

50
West Liberty
RENO, NV 89501

**DOWNTOWN
OFFICE
FOR LEASE**

**Vibrant space in the
Financial and Legal Districts**

**1,416 SF - 4,091 SF
Space Available**



View Drone Video



BASIN STREET
PROPERTIES EST. 1974

DOMINIC BRUNETTI, CCIM
PRINCIPAL
775.850.3109 **OFFICE**
dbrunetti@dicksoncg.com
S.58419

PATRICK RIGGS
775.220.4957 **CELL**
priggs@dicksoncg.com
S.180878



LOCATION HIGHLIGHTS

- Premier downtown location, in the center of it all
- Large lobby with upscale, professional look and feel
- Two onsite restaurants and the 50 West Eats lobby café
- Secure, ample covered parking for your employees and clients
- On-site property management & facility engineer
- On-site concierge to provide tenant services
- Less than five minutes to multiple entrances to both I-80 and HWY 395
- Direct access to public transit
- Next to federal and county courts
- Close proximity to the Reno/Tahoe International Airport



BASIN STREET
PROPERTIES EST. 1974





"Basin Street provides wonderful office spaces and facilities. We appreciate their excellent communication and ability to answer our demands quickly and efficiently."

- Mike Richardson, Branch Manager Bay Equity Home Loans









BASIN STREET
PROPERTIES EST. 1974

AREA MAP



Walk Score - **95**
Walker's Paradise



Discovery
Terry Lee Wells Nevada Discovery Museum

Churrasco
BRAZILIAN STEAKHOUSE



Peg's
Glorified Ham n Eggs

NEVADA MUSEUM OF ART



Pine State
BISCUITS

DOPO
pizza & pasta

patagonia

La Famiglia
L X F

PIONEER CENTER

wild river
GRILLE

TOPO BRAVO

RENO CITY HALL
ONE EAST FIRST STREET

TRUCKEE RIVER

NATIONAL AUTOMOBILE MUSEUM
RENO, NEVADA

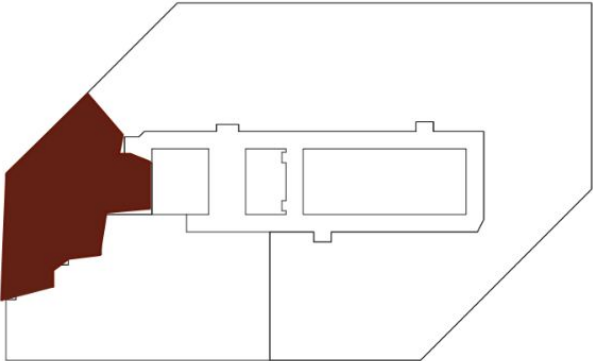
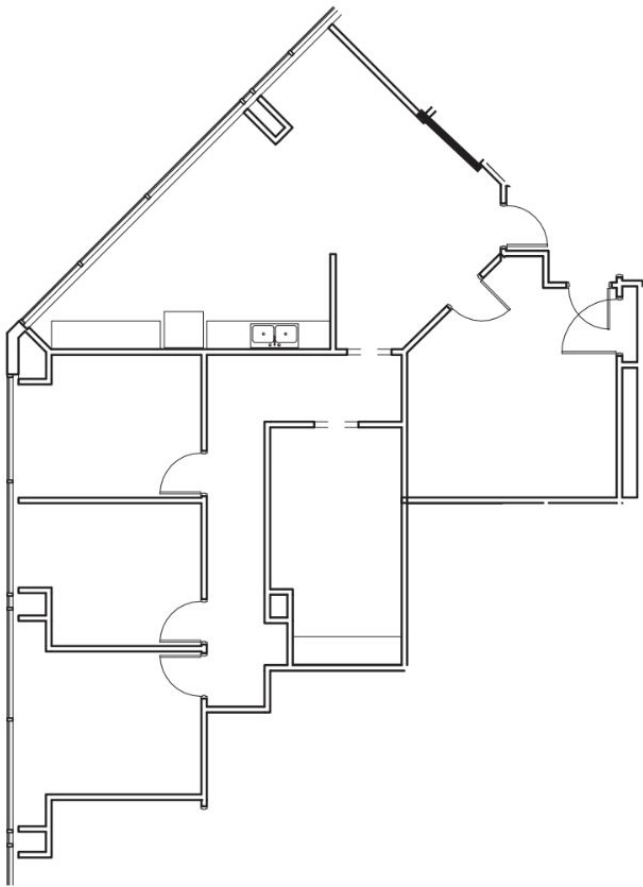
RENAISSANCE
RENO DOWNTOWN HOTEL

RENO Aces

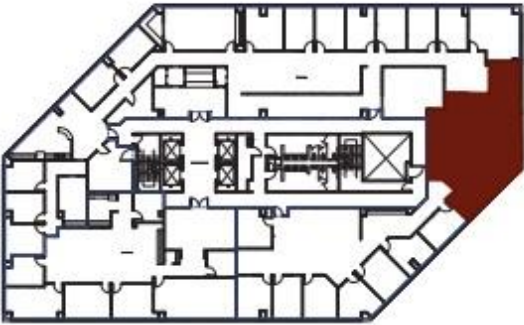
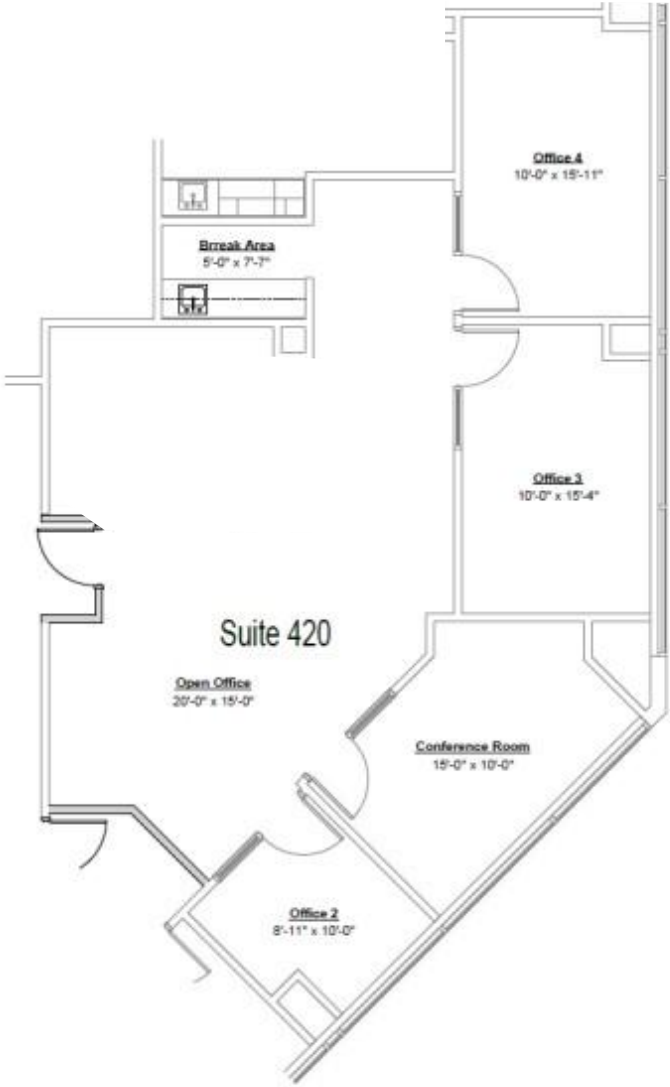
COURTYARD
BY MARRIOTT



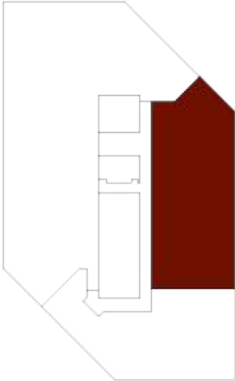
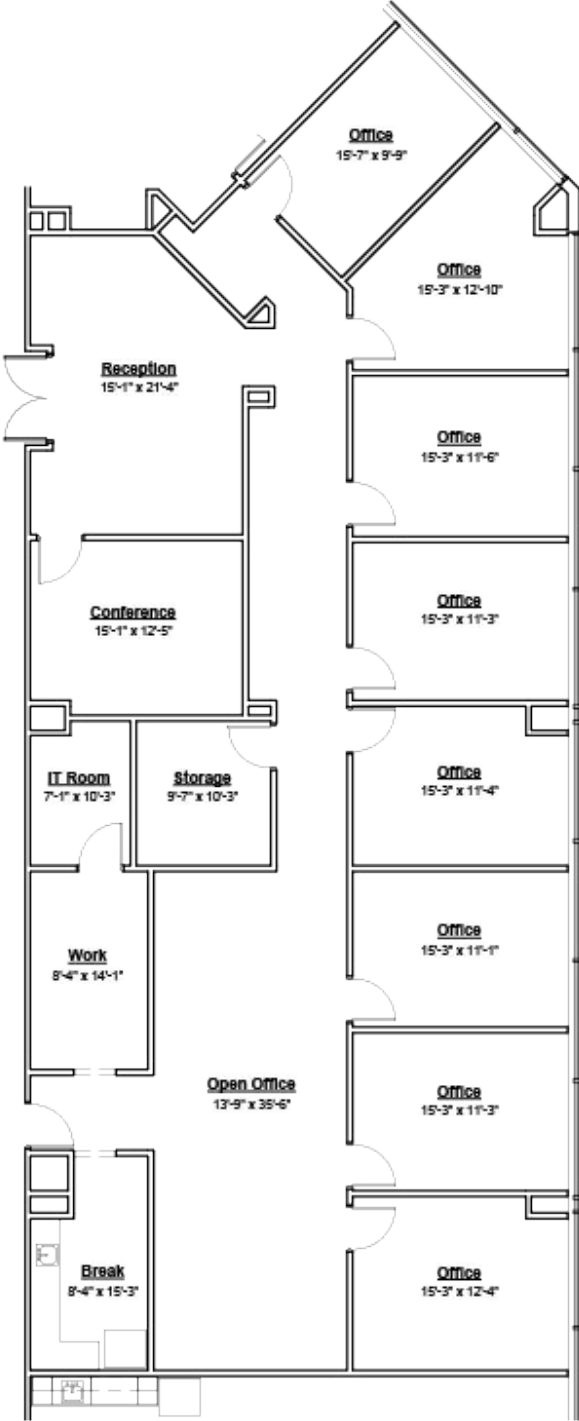
FLOOR PLAN
Suite 405 | 1,904 SF



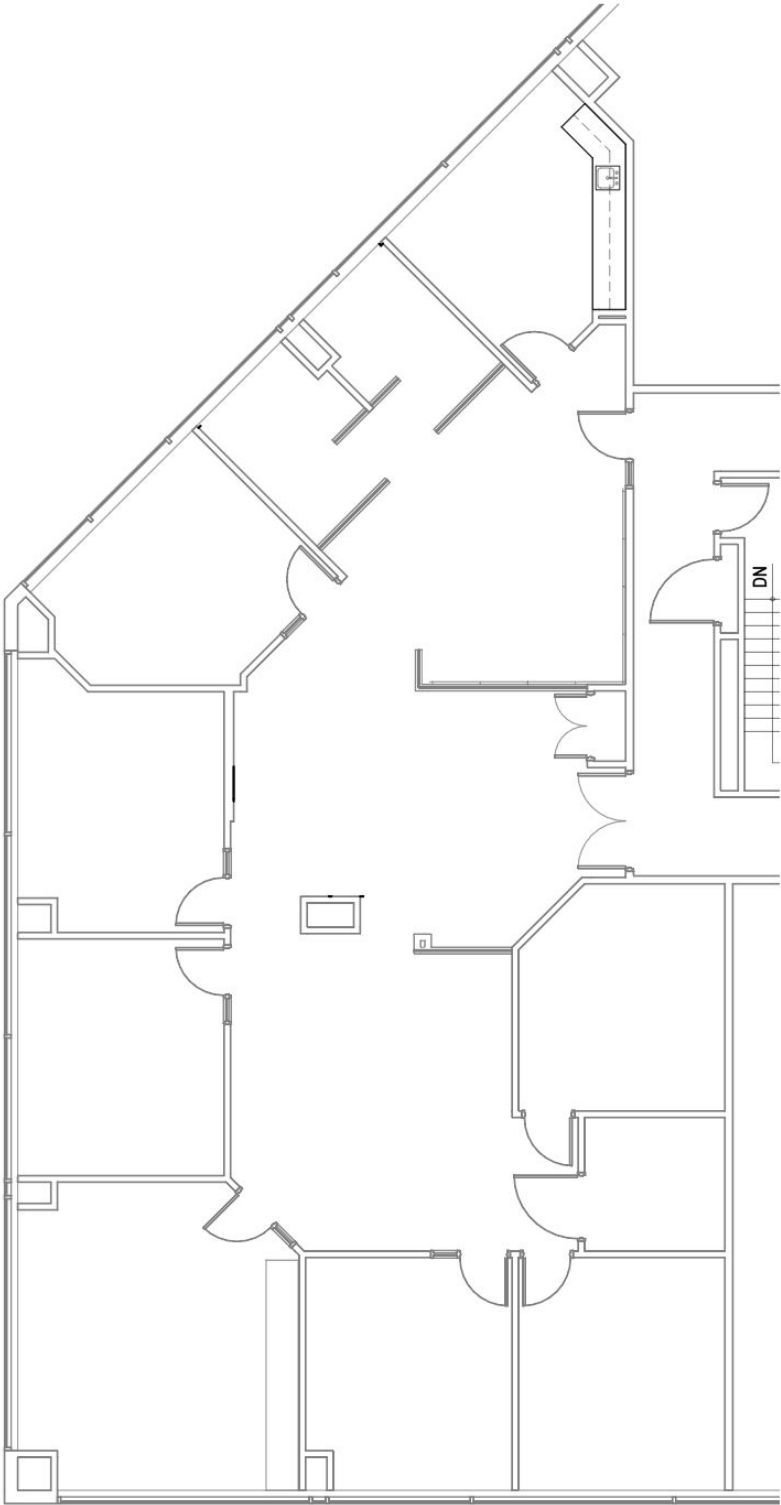
FLOOR PLAN
Suite 420 | 1,560 SF



FLOOR PLAN
Suite 510 | 4,040 SF

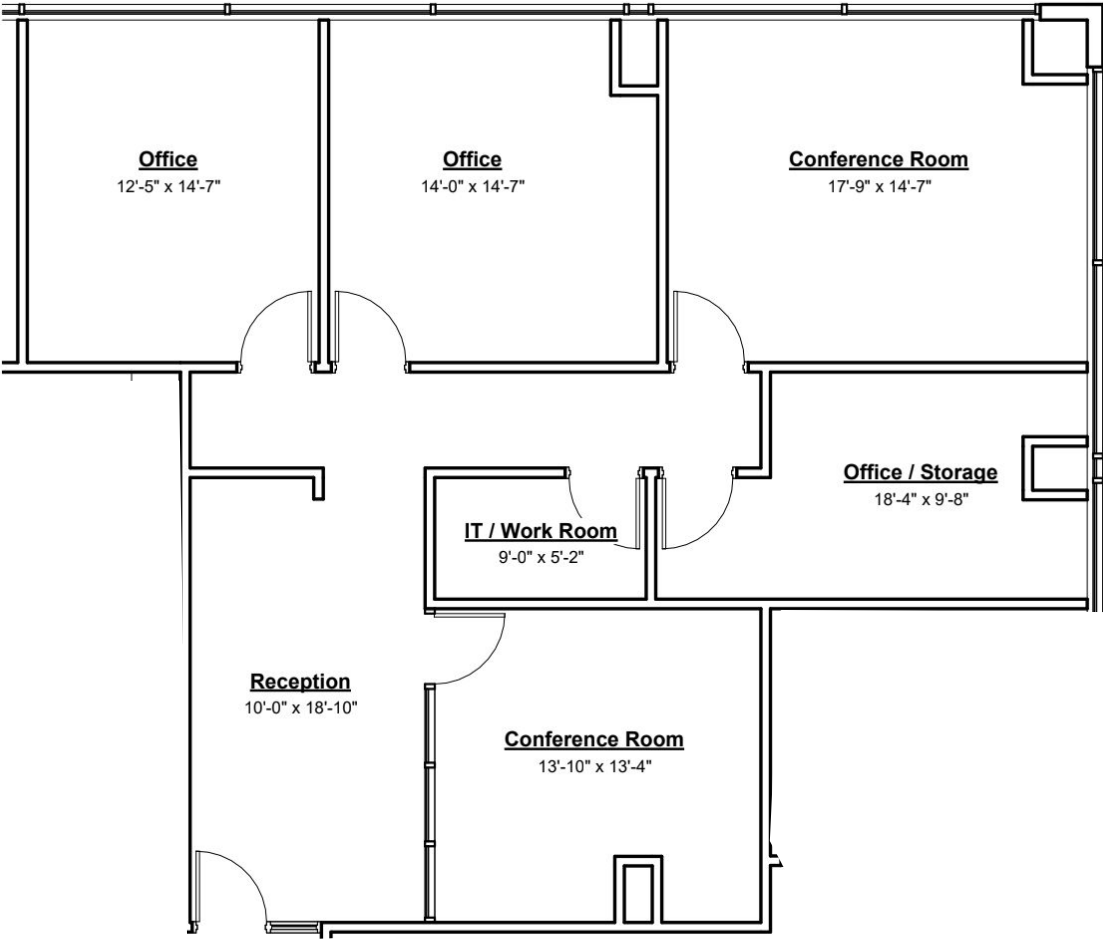


FLOOR PLAN
Suite 980 | 4,091 SF

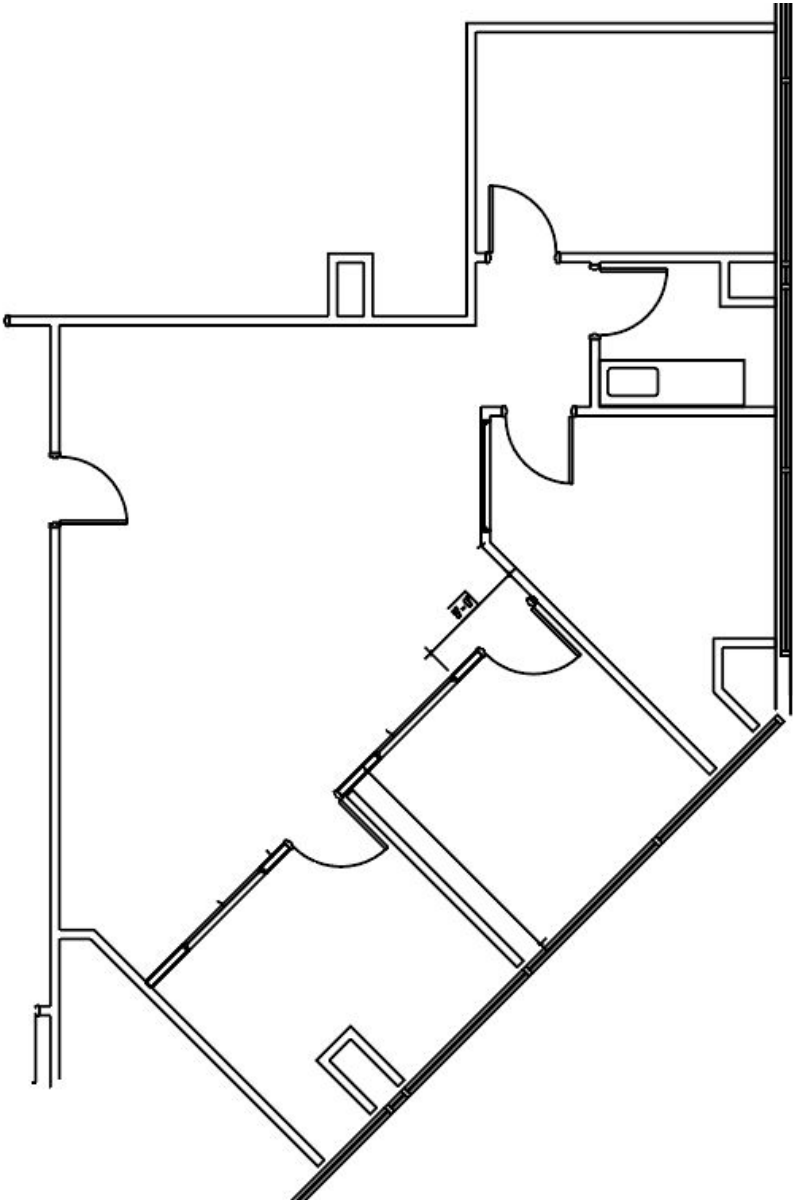


DCG

FLOOR PLAN
Suite 1050 | 1,703 SF



FLOOR PLAN
Suite 1080 | 1,416 SF



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



20 MINUTES
TAHOE RENO
INDUST. CENTER



"Super-Loop"
Fiber Network
IN PROGRESS



America's
DATA & TECH
Growth Frontier



22 MINUTES
Commute Time



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



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.

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)



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:

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.



NORTHERN NEVADA TOP COMPANIES

5.4M SF

Tesla Gigafactory

1.3M SF

7.2M SF Planned
Switch Campus



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%