

125

Brinkby Ave

RENO, NV 89502

**OFFICE &
EMPTY LOT**

**RETAIL
FOR SALE**



GARY TREMAINE

SENIOR VP OF RETAIL
775.745.2060 **CELL**
gtremaine@dicksoncg.com
S.29033

SPENCER UPPAL

ASSOCIATE
775.501.2215 **CELL**
spencer.uppal@dicksoncg.com
S.204909



CORFAC
INTERNATIONAL

125 Brinkby Ave
RENO, NV 89502



Tanglewood is the premier audio and sound-for-picture production facility in Northern Nevada for music recording, voice-overs, tracking, editing, mixing, mastering, and sound-stage video production. This is a high-end facility that is for sale. This building has many potential uses. With its high ceilings and multiple rooms, it would suit any office, spin, or cross-training facility, among other uses.

ABOUT THE PROPERTY

- Modern office buildout with flexible open workspaces
- Mezzanine level provides additional storage space
- Dedicated on-site parking lot
- High-end tenant improvements throughout
- Originally built as professional studios for sound and video with premium construction for acoustics and lighting
- Double-thick walls and solid-core doors offer exceptional privacy and sound insulation
- High ceilings accommodate a variety of office, creative, and production uses
- Rear storage area with additional storage shed
- Prime location with convenient access to surrounding amenities and major transportation routes



**OFFICE &
LOT PRICE** | \$1,690,000

OFFICE SIZE | 4,800 SF

LOT SIZE | 0.121 AC

ZONING | MU
MIXED-USE URBAN

YEAR BUILT | 1979

APN | 019-321-09 &
019-323-01

**per Washoe County Assessor*



DOWNTOWN RENO

PEPPERMILL
RESORT • SPA • CASINO

N VIRGINIA ST

APN: 019-321-09



EUROPEAN FITNESS CENTER

125
Brinkby Ave

BRINKBY AVE

GENTRY WAY

APN: 019-323-01









PHOTOS



AREA MAP | SOUTHWEST

Reno-Tahoe International Airport

Atlantis CASINO RESORT SPA • RENO

Walgreens

168 Asian Market

Wendy's

7-ELEVEN

EL CAMINO TIRES & ALIGNMENT

NEVADA AUTO SOUND

CHINESE DUCK HOUSE

EUROPEAN FITNESS CENTER

125 Brinkby Ave

N VIRGINIA ST

BRINKBY AVE

BALLARD REALTY Inc.

N



**Reno-Tahoe
International
Airport**

**168 Asian Market**

EL CAMINO TIRES & ALIGNMENT

NEVADA AUTO SOUND
SINCE 1969

125
Brinkby Ave

CHINESE DUCK HOUSE



EUROPEAN FITNESS CENTER



BRINKBY AVE

N

NORTHERN NEVADA A Smart Choice for Growth



HOME TO INDUSTRY GIANTS

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



EdgeCore™
Digital Infrastructure



Google



LYTEN

NEW DEANTRONICS

Microsoft

Panasonic.



REDWOOD
MATERIALS



19K
UNDERGRADUATE
STUDENTS

23K
TOTAL
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



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



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.

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

– US News (2024)

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

– U.S. Census Bureau (2025)



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



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%



GARY TREMAINE

SENIOR VP OF RETAIL
775.745.2060 **CELL**
gtremaine@dicksoncg.com
S.29033

SPENCER UPPAL

ASSOCIATE
775.501.2215 **CELL**
spencer.uppal@dicksoncg.com
S.204909

**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