

OFFERING MEMORANDUM

932-936 SOUTHWOOD BLVD

Incline Village

Available for Sale or Lease

*Purchase Opportunity for Office Owner/User
or Multi Family/Residential Conversion*

932-936 SOUTHWOOD BLVD, INCLINE VILLAGE, NV

 **Kidder
Mathews**

Exclusively listed by

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932 SOUTHWOOD (5,328 SF)



936 SOUTHWOOD (12,579 SF)

km Kidder Mathews

ASKING PRICE – SOLD TOGETHER OR SEPARATE

Building Address	APN	Building size	Lot Size	Year Built	Asking Price	\$/SF
932 SOUTHWOOD BLVD, INCLINE VILLAGE, NV	132-231-26	5,328 SF	0.59 Acres	2002	\$2,560,000	\$480
936 SOUTHWOOD BLVD, INCLINE VILLAGE, NV	132-231-25	12,579 SF	0.78 Acres	2002	\$6,040,000	\$480
Total		17,907 SF	1.37 Acres		\$8,600,000	\$480

LEASING SUMMARY

932 SOUTHWOOD BLVD

RATE	\$2.25/SF/Mo.
BUILDING SIZE	5,328 SF
LEASE TYPE	Triple Net
ESTIMATED NETS	\$0.87/SF/mo.

936 SOUTHWOOD BLVD

RATE	\$2.50/SF/Mo.
BUILDING SIZE	12,579 SF
LEASE TYPE	Triple Net
ESTIMATED NETS	\$0.87/SF/mo.



PROPERTY HIGHLIGHTS

CLASS A OFFICE

Well designed and efficiently laid out office space with an emphasis on bullpens and conference rooms.

MATURE LANDSCAPING

Lush landscaping throughout both properties with tall pine trees and vibrant colors.

ARCHITECTURE

The buildings offer a modern alpine and contemporary feel which blends perfectly with the Incline Village vibe.

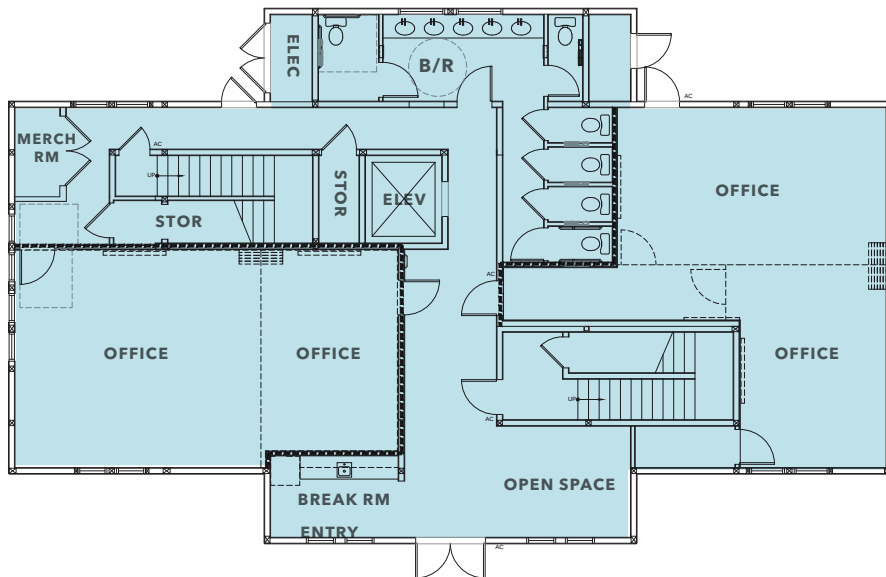
HIGH END FINISHES

The interiors are enriched with soft-touch finishes, architectural glass and layered lighting.

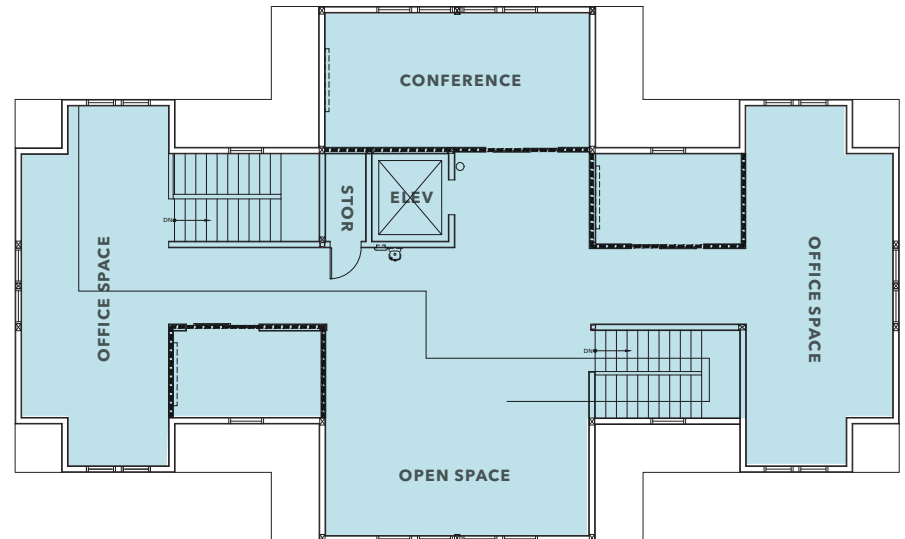


932 SOUTHWOOD FLOOR PLAN - BOTH FLOORS

First Floor



Second Floor



936 SOUTHWOOD FLOOR PLAN - 1ST FLOOR

First Floor



936 SOUTHWOOD FLOOR PLAN - 2ND & 3RD FLOOR



932 SOUTHWOOD PHOTOS



932 SOUTHWOOD EXTERIOR



932 SOUTHWOOD CORNER BULLPEN



932 SOUTHWOOD CONFERENCE ROOM



932 SOUTHWOOD OFFICE
WITH MOVING WALLS



932 SOUTHWOOD PHONE ROOM



932 SOUTHWOOD EXTERIOR SIDE

936 SOUTHWOOD PHOTOS



936 SOUTHWOOD EXTERIOR



936 SOUTHWOOD COFFEE BAR



936 SOUTHWOOD EXTERIOR REAR



936 SOUTHWOOD BREAK AREA



936 SOUTHWOOD CONFERENCE ROOM



936 SOUTHWOOD BULLPEN HALLWAY

GROW YOUR BUSINESS HERE



FAVORABLE TAX CLIMATE

- No Corporate Tax
- No Personal Tax
- No Inventory Tax
- No Franchise Tax
- No Special Intangible Tax



TRUCK SERVICE

In just 1-day truck service can reach 60-million customers.

Greater Reno-Sparks area is centrally located in the Western United States and is within 1-day truck service to over 60 million customers and 2-day truck service to 11 states.



COMPETITIVE COMMERCIAL UTILITY RATES

Companies are more profitable when they keep operating costs low. In Nevada, the commercial utility rates are less than half California's. That means companies relocating from California can save over half on their monthly utility costs.



NEVADA BUSINESS TAX INCENTIVES

The Nevada Governor's Office of Economic Development (GOED) offers tax incentives to companies that relocate or expand their businesses, subject to meeting the criteria for job creation, average wage, and capital investment, medical benefits.



SILVER STATE WORKS TRAINING ASSISTANCE AND FINANCIAL INCENTIVES

Nevada's Silver State Works program incentives workforce training for companies that relocate or expand in our region and offers three types of funding options.

Including employer-based training, employer incentive job program & incentive-Based employment.



OPPORTUNITY ZONE TAX BENEFITS

The Opportunity Zone tax incentive program is designed to encourage new equity, long-term capital investment in low-income areas.

The three core incentives include: temporary deferral of capital gain, step- in basis, & permanent exclusion from taxable capital gains income.



GREEN BUILDING ABATEMENTS

Created to promote energy efficiency in Nevada. Partial property abatement for up to ten years are awarded by the Governor's Office of Energy to owners who build or renovate buildings to be more energy-efficient and create significant energy savings may be eligible for partial property tax abatement.



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