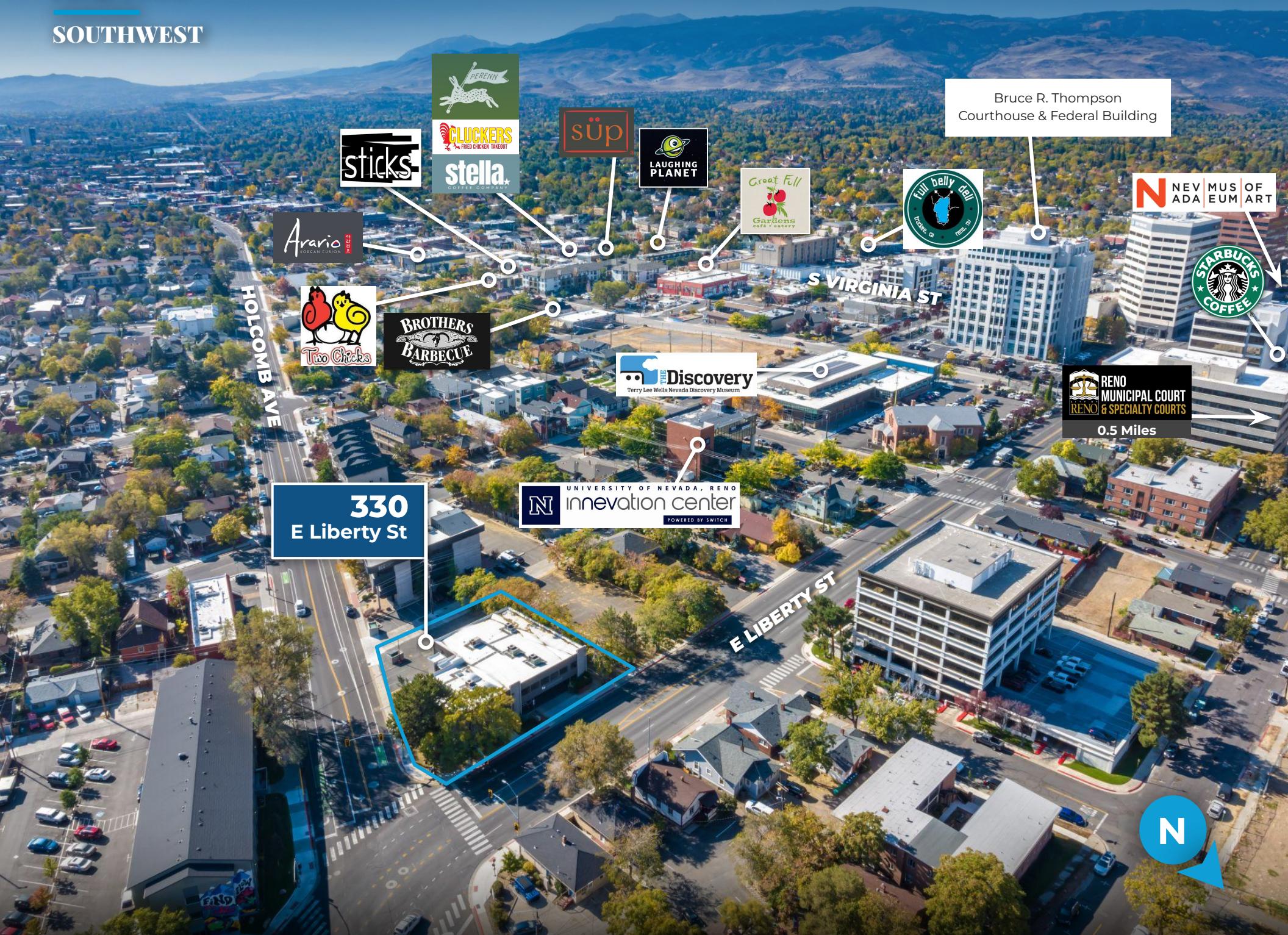
2nd floor



*Per Matterport Scan - Dimensions are Approximate

AREA MAP

SOUTHWEST



AREA MAP

NORTHEAST



HOME TO INDUSTRY GIANTS

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



23K
TOTAL
STUDENTS

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

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

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%

DOMINIC BRUNETTI, CCIM

775.850.3109 **OFFICE**

dbrunetti@dicksoncg.com

S.58419

PATRICK RIGGS

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.*



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

CORFAC
INTERNATIONAL