

125

Brinkby Ave

RENO, NV 89502

**OFFICE &
EMPTY LOT**

**RETAIL
FOR SALE**



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CORFAC
INTERNATIONAL

125 Brinkby Ave
RENO, NV 89502



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 a professional sound studio with premium acoustic construction
- 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

APN: 019-323-01

GENTRY WAY









PHOTOS



AREA MAP | SOUTHWEST



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.



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



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

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)



DCG

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



AMERCO



snc SIERRA
NEVADA
CORPORATION

Renown[®]
HEALTH

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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