

FOR LEASE

100 WASHINGTON STREET



Office

PRODUCT TYPE



±1,014 – 5,983

AVAILABLE SF



\$1.50 – \$1.95/SF

LEASE RATE



Now

AVAILABLE



Dan Oster SIOR

Sr. Vice President | Principal
(775) 336 4665
doster@naialliance.com
NRED N°: B.0143648.LLC,
BUSB.0007166.BKR



Amanda Lavi CCIM

Director
(775) 336 4626
alavi@naialliance.com
NRED N°: S.180915



Simon Solaegui

Associate
(775) 225 4326
ssolaegui@naialliance.com
NRED N°: S.202228

NAI Alliance



Property Highlights

Located at 100 Washington Street on the corner of Washington and West 1st Street, this downtown Reno property is less than 1 mile from the nearest I-80 interchange at Keystone Avenue, providing convenient access for commuters and visitors alike. The building also offers ample on-site parking, a rare find among downtown Reno properties, a chair lift to the second floor providing full ADA accessibility, and large windows throughout that fill the space with abundant natural light. Beyond its convenient access, the property sits just under a quarter mile from the Truckee River, perfect for scenic lunch breaks, and within easy walking distance to MidTown, home to some of Reno's best dining and events.

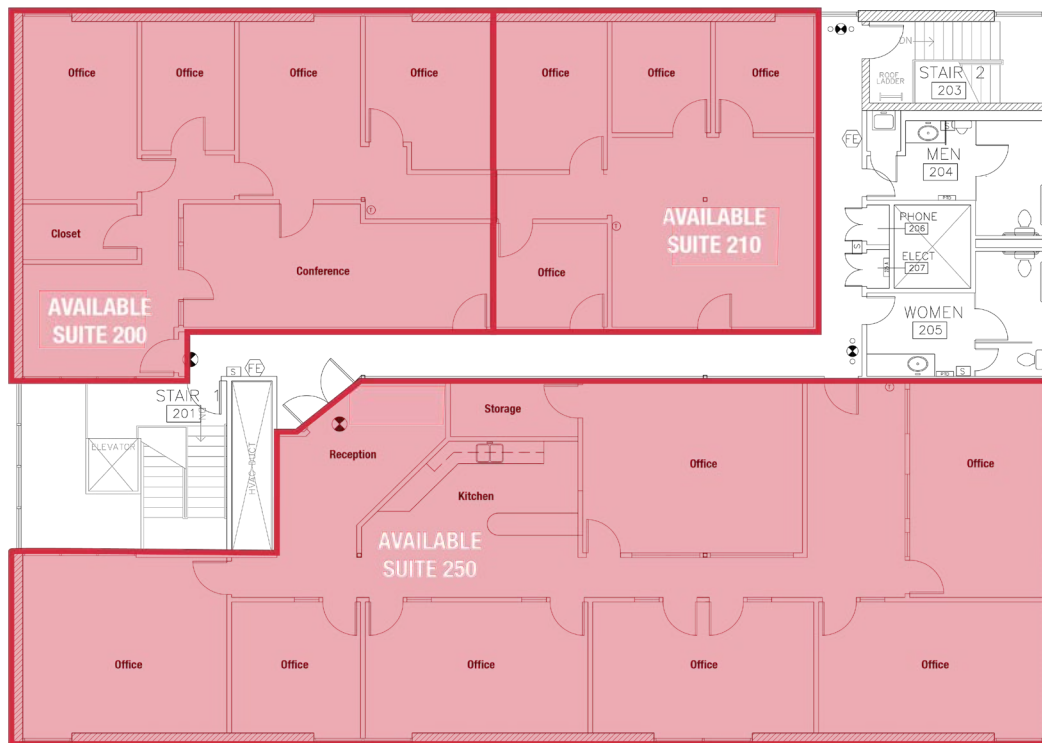
Property Details

Address	100 Washington Street Reno, NV 89503
Available Size	±1,014 - 5,983 SF
Lot Size	±0.48 AC
Lease Rate	\$1.50 - \$1.95/SF
Lease Type	FSG - Full Service Gross (No In Suite Janitorial)
Parking Spaces	46
APN	011-018-17
Year Built	1965
Zoning	Mixed Use Planned Development



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Unit	Size (SF)	Available	Lease Rate	Notes
Unit 200	±1,600	Now	\$1.90/SF/Mo	Reception, 4 Offices, 1 Conference Room, 1 IT Closet
Unit 210	±1,014	Now	\$1.95/SF/Mo	Reception, 3 Offices, Breakroom
Unit 250	±3,115	30-60 Days	\$1.85/SF/Mo	Reception, Kitchen, 7 Private Offices, Storage Closet

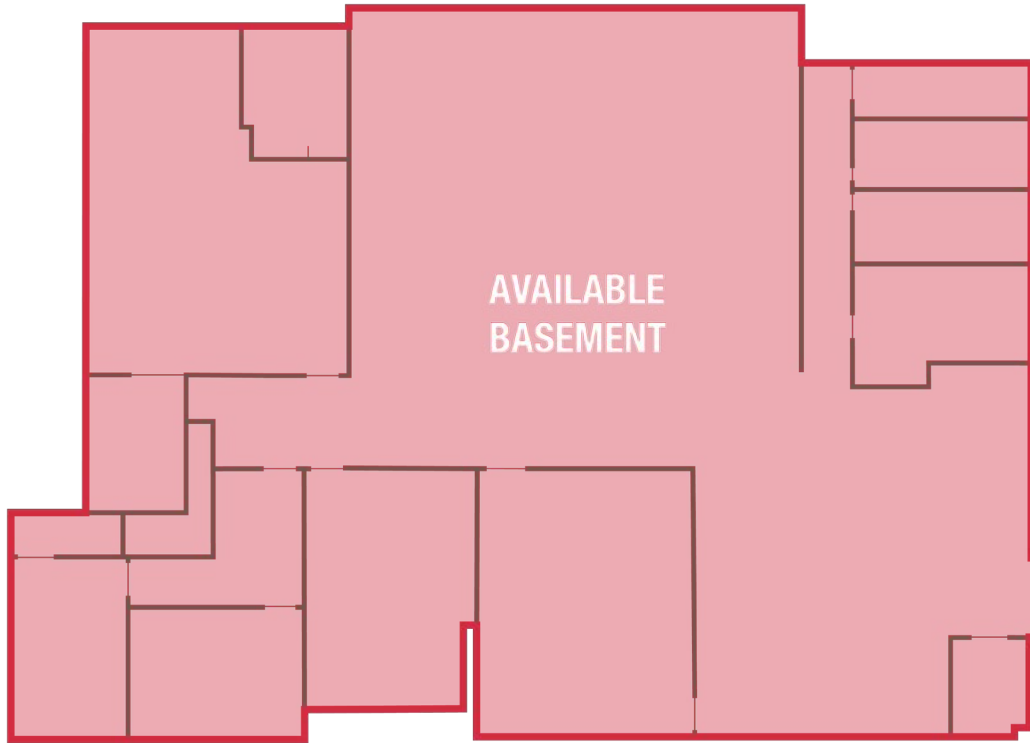
Second Floor Plan


Office
PRODUCT TYPE

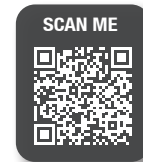

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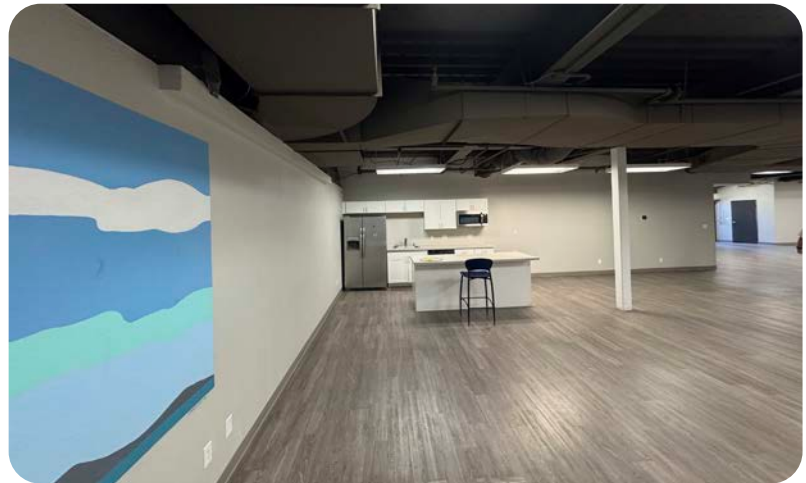
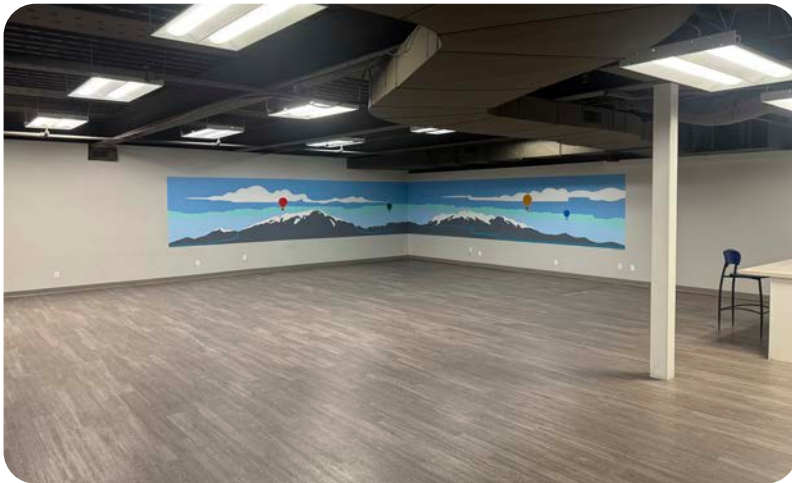


WANT A VIRTUAL
TOUR?



Unit	Size (SF)	Available	Lease Rate	Notes
Basement	±5,983	Now	\$1.50/SF/Mo	2 Bull Pens, 2 Conference Rooms, 1 Kitchenette, 2 Restrooms, 3 Offices

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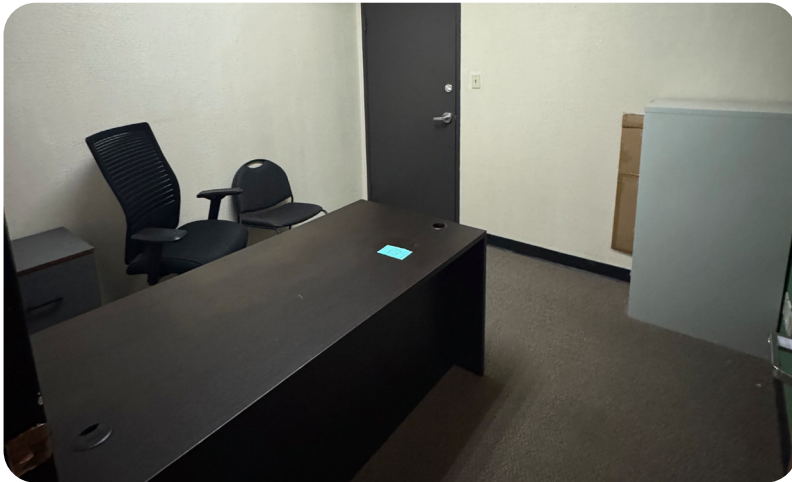
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Property Photos

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5-MILE KEY FACTS



238,133
POPULATION



5.9%
UNEMPLOYMENT



HOUSEHOLD
SIZE (AVG.)



MEDIAN
AGE

5-MILE INCOME FACTS



\$71,972

MEDIAN
HOUSEHOLD
INCOME



\$42,648

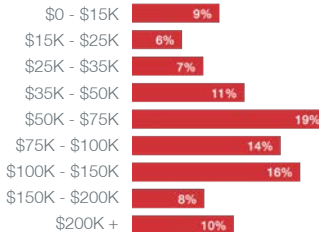
PER CAPITA
INCOME



\$98,354

MEDIAN
NET WORTH

HOUSEHOLDS BY ANNUAL INCOME



5-MILE BUSINESS FACTS



11,549
BUSINESSES



151,903
EMPLOYEES

5- MILE EDUCATION FACTS

14%

NO HIGH
SCHOOL
DIPLOMA



25%

HIGH
SCHOOL
GRADUATE



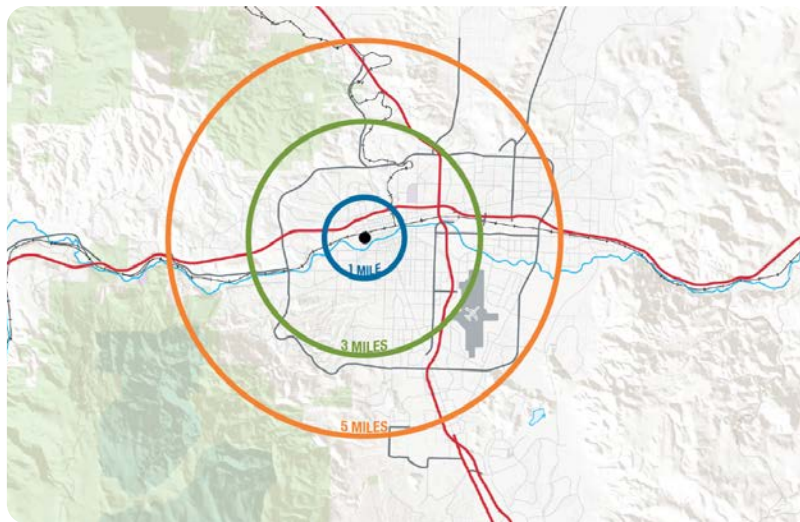
29%

SOME
COLLEGE



32%

BACHELOR'S
DEGREE



Source: 5 Mile Demographic Profile by ESRI

FOR LEASE

100 WASHINGTON STREET

KEYSTONE AVENUE

SUBJECT

WASHINGTON STREET

TRUCKEE RIVER

RENO
NEON LINE

WEST FOURTH STREET

J RESORT

DISTANCE FROM SUBJECT

NEAREST  ON-RAMP	1 MI 5 MIN DRIVE
RENO-TAHOE AIRPORT	7 MI 12 MIN DRIVE
SOUTH RENO	12 MI 16 MIN DRIVE
CARSON CITY	33 MI 35 MIN DRIVE

Nearby Businesses

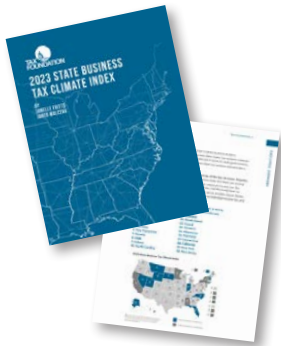

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Nevada is a business-friendly state with a very low-regulation environment, a streamlined licensing and approval processes, and a favorable tax environment for business and industry. A state with the workforce, education, and infrastructure in place 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

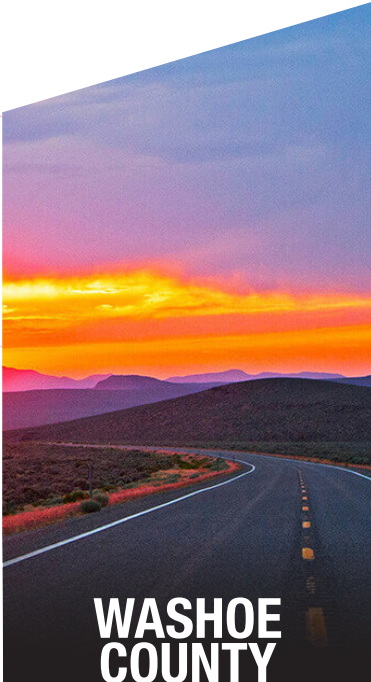
In June 2018, 61 of Nevada's low-income census tracts received official designation as Qualified Opportunity Zones (QOZ) by the U.S. Department of Treasury and the IRS. The tax incentives reduce taxes on realized capital gains that are quickly reinvested into these designated census tracts by providing 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.



TRI 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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