

150

W HUFFAKER LN

Suite 104

Reno, NV 89511

**PROFESSIONAL
OFFICE**

LEASE



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150

W Huffaker Ln Suite 104

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Lease Rate | \$2.15 SF NNN

Size | 1,528 SF

Zoning | MS

Mixed Use Suburban

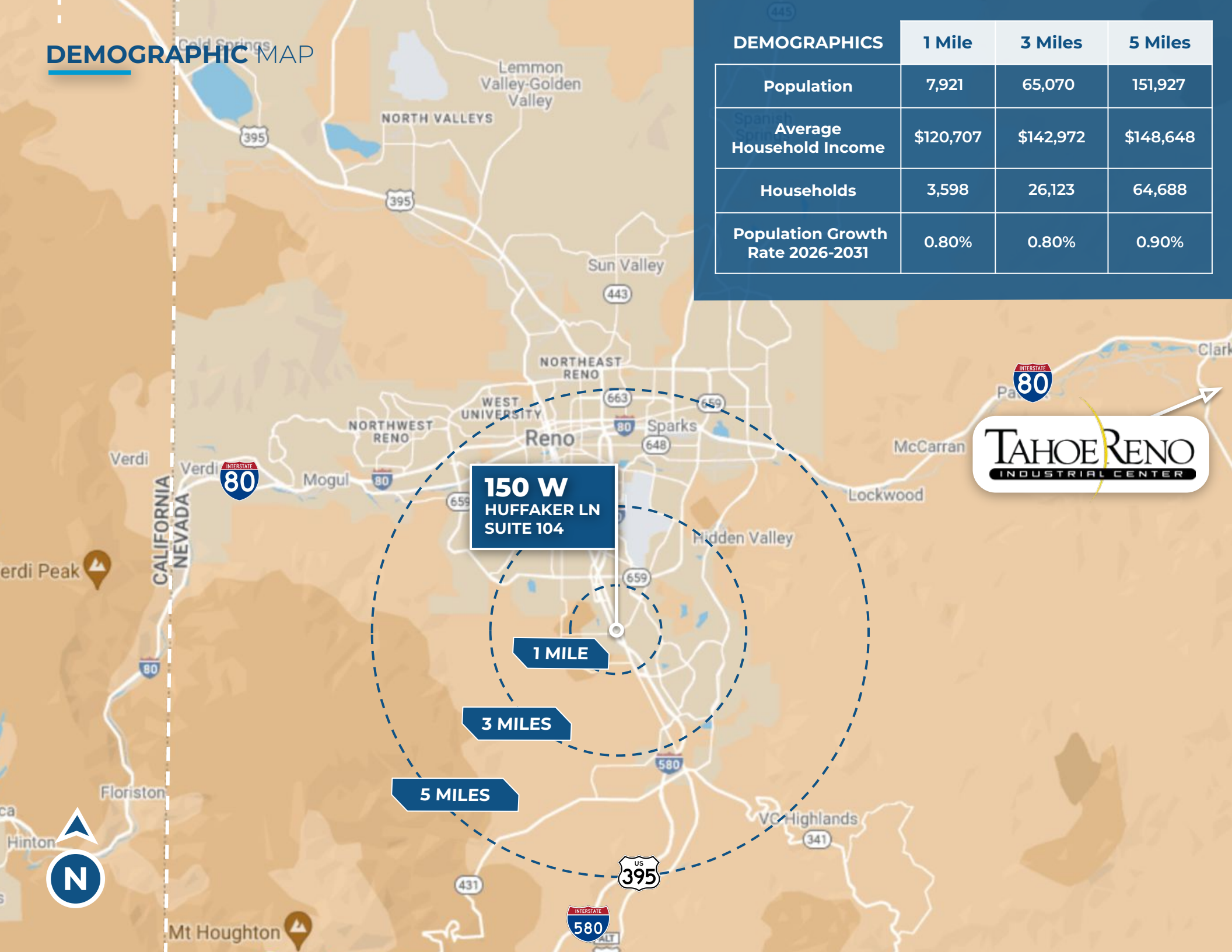
ABOUT THE PROPERTY

- Professional services building with high end buildout featuring ample natural light throughout.
- Built in 2004 with high-end finishes and a modern floor plan including a functional combination of open work areas with furniture included, large private offices, a copier/storage room, break room, and conference room.
- Conveniently located with direct access to major arterial roads Longley Lane and South Virginia as well as Interstate 580.
- Dedicated parking spaces, plus ample common area parking.



DEMOGRAPHIC MAP

DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Population	7,921	65,070	151,927
Average Household Income	\$120,707	\$142,972	\$148,648
Households	3,598	26,123	64,688
Population Growth Rate 2026-2031	0.80%	0.80%	0.90%



**150 W
HUFFAKER LN
SUITE 104**

1 MILE

3 MILES

5 MILES



AREA MAP

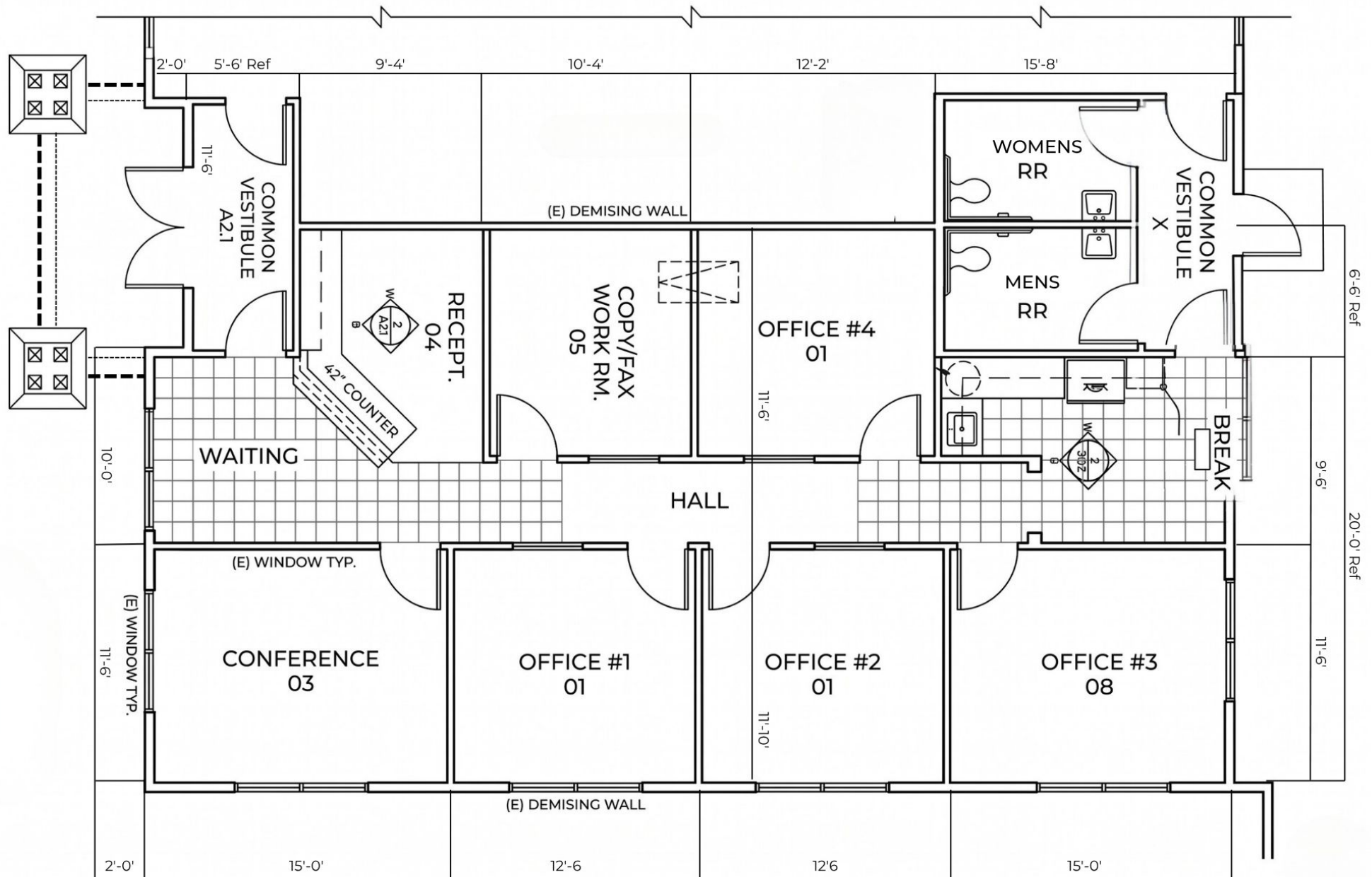
- Conveniently located with direct access to major arterial roads Longley Lane and South Virginia as well as Interstate 580.
- Large amount of food and beverage options within walking distance including Napa Sonoma South, Char B Que, Port of Subs, In and Out, The Parlor.
- Multiple points of ingress / egress to arterial roads and freeway.



FLOOR PLAN



1,528
SQUARE FEET



NORTHERN NEVADA A SMART CHOICE FOR GROWTH



HOME TO INDUSTRY GIANTS

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



19K
UNDERGRADUATE
STUDENTS

23K
TOTAL
STUDENTS

4K
GRADUATE
STUDENTS

RI - 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**

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



INSURANCE



AMERCO



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%

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