

FOR LEASE

401 RYLAND STREET



Office

PRODUCT TYPE



±742 - 10,039

AVAILABLE SF



\$1.95/SF/Mo

RATE



Full Service

LEASE TYPE

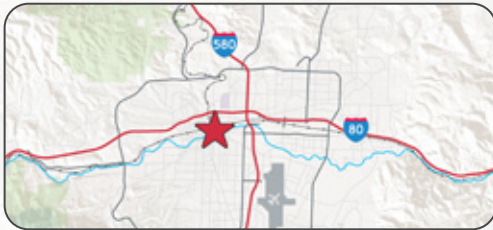


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NAI Alliance

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 $\pm 1,329$ SF to $\pm 4,119$ SF with multiple private offices, open work areas, and reception.

5% FEE FOR PROCURING BROKERS WHO REPRESENT A TENANT

Property Details

Address	401 Ryland St Reno, NV 89502
Available SF	± 742 - 10,039 SF
Lease Rate	\$1.95/SF/Mo
Lease Type	Full Service
OPEX	TBD
Private Office	Multiple Configurations
Amenities	Fiber Internet - 100 MG OP and power 24/7/365 access Parking Garage
Parking	43 Surface Parking Spaces 63 Covered Parking Spaces
APN	012-135-10
Year Built	1981
Year Renovated	2014
Zoning	MD-RD - Mixed-Use Downtown Riverwalk District

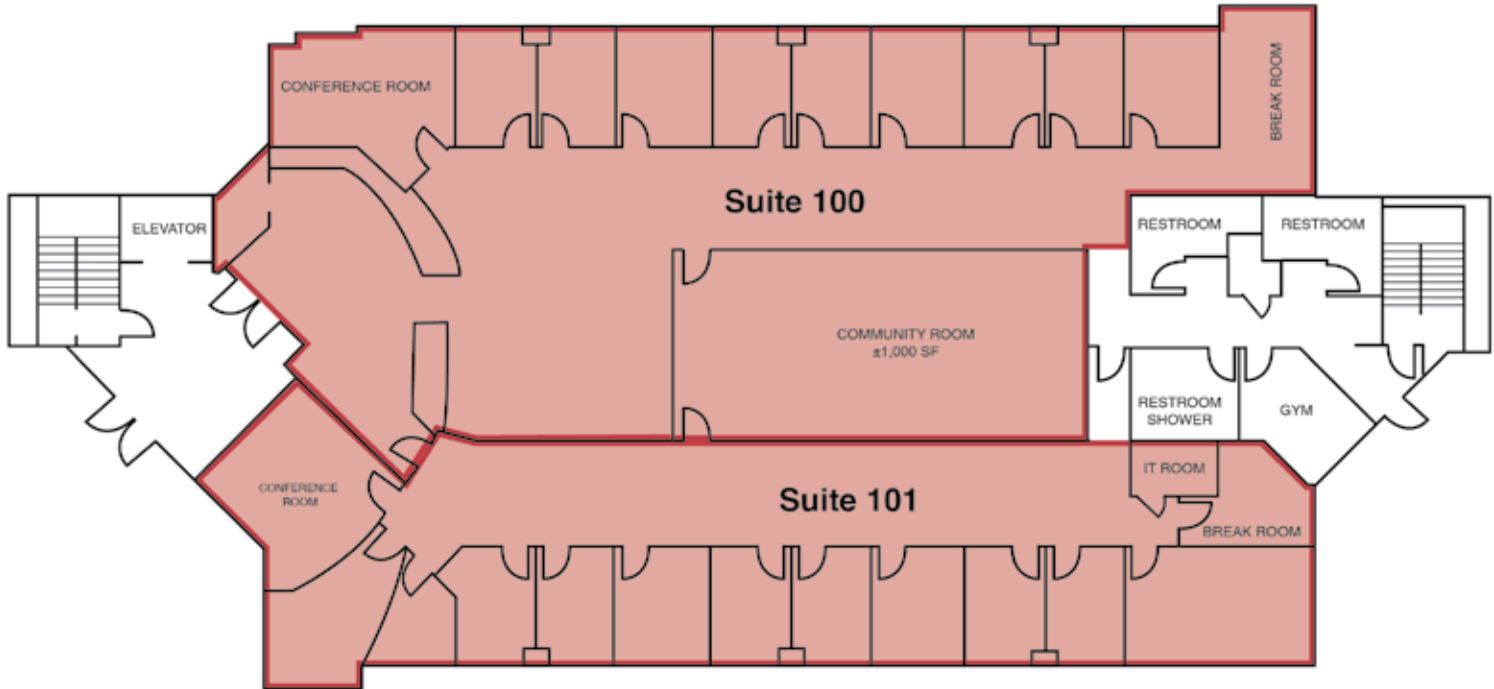


±742 - 10,039
AVAILABLE SF

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Immediately
AVAILABLE



Available Units	SQ.FTG	Rate	Notes
Suite 100	±5,142 SF	\$1.95/PSF	9 Private Offices, 1 Conference Room, Community Room, Break Room
Suite 101	±3,191 SF	\$1.95/PSF	11 Private office, 1 Conference Room, Break Room, IT Room
Suite 100-101 Combined	±8,333 SF	\$1.95/PSF	20 Private Offices, 2 Conference Room, Community Room, 2 Break Rooms, IT Room



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AVAILABLE SF



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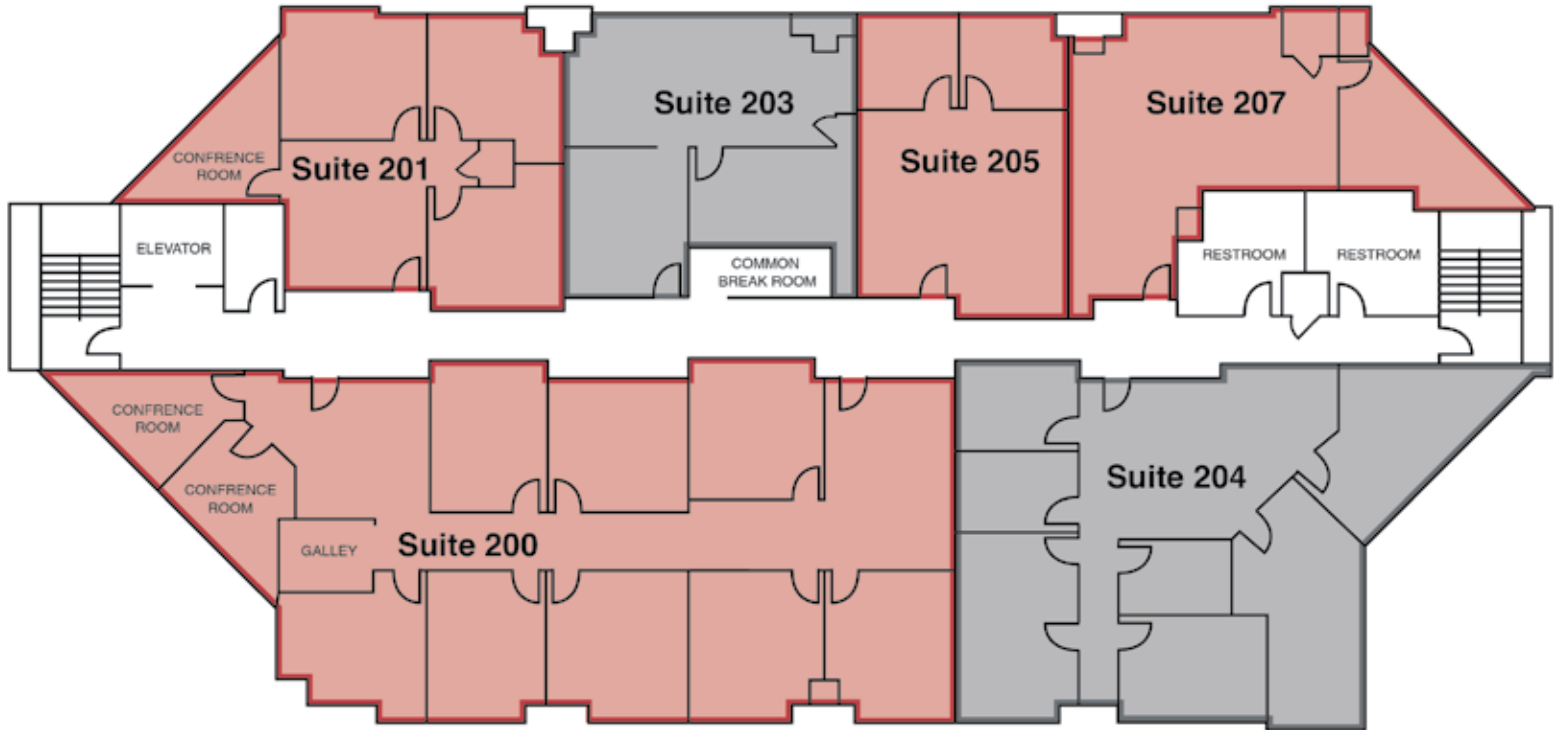
\$1.95/SF/Mo

RATE



Immediately

AVAILABLE



Available Units

SQ.FTG

Rate

Notes

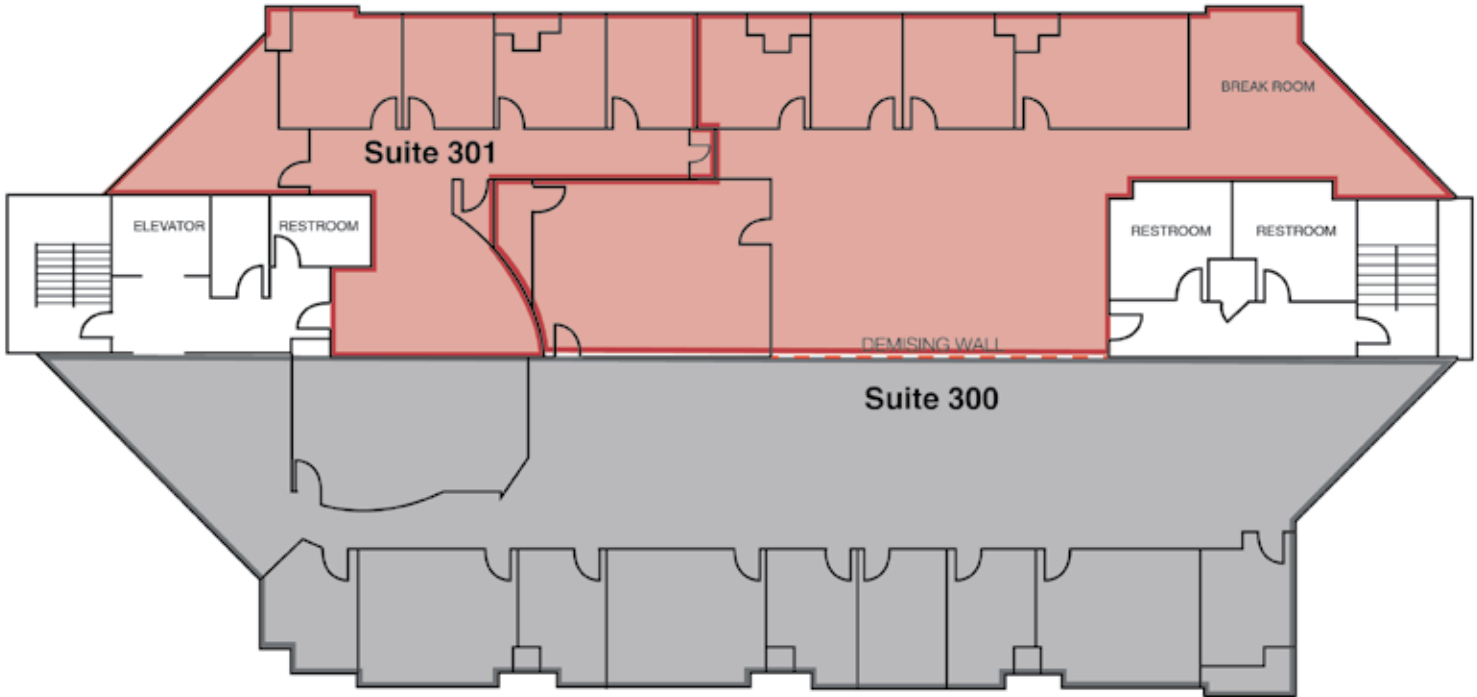
Suite 200	±3,181 SF	\$1.95/PSF	Reception Area, 8 Private Offices, 2 Conference Rooms
Suite 201	±1,172 SF	\$1.95/PSF	Reception Area, 3 Private Offices, 1 Conference Room With A Great City View, 1 It/ Storage Closet
Suite 205	±742 SF	\$1.95/PSF	Reception Area, 2 Private Offices
Suite 207	±951 SF	\$1.95/PSF	Open Office, 1 Conference Room, 1 It/ Storage Closet

±742 - 10,039
AVAILABLE SF

Full Service
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AVAILABLE



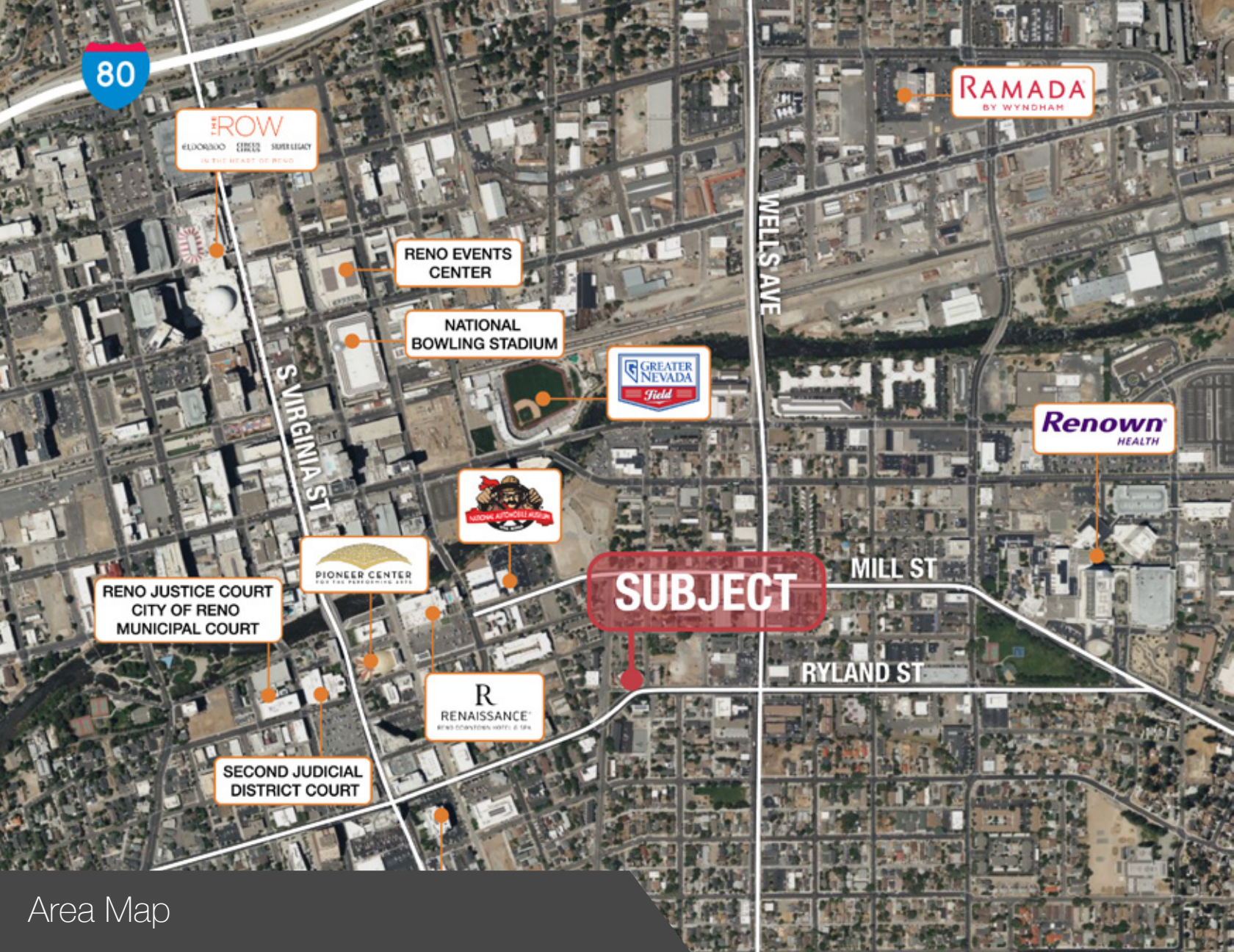
Available Units

SQ.FTG

Rate

Notes

Suite 301	±1,568 SF	\$1.95/PSF	Reception Area, 4 Private Offices, 1 Conferences Room with great city view, 2 Storage Closets
Suite 301 &300	±10,039 SF	\$1.95/PSF	Reception Area, 15 Private Offices, 2 Conferences Room, 1 Community Room, 3 Storage Closets, IT Room
Suite 301 Can Be Combined With 1/2 of Suite 300	±4,526 SF	\$1.95/PSF	Reception Area, 8 Private Offices, 1 Conferences Room, 1 Community Room, Storage Closet, IT Room



80

ROW
RELOCATED OFFICE SUPERLEGACY
IN THE HEART OF RENO

RAMADA
BY WYNDHAM

RENO EVENTS CENTER

NATIONAL BOWLING STADIUM

GREATER NEVADA
Field

S VIRGINIA ST

WELLS AVE

Renown
HEALTH



PIONEER CENTER
FOR THE PROFESSIONAL AREA

SUBJECT

MILL ST

RENO JUSTICE COURT
CITY OF RENO
MUNICIPAL COURT

RYLAND ST

R
RENAISSANCE
AND CONVENTION CENTER & SPA

SECOND JUDICIAL DISTRICT COURT

Area Map



±742 - 10,039
AVAILABLE SF



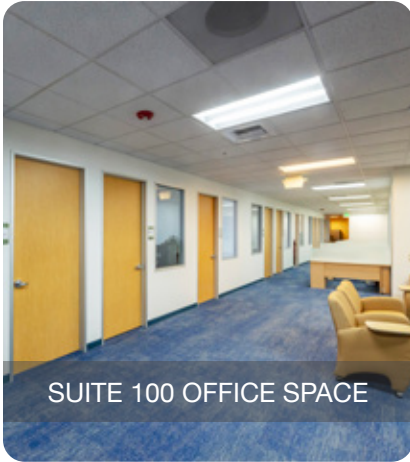
Full Service
LEASE TYPE



\$1.95/SF/Mo
RATE



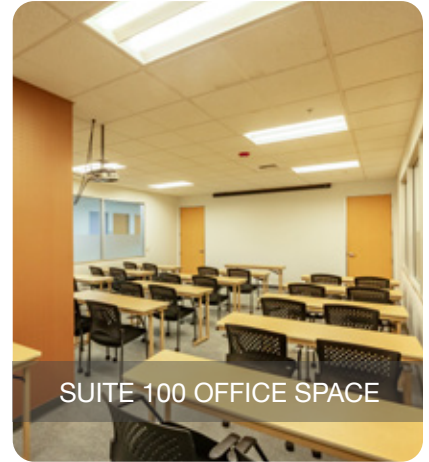
Immediately
AVAILABLE



SUITE 100 OFFICE SPACE



SUITE 100 OFFICE SPACE



SUITE 100 OFFICE SPACE



SUITE 101 OFFICE SPACE



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AVAILABLE SF



Full Service

LEASE TYPE



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RATE



Immediately

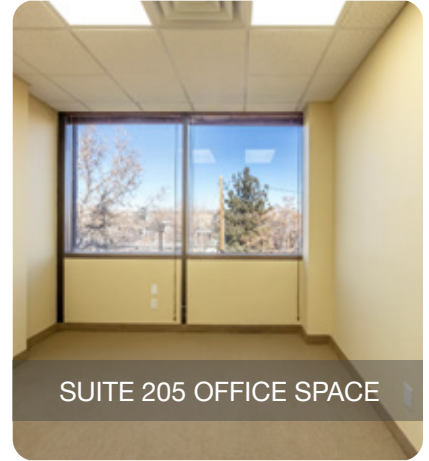
AVAILABLE



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 SF



Full Service

LEASE TYPE



\$1.95/SF/Mo

RATE



Immediately

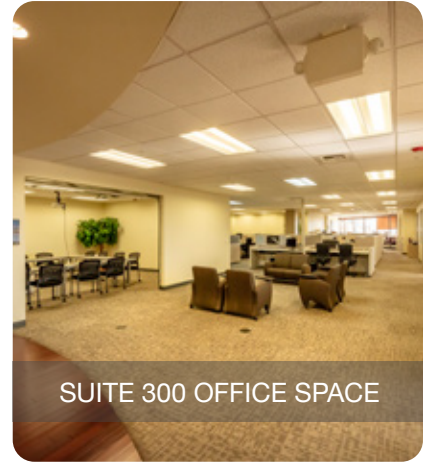
AVAILABLE



SUITE 300 OFFICE SPACE



SUITE 300 OFFICE SPACE



SUITE 300 OFFICE SPACE



SUITE 300 OFFICE SPACE



SUITE 300 OFFICE SPACE



SUITE 300 OFFICE SPACE



±742 - 10,039
AVAILABLE SF



Full Service
LEASE TYPE



\$1.95/SF/Mo
RATE



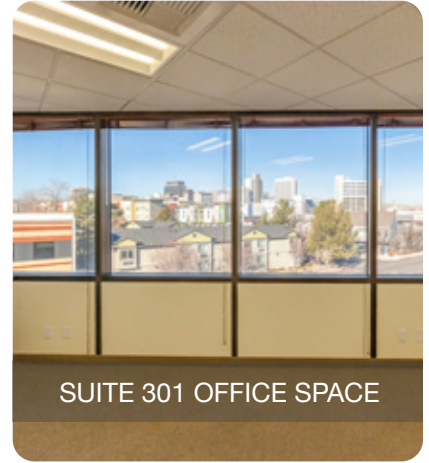
Immediately
AVAILABLE



SUITE 300 OFFICE SPACE



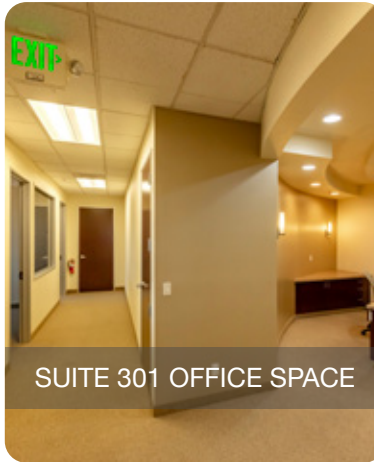
SUITE 300 OFFICE SPACE



SUITE 301 OFFICE SPACE



SUITE 301 OFFICE SPACE



SUITE 301 OFFICE SPACE



SUITE 301 OFFICE SPACE



±742 - 10,039

AVAILABLE SF



Full Service

LEASE TYPE



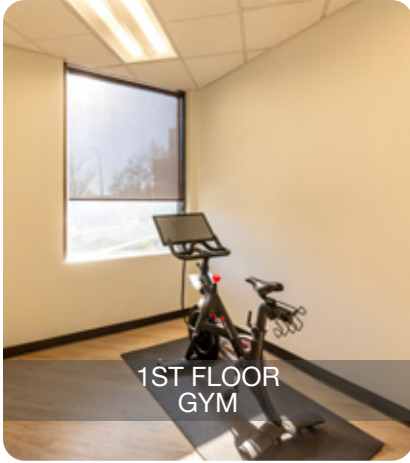
\$1.95/SF/Mo

RATE



Immediately

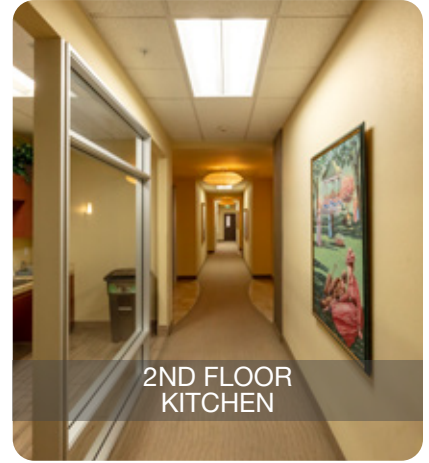
AVAILABLE



**1ST FLOOR
GYM**



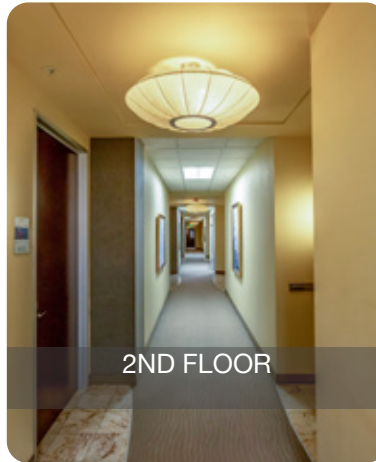
**1ST FLOOR
KITCHEN**



**2ND FLOOR
KITCHEN**



**1ST FLOOR
LOBBY AREA**



2ND FLOOR



**2ND FLOOR
KITCHEN**

Common Areas



±742 - 10,039

AVAILABLE SF



Full Service

LEASE TYPE



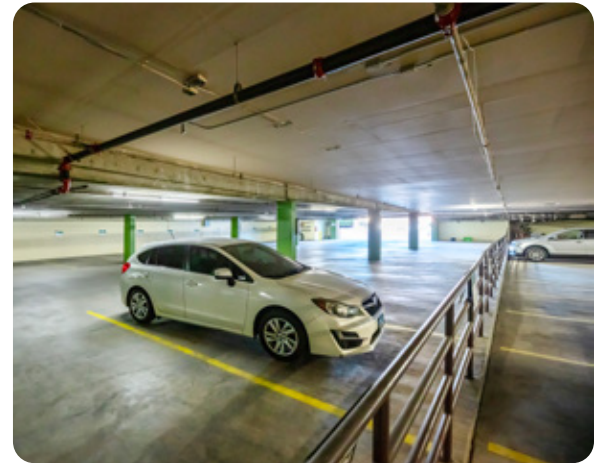
\$1.95/SF/Mo

RATE



Immediately

AVAILABLE



±742 - 10,039
AVAILABLE SF

Full Service
LEASE TYPE

\$1.95/SF/Mo
RATE

Immediately
AVAILABLE

5-MILE KEY FACTS



251,330
POPULATION



6.0%
UNEMPLOYMENT



2.3
HOUSEHOLD
SIZE (AVG.)



37
MEDIAN
AGE

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

5-MILE INCOME FACTS



\$60,736

MEDIAN
HOUSEHOLD
INCOME



\$37,595

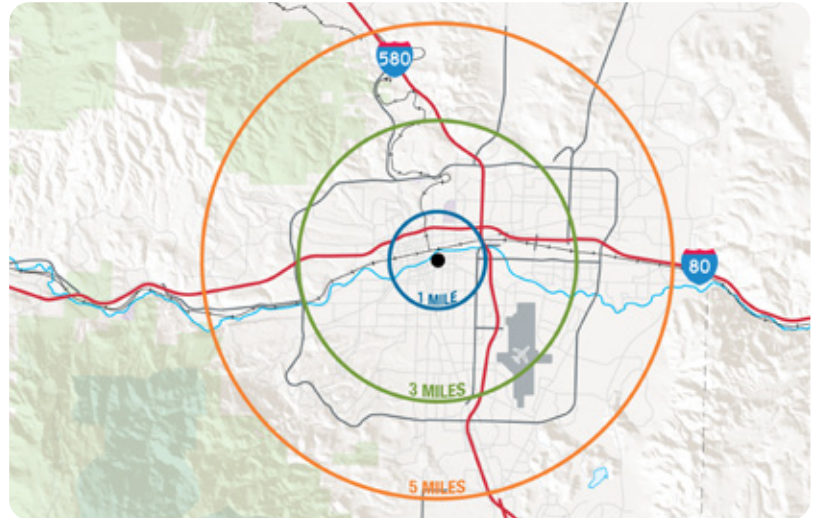
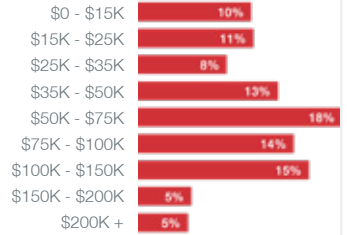
PER CAPITA
INCOME



\$62,955

MEDIAN
NET WORTH

HOUSEHOLDS BY ANNUAL INCOME



Source: 5 Mile Demographic Profile by ESRI



±742 - 10,039
AVAILABLE SF



Full Service
LEASE TYPE

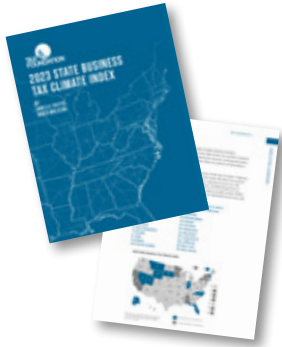


\$1.95/SF/Mo
RATE



Immediately
AVAILABLE









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

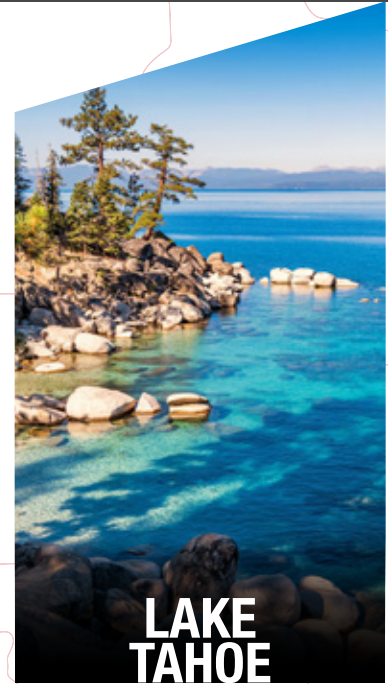
Named #1 Small City by *BestCities.org* in 2020, the Reno area hosts over 5m annual visitors for events like the Reno Rodeo, Street Vibrations, and more.

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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