

# 6125 ECHO AVENUE

SUBLEASE | RENO, NV

Longterm Sublease  
Available Through  
February 2032

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KIDDER.COM

±286,487  
TOTAL SF AVAILABLE

\$0.08/SF  
ESTIMATED OPEX  
PER MONTH

NEGOT  
MO NNN IMMEDIATE  
OCCUPANCY

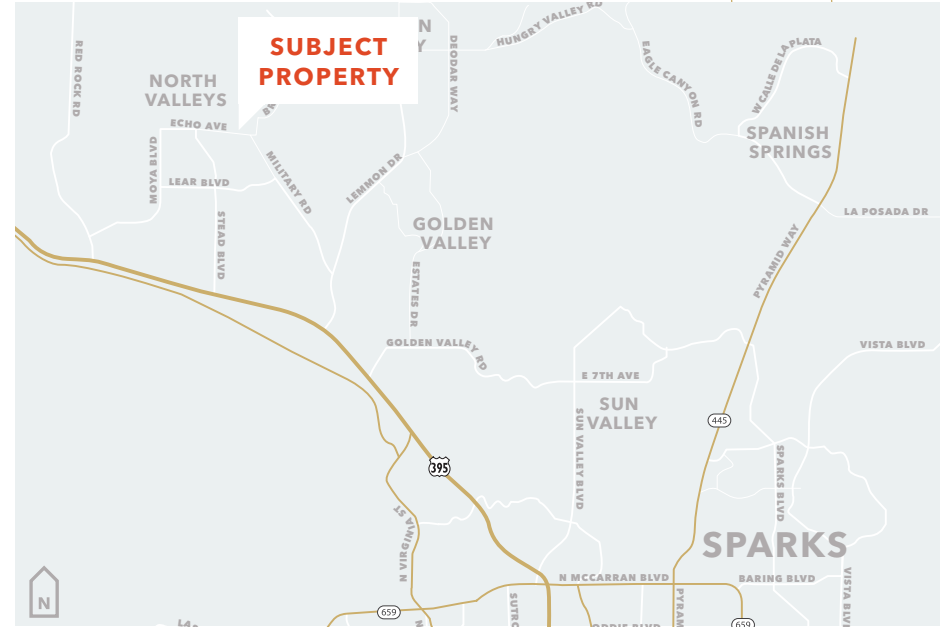


**km** Kidder  
Mathews

**FOR LEASE**

# 6125 Echo Avenue

RENO, NV 89506



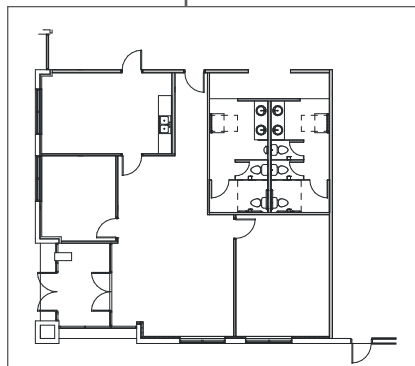
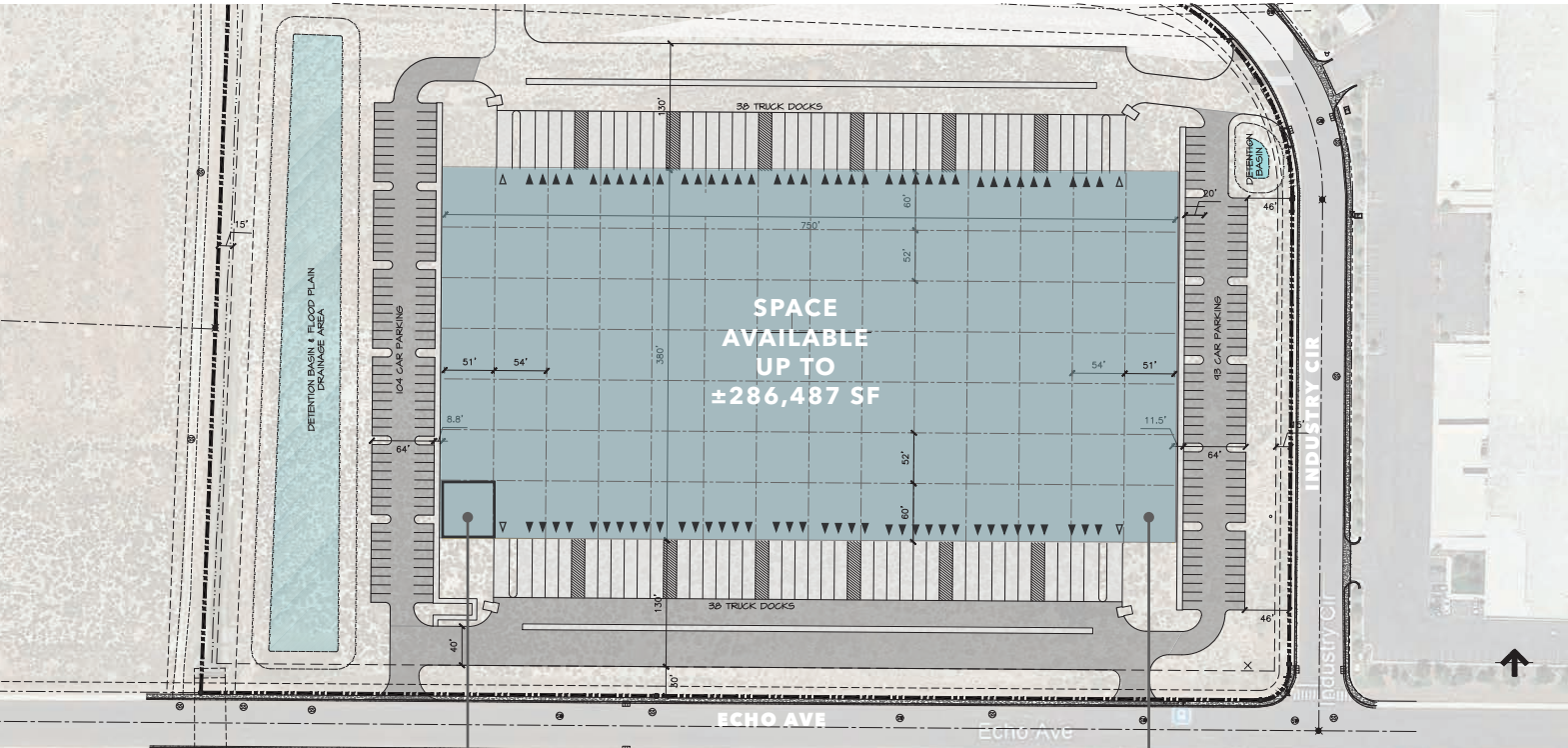
## PROPERTY FEATURES

Lease Rate	Negotiable
Space Available	±286,487 SF (divisible to ±143,244 SF)
Office Size	Office A: 1,538 SF Office B: 2,507 SF
Estimated OPEX	\$0.08/SF per month
APN #	090-410-19

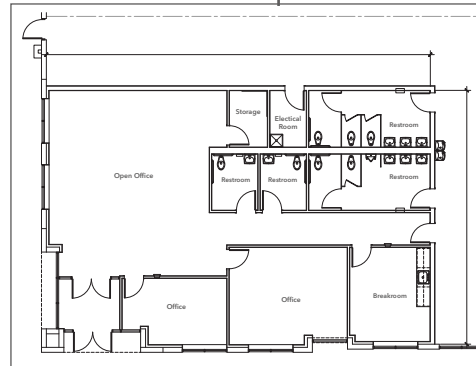
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**OFFICE A**  
1,538 SF



**OFFICE B**  
2,507 SF

## FEATURES

**LONG TERM** sublease possibilities through February 2032

**IMMEDIATE** occupancy

**RATE** 0.80 PSF/Mo

**EST OPEX** \$0.08 PSF/Mo

**±286,487 SF** available (divisible to ±143,244 SF)

**76** insulated vertical lift, dock-high doors

**4** grade level doors measuring 12'x14'

**197** auto parking spaces

**32'** clear height

**ESFR** fire suppression system

**54'X52'** typical column spacing

**LED** high bay lighting system with occupancy sensors rated at 30 fc at 36" AFF unobstructed

**7"** reinforced slab

**ROOF MOUNTED** Make-Up Air Units in warehouse

**LOADING** cross-docked

## FOR LEASE

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RENO, NV 89506

### TRANSPORTATION

Ground	Miles
Reno-Tahoe Int'l Airport	14.2
Reno-Stead FBO	1.3
UPS Regional	16.8
FedEx Express	15.1
FedEx Ground	21.3
FedEx LTL	14.0

### DEMOGRAPHICS

2023	3 mi	5 mi	7 mi
Population	29,466	46,129	62,995
Households	10,177	16,181	21,930
Avg HH Income	\$99,220	\$101,425	\$108,495
Total Employees	4,124	6,115	8,583

### BUSINESS COST COMPARISONS

	NV	CA	AZ	UT	ID	OR	WA
<b>TAX COMPARISONS</b>							
State Corporate Income Tax	No	8.84%	4.9%	4.85%	5.8%	6.6%-7.6%	No
Personal Income Tax	No	1%-13.3%	2.59%-4.54%	4.85%	5.8%	4.75%-9.9%	No
Payroll Tax	1.378%	0.380% (2019)	No	No	No	0.73%-0.7537%	No
Monthly Property Tax (based on \$25M market value)	\$22,969	\$20,833	\$68,096	\$29,687	\$34,792	\$36,778	\$21,122
Unemployment Tax	0.25%-5.4%	1.6%-6.2%	0.07%-18.78%	0.3%-7.3%	0.3%-5.4%	0.7%-5.4%	0.27%-6.02%
Capital Gains Tax	No	Up to 13.3%	Up to 4.95%	4.95%	Up to 6.0%	Up to 9.9%	No

### NEVADA STATE INCENTIVES

No state, corporate or personal income tax

No estate tax, no inventory tax, no unitary tax, no franchise tax

Right-to-work state

Moderate real estate costs

Low workers' compensation rates

State-qualified employee hiring incentive

### HELPFUL LINKS

**Business Costs** <https://www.edawn.org/site-selector/business-relocation-advantages/>

**Business Incentives** <https://goed.nv.gov/programs-incentives/incentives/>

**Cost of Living** [https://www.nvenergy.com/publish/content/dam/nvenergy/brochures\\_arch/about-nvenergy/economic-development/costoflivingred.pdf](https://www.nvenergy.com/publish/content/dam/nvenergy/brochures_arch/about-nvenergy/economic-development/costoflivingred.pdf)

**Quality of Life** <http://edawn.org/live-play/>



Source: [NVenergy](#)  
Last updated: 2020