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FOR LEASE

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DCG
CORFAC INTERNATIONAL

6135 Lakeside Dr | Suite 121

RENO, NV 89509

About the Property

- +/- 1,260 SF retail suite in the Shops at Bartley Ranch Shopping Center.
- Easy access to South McCarran Boulevard, Interstate 580, and numerous retail amenities.
- 2024 NDOT Daily Traffic Counts of 8,000 cars per day.
- Previously occupied by a yoga studio.

Lease Rate | $2.00/PSF/NNN

NNN Expenses | $0.67/PSF

Suite Size | 1,260 SF

Zoning | NC

Neighborhood Commercial

EXIT

NEIGHBORING TENANTS

AREA MAP

DOWNTOWN
INTERSTATE 80
INTERSTATE 80
LAKERIDGE
6135
Lakeside Dr
SUITE 121
LAKESIDE DRIVE
N
Lakeside Dr
1 mile
22,837
3 miles
135,236

YOUR COMPETITIVE ADVANTAGE

NORTHERN NEVADA A Smart Choice for Growth

HOME TO INDUSTRY GIANTS

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

TESLA
EdgeCore Digital Infrastructure
Google
switch
LYTEN
NEW DEANTRONICS
Microsoft
Panasonic.
its logistics
REDWOOD MATERIALS

19K UNDERGRADUATE STUDENTS

23K TOTAL STUDENTS

4K GRADUATE STUDENTS

R1 - University for Research by Carnegie Classifications

TAHOE RENO INDUSTRIAL CENTER

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

LI-ION

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)

YOUR BUSINESS ADVANTAGE

Business Assistance Programs

- Sales, Use & Modified Business Tax Abatements
- Incentives for Equipment, Property & Recycling
- Specialized Programs for Data Centers and Aviation

Nevada Tax Climate

Nevada's tax structure is designed for business success:

NO
- 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.

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

NORTHERN NEVADA TOP COMPANIES

5.4M SF
Tesla Gigafactory

1.3M SF
7.2M SF Planned
Switch Campus

ORMAT
STATE OF NEVADA
switch
CAESARS ENTERTAINMENT.
INSURANCE
AMERCO
SNC SIERRA NEVADA CORPORATION
Renown HEALTH
its logistics
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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