

FOR LEASE

# 401 RYLAND STREET



**Office**

PRODUCT TYPE



**±742 – 7,999**

AVAILABLE SF



**\$1.95/SF/Mo**

RATE



**Full Service**

LEASE TYPE



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NRED N°: B.0143648.LLC

BUSB.0007166.BKR

**NAI Alliance**



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  $\pm 742$  SF to  $\pm 7,999$  SF with multiple private offices, open work areas, and reception.

*5% FEE FOR PROCURING BROKERS WHO REPRESENT A TENANT*

## Property Details

<b>Address</b>	401 Ryland St Reno, NV 89502
<b>Available SF</b>	$\pm 742$ -7,999 SF
<b>Lease Rate</b>	\$1.95/SF/Mo
<b>Lease Type</b>	Full Service
<b>Private Office</b>	Multiple Configurations
<b>Amenities</b>	Fiber Internet - 100 MG OP and power 24/7/365 access Parking Garage
<b>Parking</b>	43 Surface Parking Spaces 63 Covered Parking Spaces
<b>APN</b>	012-135-10
<b>Year Built</b>	1981
<b>Year Renovated</b>	2014
<b>Zoning</b>	MD-RD - Mixed-Use Downtown Riverwalk District



Aerial Map + Property Highlights



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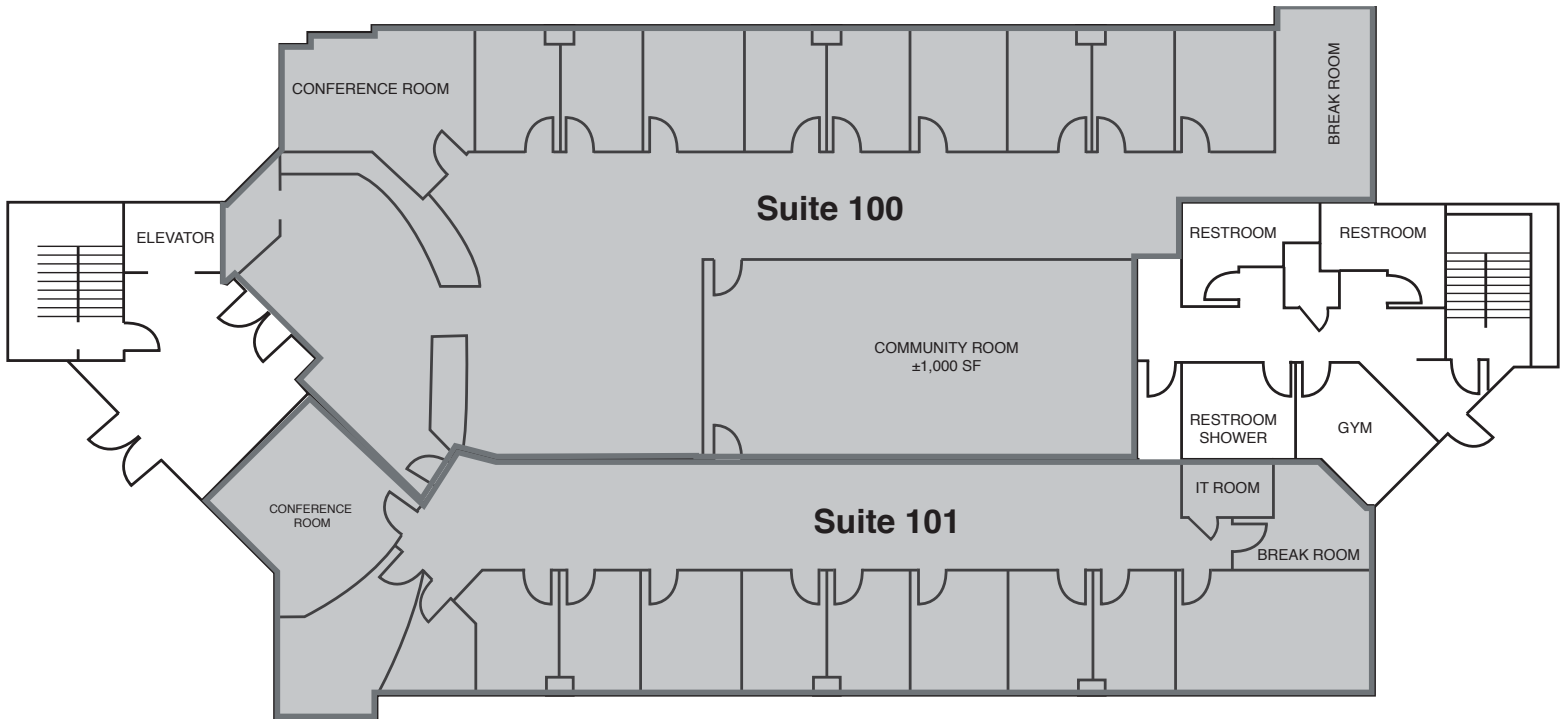
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**Immediately**

AVAILABLE



1st Floor Floorplan



±742 - 7,999

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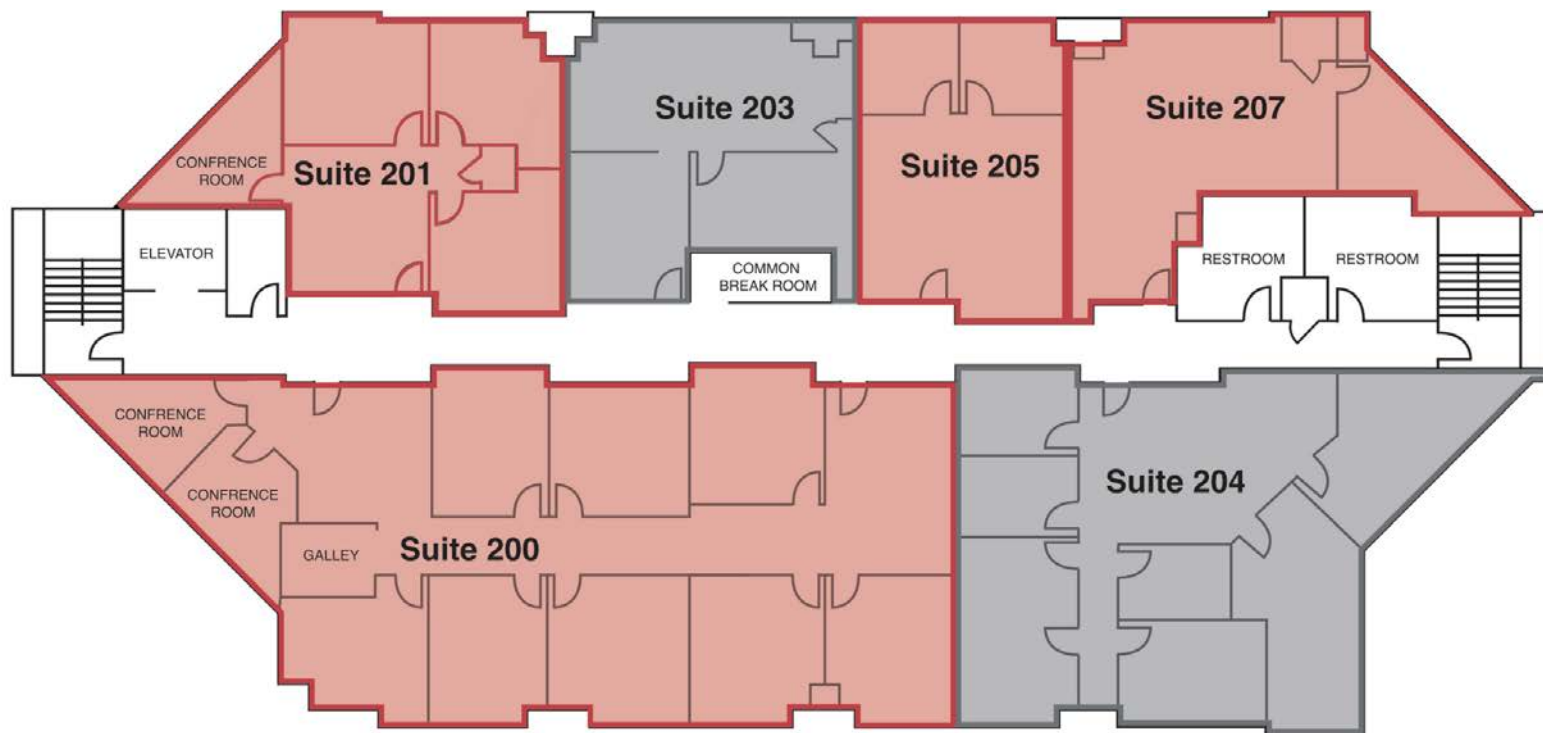
\$1.95/SF/Mo

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### Available Units

### SQ.FTG

### Rate

### Notes

Suite 200	±3,181 SF	\$1.95/PSF	Reception Area, 8 Private Offices, 2 Conference Rooms
Suite 201	±1,172 SF	\$1.95/PSF	Reception, Conference Room, 3 Private Offices, 1 IT Closet
Suite 205	±742 SF	\$1.95/PSF	Reception, 2 Private Offices
Suite 207	±951 SF	\$1.95/PSF	Open Bull Pen with Conference room and IT Closet



±742 - 7,999

AVAILABLE SF



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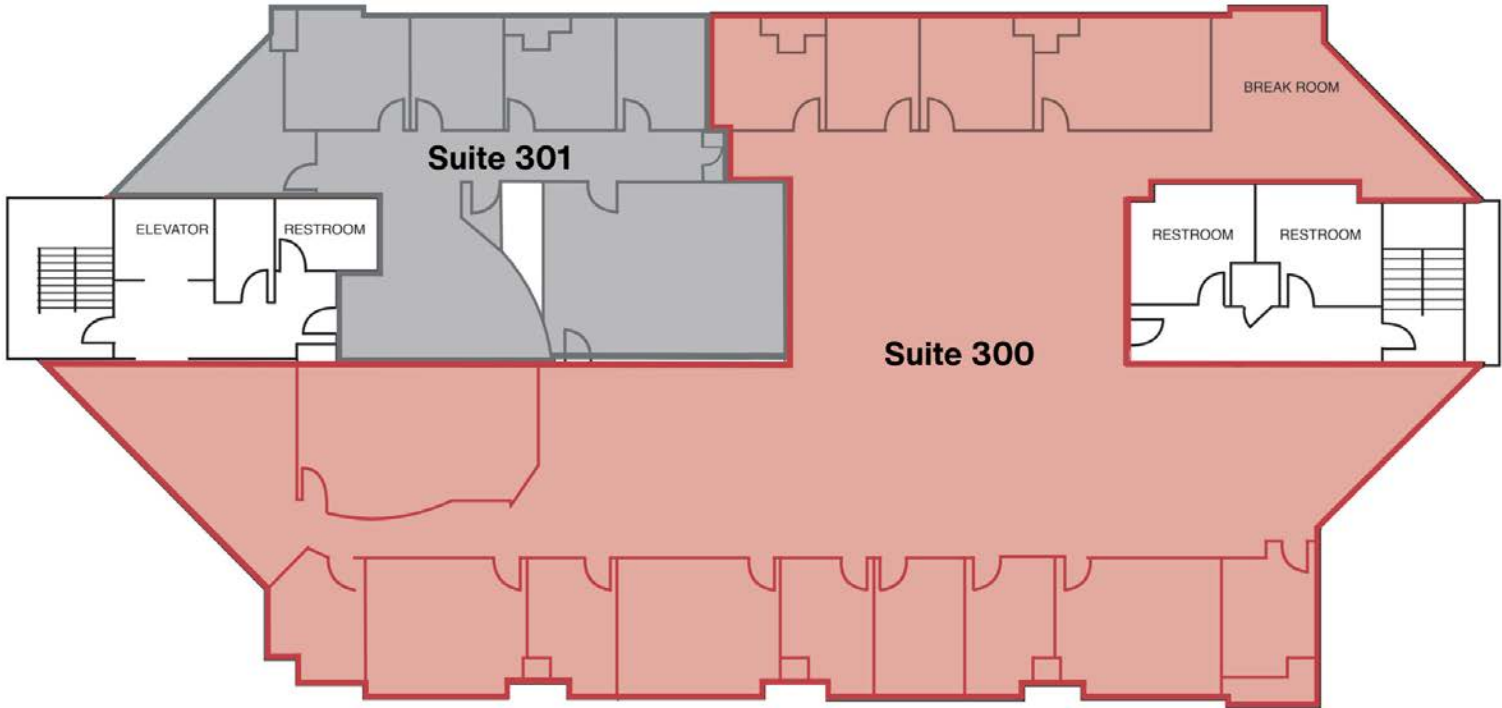
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### Available Units

### SQ.FTG

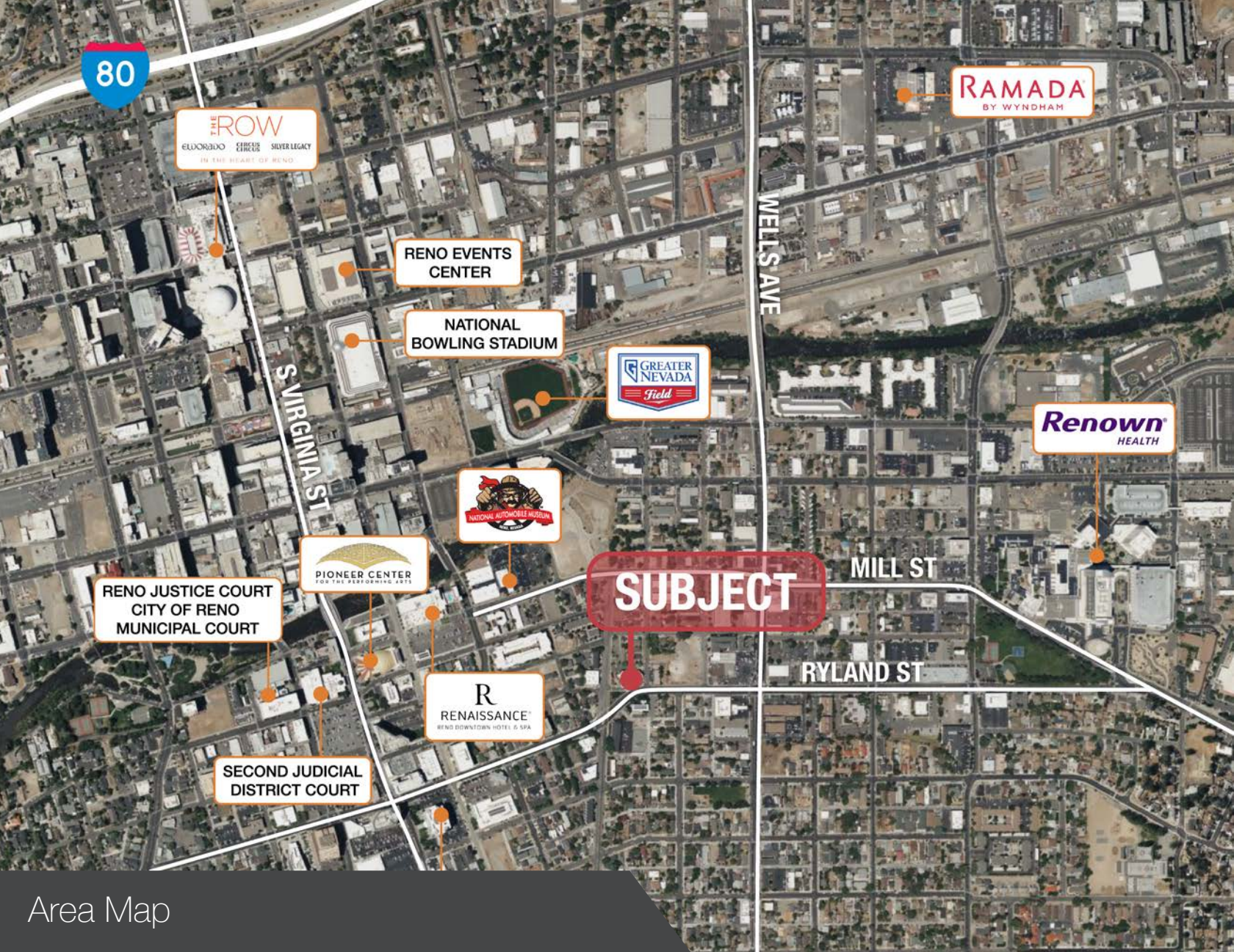
### Rate

### Notes

Suite 300	±7,999 SF	\$1.95/PSF	13 Private Offices, 1 Conference Room, Large Bull Pen Area, Break Room
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3rd Floor Floorplan





Area Map





**±742 - 7,999**

AVAILABLE SF



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**Immediately**

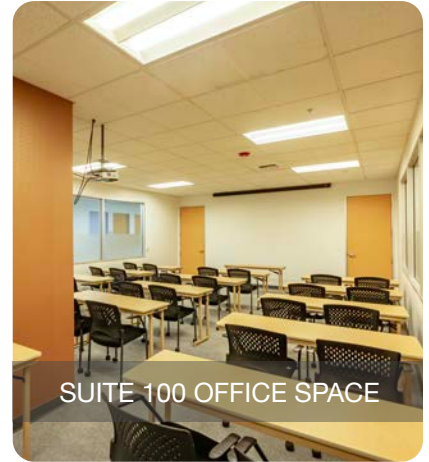
AVAILABLE



SUITE 100 OFFICE SPACE



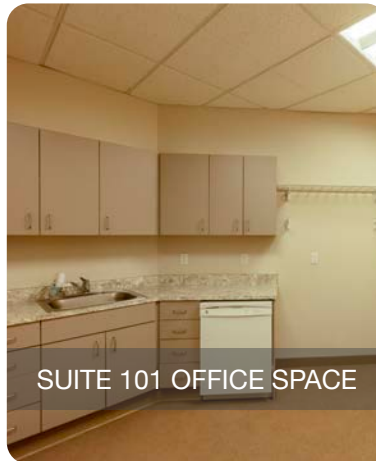
SUITE 100 OFFICE SPACE



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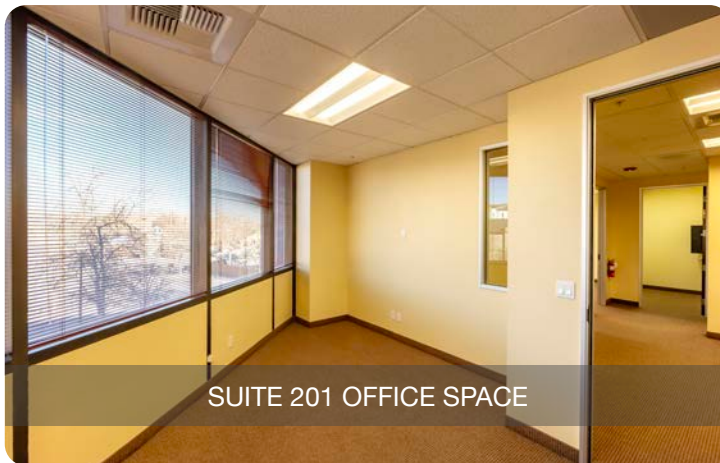


**Immediately**

AVAILABLE



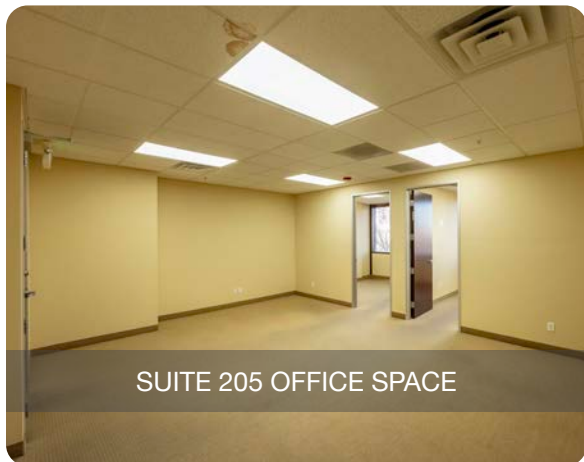
SUITE 201 OFFICE SPACE



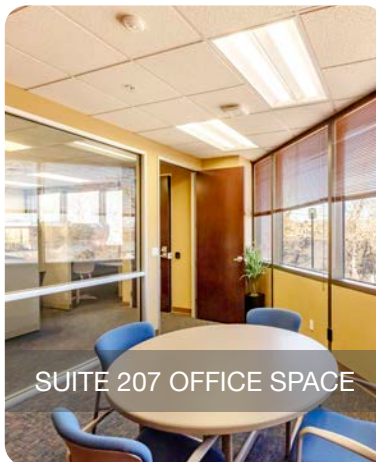
SUITE 201 OFFICE SPACE



SUITE 205 OFFICE SPACE



SUITE 205 OFFICE SPACE



SUITE 207 OFFICE SPACE



SUITE 207 OFFICE SPACE





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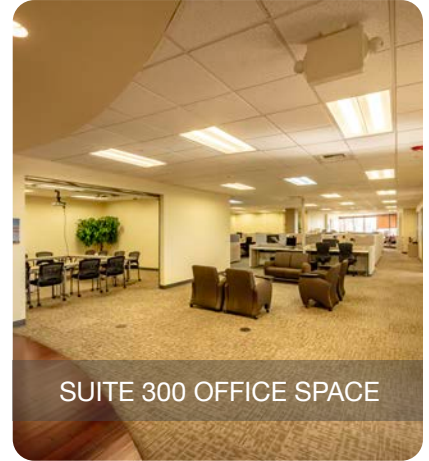
AVAILABLE



SUITE 300 OFFICE SPACE



SUITE 300 OFFICE SPACE



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SUITE 300 OFFICE SPACE



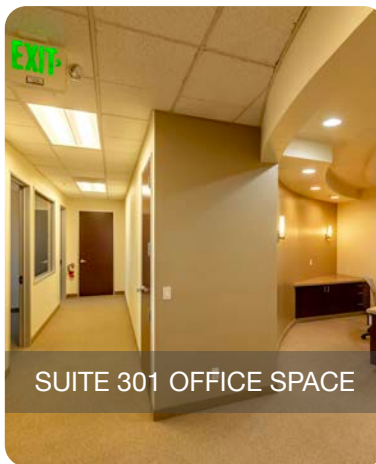
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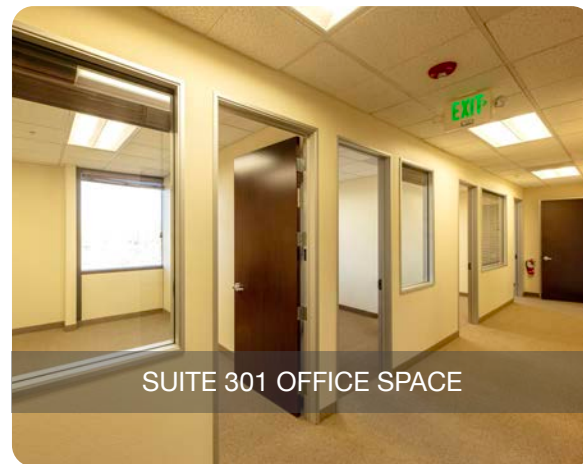
SUITE 301 OFFICE SPACE



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SUITE 301 OFFICE SPACE



SUITE 301 OFFICE SPACE





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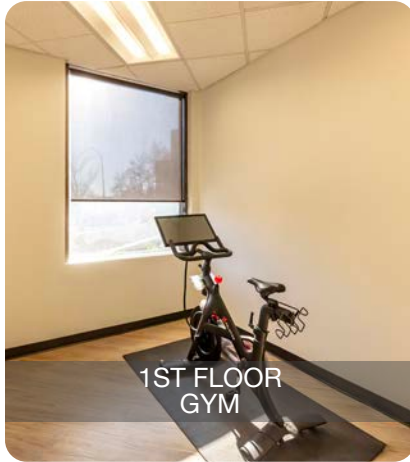
**\$1.95/SF/Mo**

RATE



**Immediately**

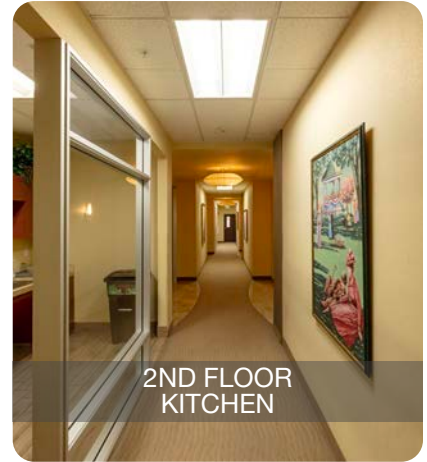
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**1ST FLOOR  
GYM**



**1ST FLOOR  
KITCHEN**



**2ND FLOOR  
KITCHEN**



**1ST FLOOR  
LOBBY AREA**



**2ND FLOOR**



**2ND FLOOR  
KITCHEN**

Common Areas



±742 - 7,999

AVAILABLE SF



Full Service

LEASE TYPE



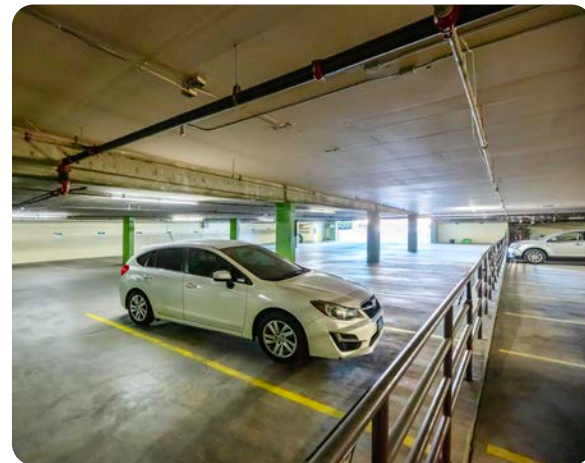
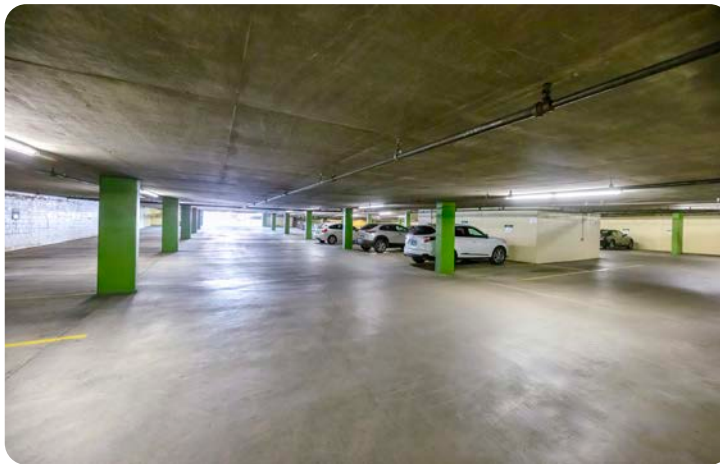
\$1.95/SF/Mo

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Building Photos

**NAI**Alliance



  
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AVAILABLE SF

  
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## 5-MILE KEY FACTS



**251,330**  
POPULATION



**6.0%**  
UNEMPLOYMENT



HOUSEHOLD  
SIZE (AVG.)



MEDIAN  
AGE

## 5-MILE INCOME FACTS



**\$60,736**

MEDIAN  
HOUSEHOLD  
INCOME



**\$37,595**

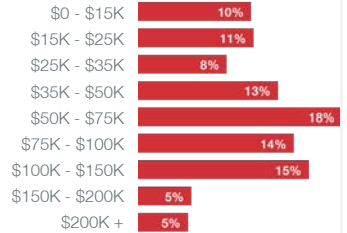
PER CAPITA  
INCOME



**\$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%**

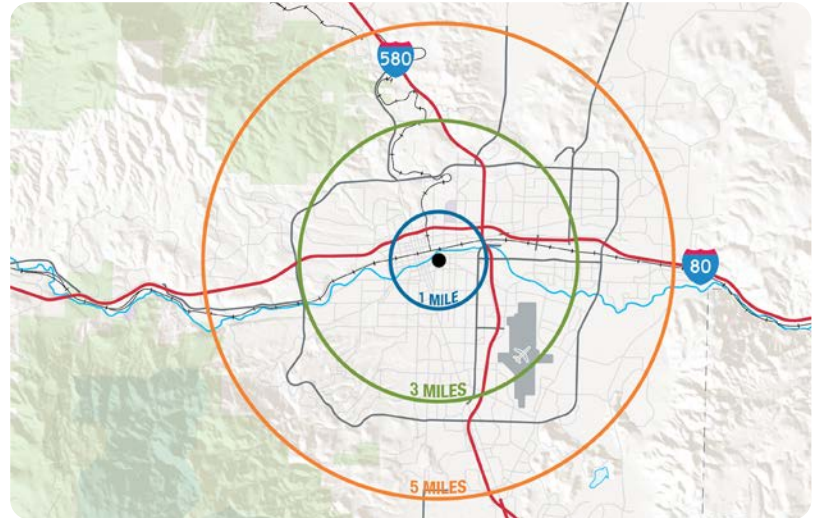
HIGH  
SCHOOL  
GRADUATE

**29%**

SOME  
COLLEGE

**32%**

BACHELOR'S  
DEGREE



Source: 5 Mile Demographic Profile by ESRI



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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





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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.



## TAHOE RENO INDUSTRIAL 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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