

FOR LEASE

401 RYLAND STREET



Office

PRODUCT TYPE



±1,329 - 7,333

AVAILABLE SF



\$2.20

RATE



Full Service

LEASE TYPE



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AVAILABLE SF



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Immediately

AVAILABLE



1ST FLOOR TRAINING ROOM
40 PERSON CAPACITY



1ST FLOOR
SUITE 100 BREAK ROOM



1ST FLOOR
SUITE 100 OFFICE



1ST FLOOR
SUITE 101 OFFICE SPACE



1ST FLOOR
SUITE 101 BREAK ROOM



1ST FLOOR
SUITE 101 CONFERENCE ROOM

E 2ND ST

HOLCOMB AVE

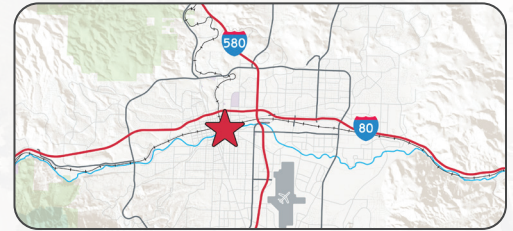
RYLAND ST

SUBJECT



FOR LEASE

401 RYLAND STREET



Property Highlights

The Bosma Business Center is located in between Downtown Reno and Midtown, with in walking distance to local coffee shops, five star restaurants, Truckee River and more. The facility offers premier office space available for rent.

This well located office building is set up with Turn-key office suites, conferencing facility and on site property management. The suites range from $\pm 1,329$ SF to $\pm 4,119$ SF with multiple private offices, open work areas, and reception.

Property Details

Address	401 Ryland St Reno, NV 89502
Available SF	$\pm 1,329$ - 7,333 SF
Lease Rate	\$26.40/SF/Year
Lease Type	Full Service
OPEX	TBD
Private Office	Multiple Configurations
Amenities	Fiber Internet - 100 MG OP and power 24/7/365 access Parking Garage
Parking	43 Surface Parking Spaces 63 Covered Parking Spaces
APN	012-135-10
Year Built	1981
Year Renovated	2014
Zoning	MD-RD - Mixed-Use Downtown Riverwalk District

Aerial Map + Property Highlights



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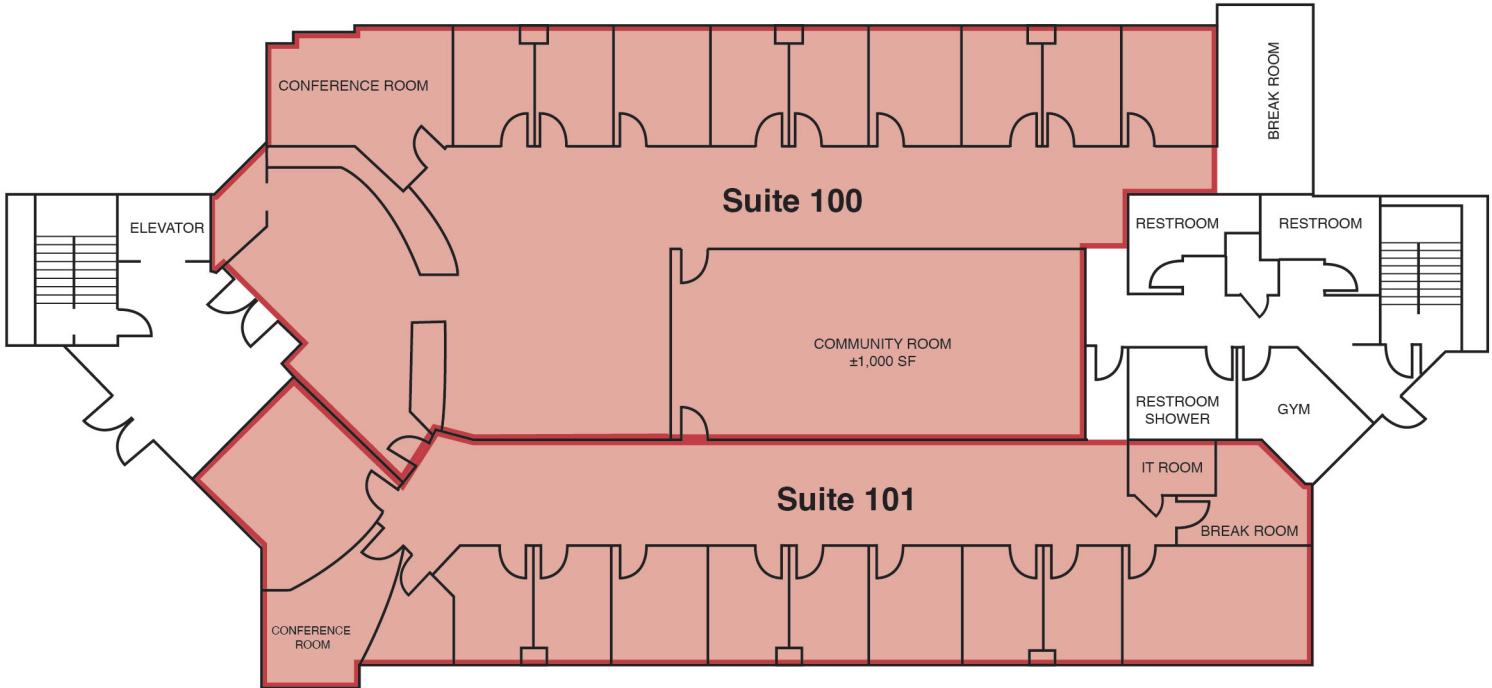
\$2.20

RATE



Immediately

AVAILABLE



Available Units

SQ.FTG

Rate

Notes

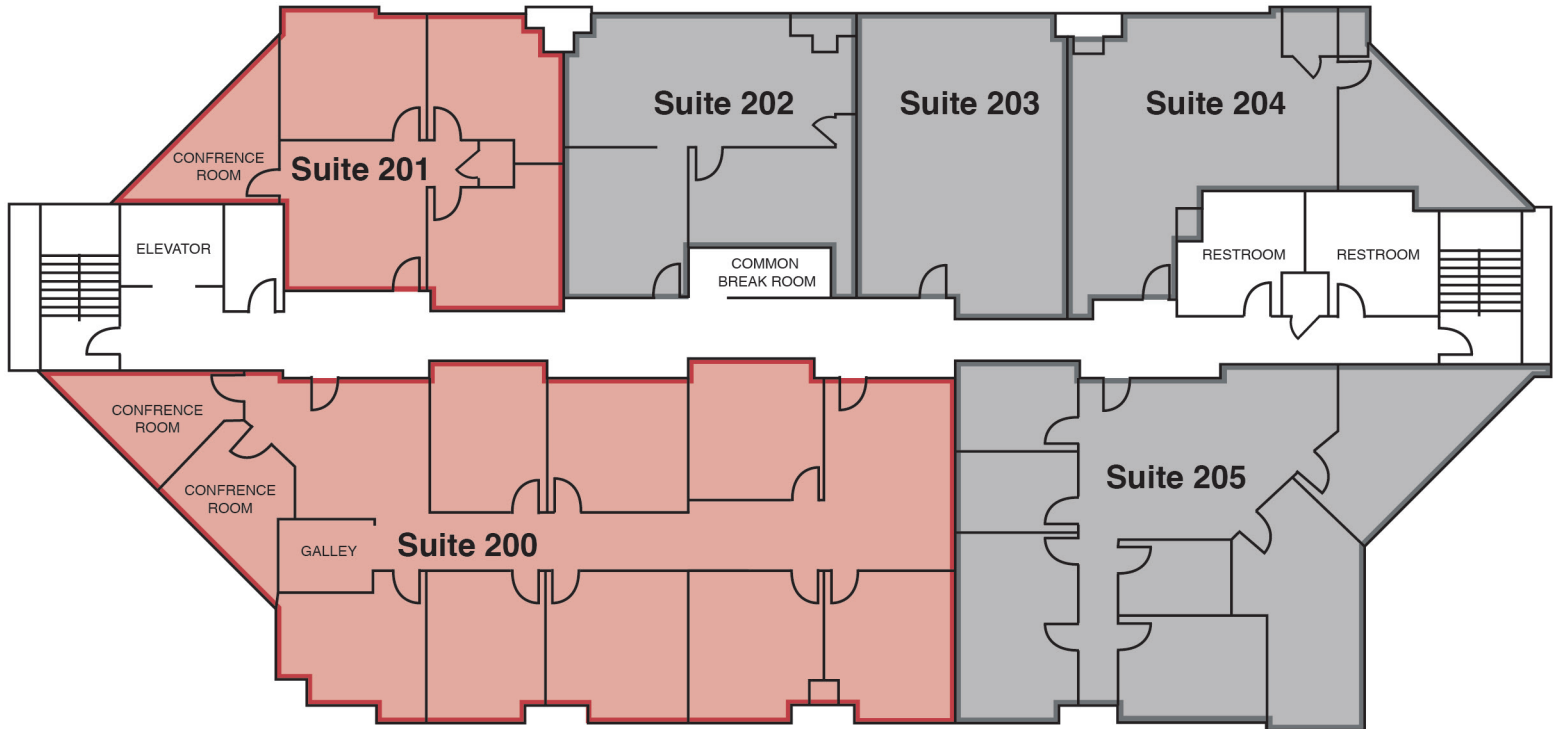
Suite 100	±4,142 SF	\$2.20/PSF	9 Private Offices, 1 Conference Room, 1 Training Room, Community Room, Break Room
Suite 101	±3,191 SF	\$2.20/PSF	11 Private office, 1 Conference Room, Break Room
Suite 100-101 Combined	±7,333 SF	\$2.20/PSF	20 Private Offices, 2 Conference Room, 1 Training Room, Community Room, Break Room

±1,329 - 7,333
AVAILABLE SF

Full Service
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RATE

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AVAILABLE



Available Units	SQ.FTG	Rate	Notes
Suite 200	±3,605 SF	\$2.20/PSF	Reception Area, 5 Outside Private Offices, 4 Inside Private Offices, 2 Conference Rooms
Suite 201	±1,172 SF	\$2.20/PSF	Reception Area, 3 Private Offices, 1 Conference Room With A Great City View, 1 It/ Storage Closet



±1,329 - 7,333

AVAILABLE SF



Full Service

LEASE TYPE



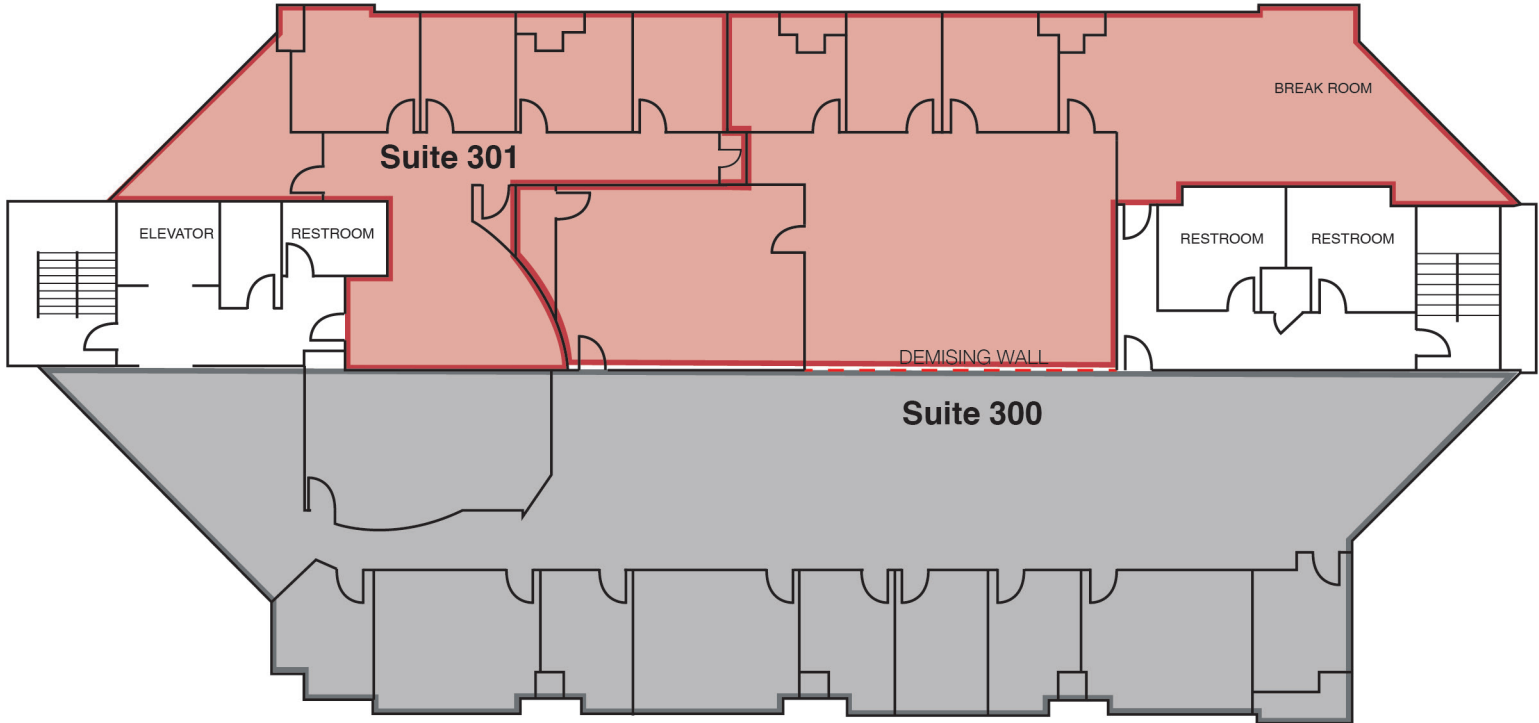
\$2.20

RATE



Immediately

AVAILABLE



Available Units

SQ.FTG

Rate

Notes

Suite 301	±1,568 SF	\$2.20/PSF	Reception Area, 4 Private Offices, 1 Conferences Room with great city view, Storage Closet
Suite 301 Can Be Combined With 1/2 of Suite 300	±4,526 SF	\$2.20/PSF	Reception Area, 8 Private Offices, 1 Conferences Room, 1 training Community Room, Storage Closet, IT Room



±1,329 - 7,333

AVAILABLE SF



Full Service

LEASE TYPE



\$2.20

RATE



Immediately

AVAILABLE



**2ND FLOOR
SUITE 201 OFFICE SPACE**



**2ND FLOOR
SUITE 201 CONFERENCE ROOM**



**2ND FLOOR
SUITE 201 RECEPTION**



**3RD FLOOR
SUITE 301 RECEPTION**



**3RD FLOOR
SUITE 301 OFFICE SPACE**



**3RD FLOOR
SUITE 301 OFFICE SPACE**


±1,329 - 7,333
AVAILABLE SF


Full Service
LEASE TYPE


\$2.20
RATE


Immediately
AVAILABLE

5-MILE KEY FACTS



251,330
POPULATION



6.0%
UNEMPLOYMENT



2.3
HOUSEHOLD
SIZE (AVG.)



37
MEDIAN
AGE

5-MILE INCOME FACTS



\$60,736

MEDIAN
HOUSEHOLD
INCOME



\$37,595

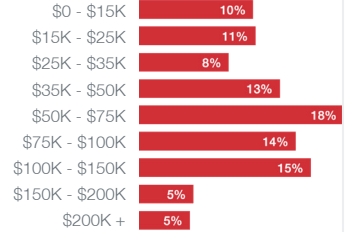
PER CAPITA
INCOME



\$62,955

MEDIAN
NET WORTH

HOUSEHOLDS BY ANNUAL INCOME



5-MILE BUSINESS FACTS



12,105
BUSINESSES



176,712
EMPLOYEES

5- MILE EDUCATION FACTS

13%

NO HIGH
SCHOOL
DIPLOMA

26%

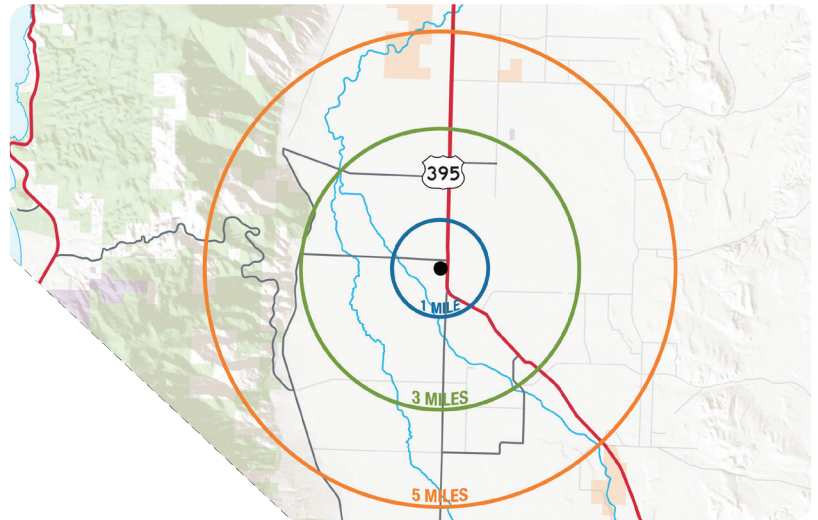
HIGH
SCHOOL
GRADUATE

29%

SOME
COLLEGE

32%

BACHELOR'S
DEGREE



Source: 5 Mile Demographic Profile by ESRI

80

FOR LEASE

401 RYLAND STREET

THE ROW™
ELDORADO CIRCUS SILVER LEGACY

Reno Events Center

National Bowling Stadium



Reno Police Department

SUBJECT

Renown®
HEALTH



RYLAND ST

MILL ST

N VIRGINIA ST

E 2ND ST

WELLA AVE



±1,329 - 7,333

AVAILABLE SF



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Immediately

AVAILABLE









Nevada is a business-friendly state with a very low-regulation environment, a streamlined licensing and approval processes, and a favorable tax environment for business and industry. A state with the workforce, education, and infrastructure in place to support economic development.




THE BEST IN THE WEST

The Tax Foundation's 2023 State Business Tax Climate Index named Nevada the 7th best in the country. The Index looks at five areas of taxation including corporate tax, individual income tax, sales tax, unemployment insurance tax, and property tax. It is designed to show how well states structure their tax systems and provides a road map for improvement.

No Tax on

-  Corporate Income Tax
-  Corporate Shares Tax
-  Franchise Tax
-  Personal Income Tax
-  Franchise Tax on Income
-  Inheritance or Gift Tax
-  Unitary Tax
-  Estate Tax

Tax Abatement on

-  Sales & Use Tax
-  Modified Business Tax
-  Personal Property Tax
-  Real Property Tax (for Recycling)
-  Aviation Parts Tax
-  Data Center Tax



61 OPPORTUNITY ZONE DESIGNATIONS

In June 2018, 61 of Nevada's low-income census tracts received official designation as Qualified Opportunity Zones (QOZ) by the U.S. Department of Treasury and the IRS. The tax incentives reduce taxes on realized capital gains that are quickly reinvested into these designated census tracts by providing three benefits:

-  The deferral of taxes
-  A reduction in taxes by 10 to 15 percent
-  The exclusion of capital gains tax on appreciation if held for 10 years

Sources: 2022 State Business Tax Climate Index provided by the Tax Foundation
Tax + Opportunity Zone incentive details provided by the Nevada Governor's Office of Economic Development

FOR LEASE

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WASHOE COUNTY

Washoe County is in the Northwest corner of Nevada, along the California and Oregon borders.

Since 2010, the population of Washoe County has grown by nearly 20%. It is the second most populous county in Nevada, behind Clark County.



CITY OF RENO

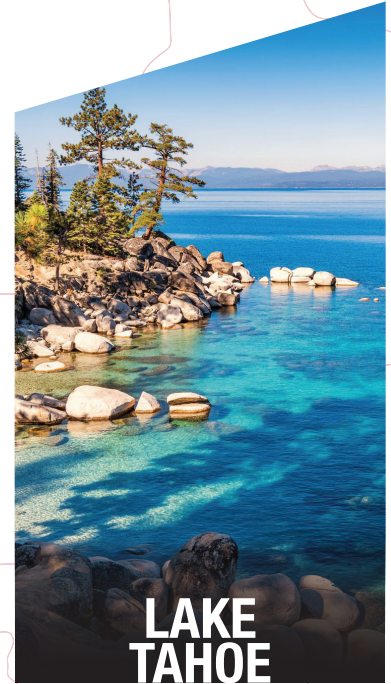
Named #1 Small City by *BestCities.org* in 2020, the Reno area hosts over 5m annual visitors for events like the Reno Rodeo, Street Vibrations, and more.

Reno is home to a robust mix of the world's top businesses and a burgeoning arts community.



TRI CENTER

Tahoe Reno Industrial Center is the largest industrial park in the world. It offers many unparalleled benefits including pre-approved industrial uses, 7-day turnaround on grading permits, 30-day turnaround on building permits, and in-place roads and utilities.



LAKE TAHOE

Lake Tahoe is less than 25 miles from downtown Reno, a short drive for Northern Nevada's residents and visitors.

Tahoe is a year-round outdoor attraction offering beautiful beaches and views, sports and relaxation, and gourmet food and beverage experiences.

About Northern Nevada

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