

200
South Virginia
RENO, NV 89501

DOWNTOWN
OFFICE
FOR LEASE

**Class A Office in Prime
Downtown Location**
Space Available



 **BASIN STREET**
PROPERTIES EST. 1974

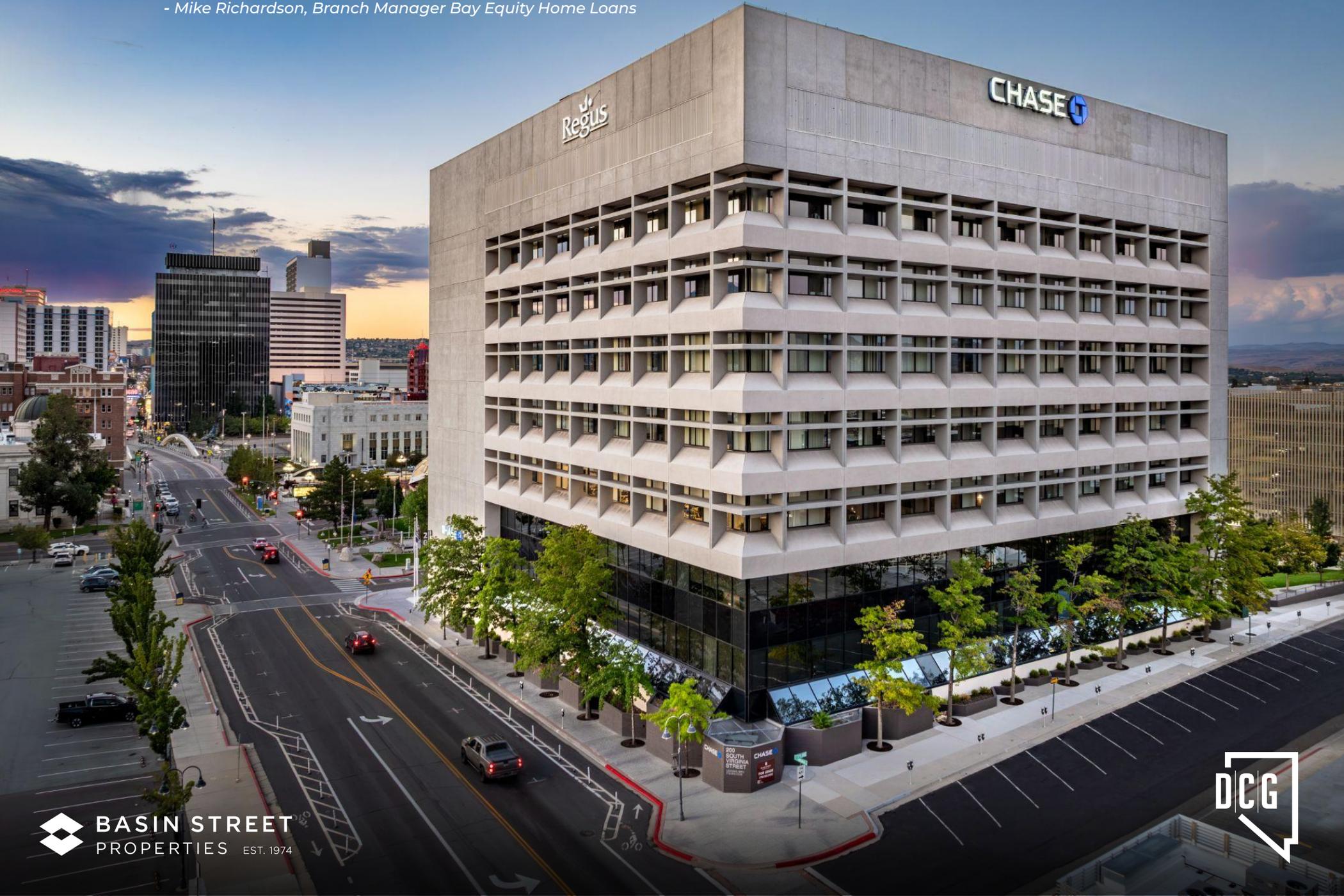
DOMINIC BRUNETTI, CCIM
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S.58419

PATRICK RIGGS
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"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



LOCATION HIGHLIGHTS

- New Tenant Lounge with complimentary espresso machine provided by Buzz Town Coffee.
- Strategic Downtown location
- Designated surface parking for customers
- Parking ratio of 5 spaces per 1,000 SF
- Exterior building signage available
- Secure, ample covered parking for your employees and clients
- On-site security maintains strict oversight
- Less than five minutes to both I-80 and Hwy 395
- Dedicated TelCo space available
- Dogs are allowed on premises



200 South
Virginia

 **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



OLD STREET
Culinary



RENO CITY HALL
ONE EAST FIRST STREET

Pine State
BISCUITS

DOPO
pizza & pasta

wild river
GRILLE

patagonia

La Famiglia

PIONEER CENTER

TRUCKEE RIVER



RENAISSANCE
RENO DOWNTOWN HOTEL

RENO Aces

COURTYARD
BY MARRIOTT



MAJOR DOWNTOWN RENO DEVELOPMENTS

RENO ENTERTAINMENT DISTRICT

1,300 Luxury units, 70,000+ sf of retail, 170-room Hotel, and a 2-Acre Park



NEVADA MUSEUM OF ART EXPANSION

50,000 sf, \$60MM expansion for educational initiatives, gallery exhibitions, and research



WEST END COMMONS

311 units, 42,000 sf office & retail space



200 SOUTH VIRGINIA
SUBJECT PROPERTY

VESTA APARTMENTS

40 units on the corner of Vesta & Holcomb in MidTown



RIVERFRONT

393 units, 79 studios, 211 one bedroom & 100 two bedroom units



GRANTS LANDING

5.5 acres purchased for \$14MM with plans to develop a townhome project.



NEW RENO POLICE DEPARTMENT

114,500 sf new addition will double RPD's HQ



BALLPARK PROJECT

369 units, 117 Studios, 161 one bedroom and 91 two bedroom units



NEON LINE DISTRICT

Jacobs Entertainment revitalization of Reno's West 4th Street corridor



REVIVAL RENO

530 units, 78,500 sf of retail & 150,000 sf of office space



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DOWNTOWN INFILL DEVELOPMENTS

PINE STREET TOWNHOMES

49 three-story unit tentative map with garage



CAL AVE STUDIOS

36 luxury units with modern design



CENTER & PINE LOFTS

24 High-end lofts above Pine State Biscuits



RIVERSIDE APARTMENTS

34 units with ground level parking and retail space



EDEN TOWERS

34-units, 4-stories



200 SOUTH VIRGINIA
SUBJECT PROPERTY



MOD 2

69 units, five-stories



RIVERBOAT HOTEL APARTMENTS

105 studio units, one and two-bedroom units



CANYON FLATS

158 units accommodating up to 508 students



661 LAKE STREET

475 unit student housing, 13-stories, including 5-story parking garage & 4,000 sf retail space



PARK PLACE

Five-story building with 762 beds within 267 units



HIGH STREET TOWNHOMES

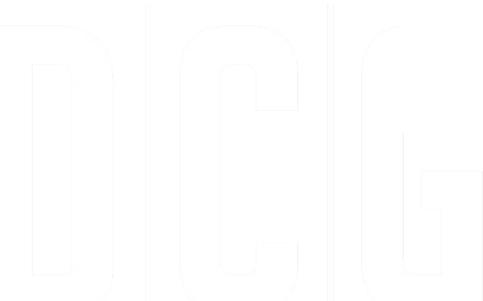
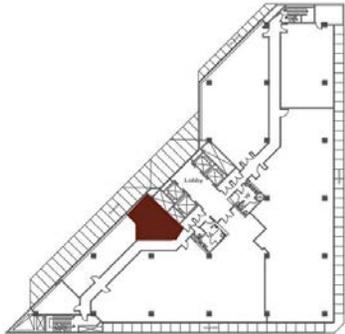
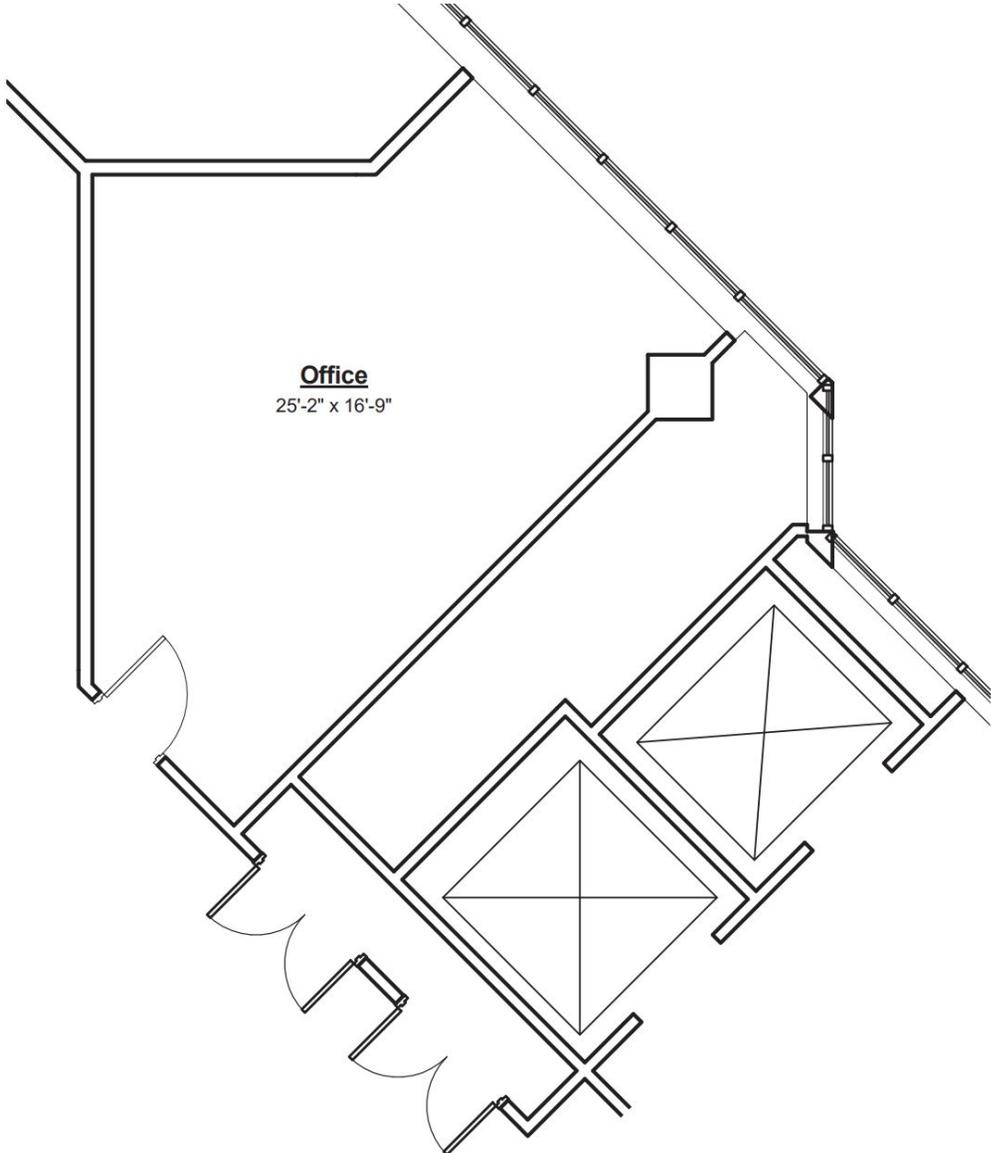
16 modern spacious units



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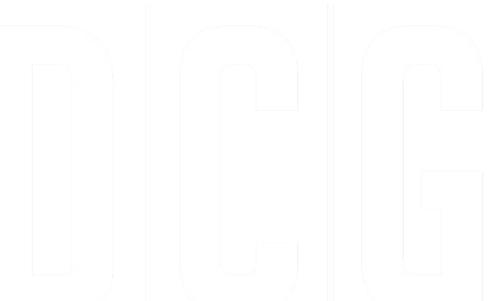
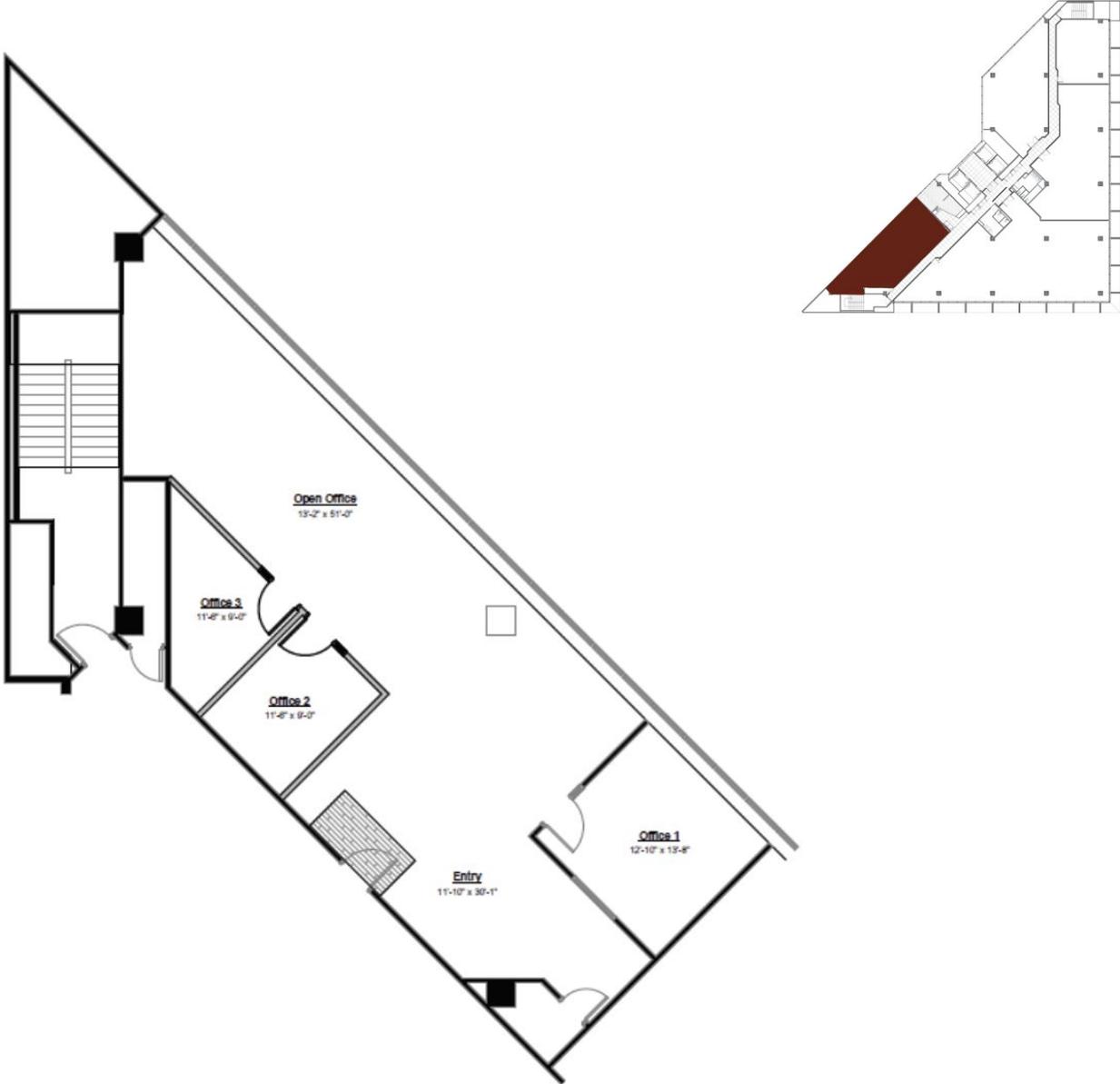
FLOOR PLAN

Suite 250 | 482 rsf



FLOOR PLAN

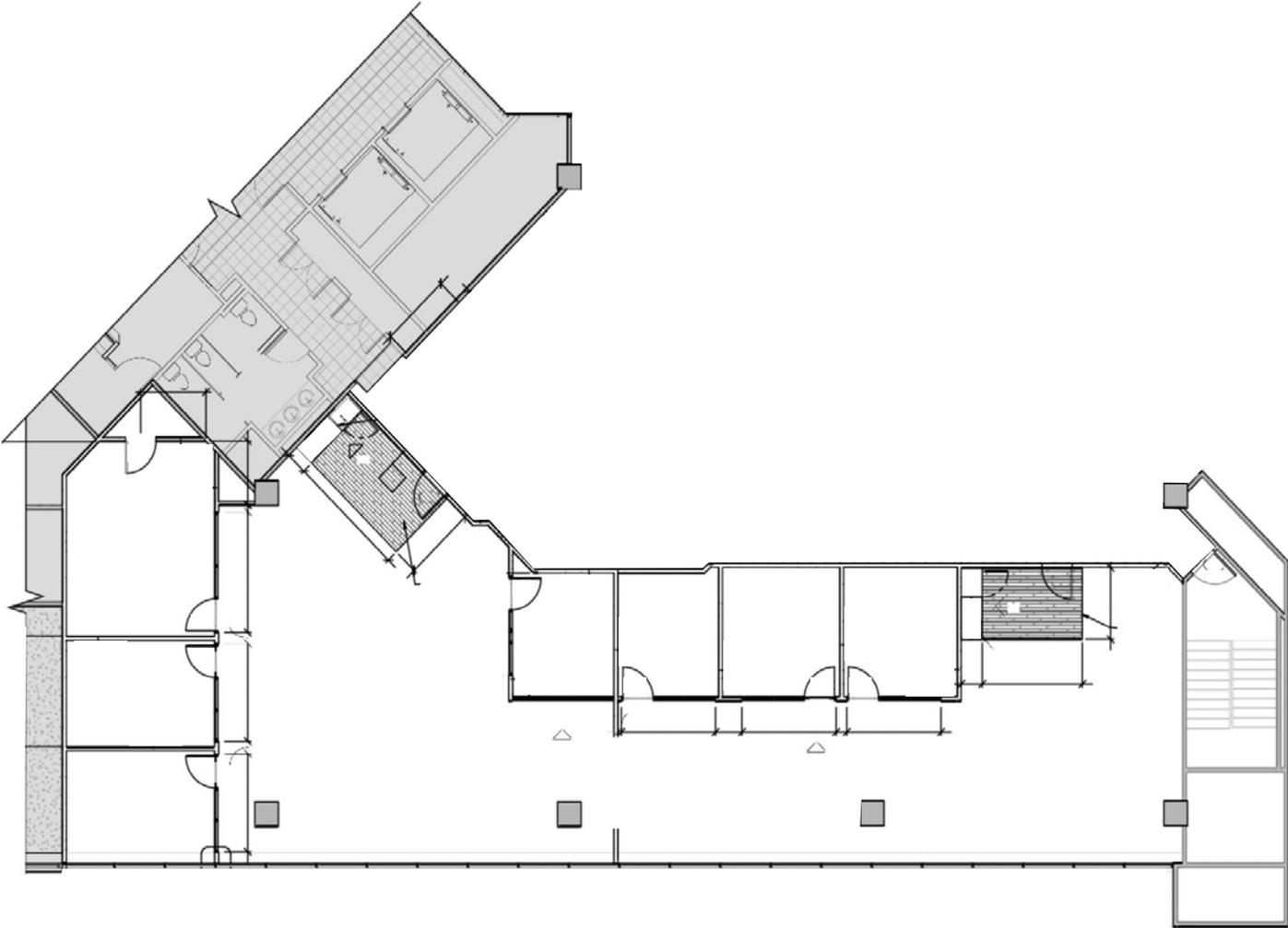
Suite 301 | 1,858 rsf



FLOOR PLAN

Suite 320 | 4,335 sf

Available | 2/1/2026



FLOOR PLAN

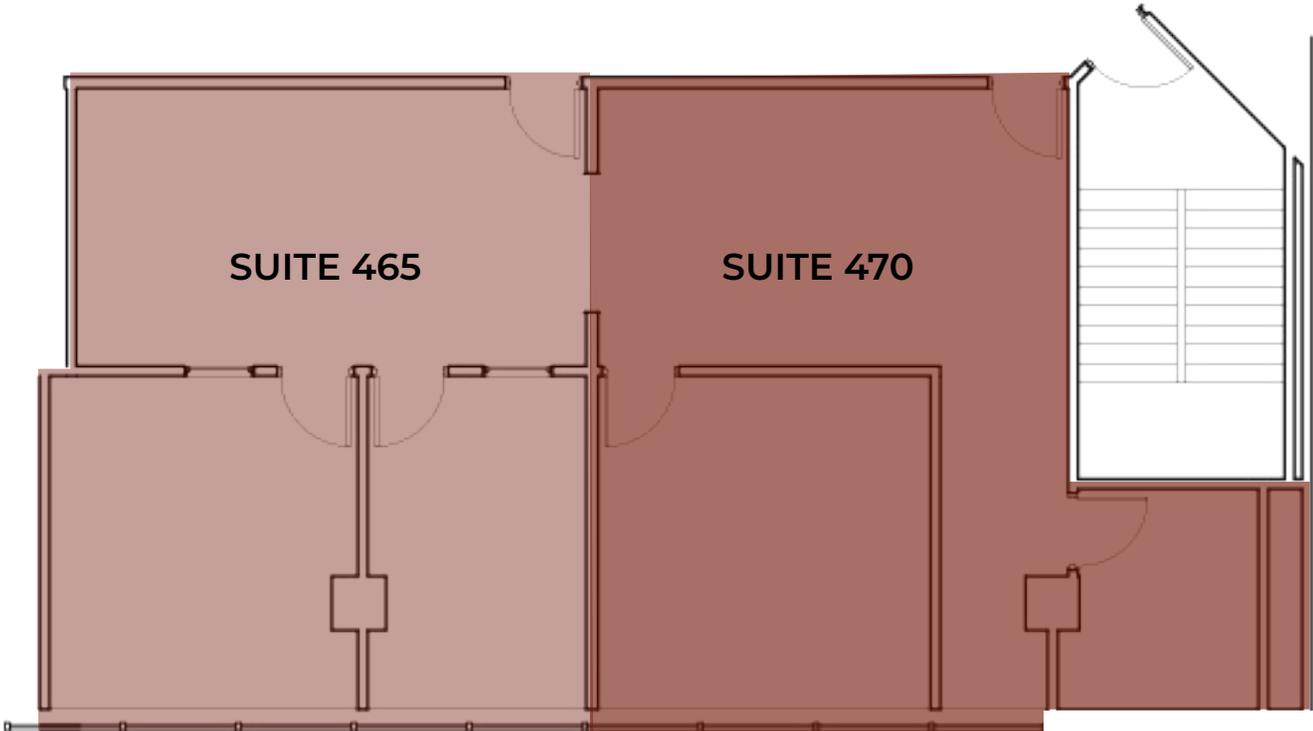
Suite 465 & 470

Combined | 1,500 sf

Demised | 742 sf

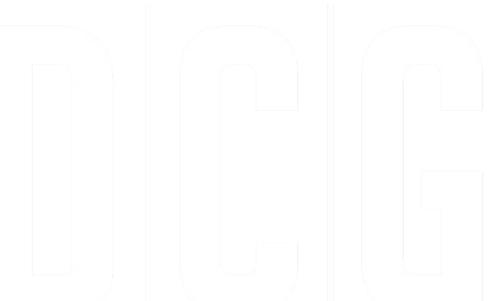
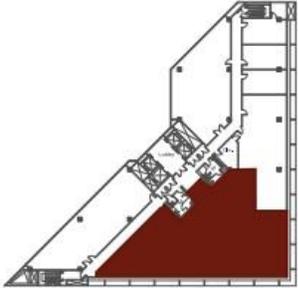
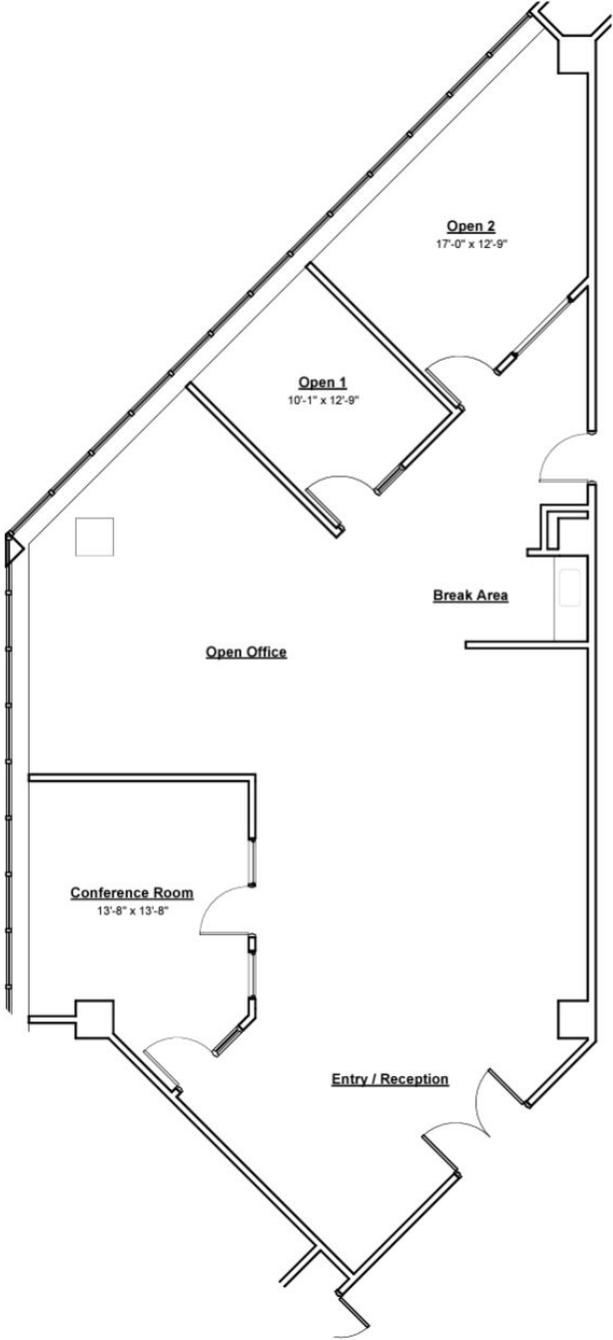
Lease Rate | Negotiable

Available | Now



FLOOR PLAN

Suite 550 | 2,278 sf





SUITE 550

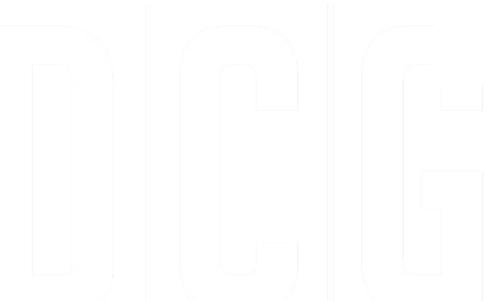
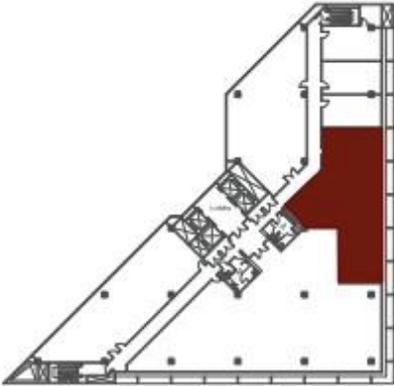
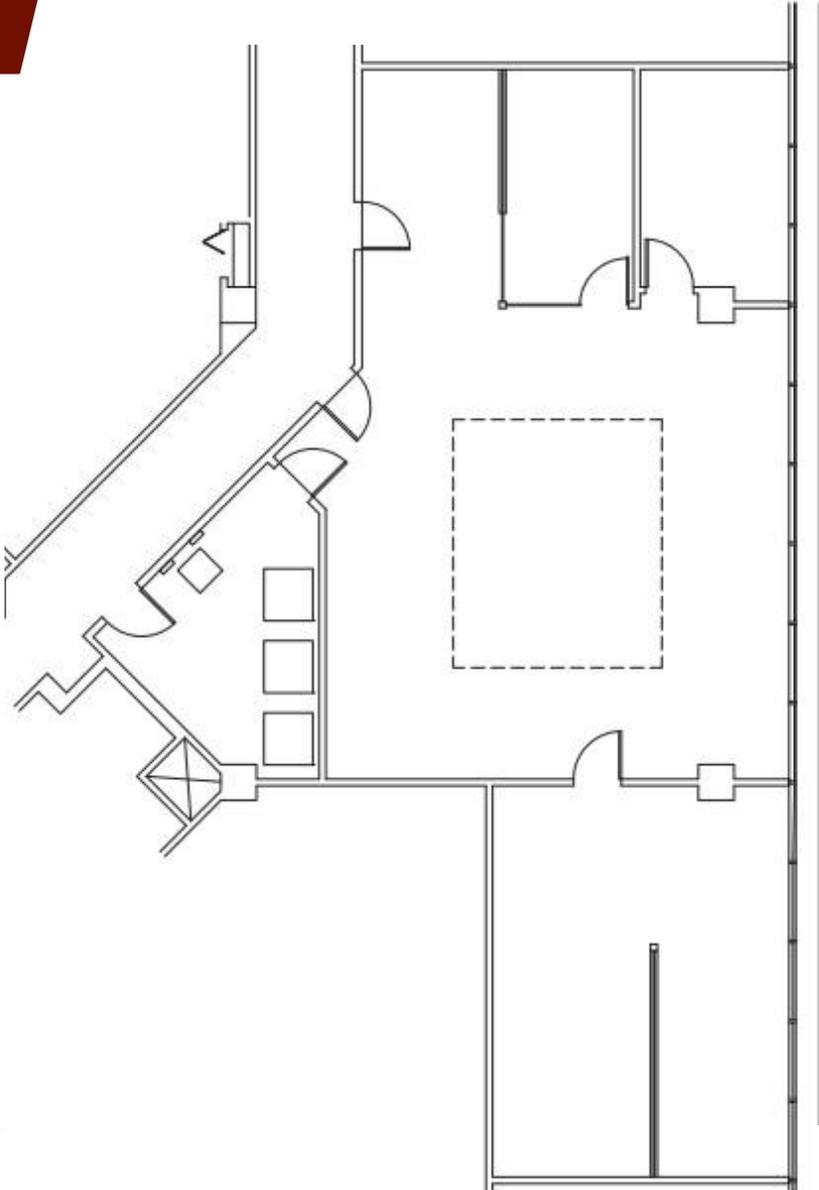


FLOOR PLAN

Suite 560 | 2,272 sf

Rent Incentive | \$1.85

Expires 12/31/2025



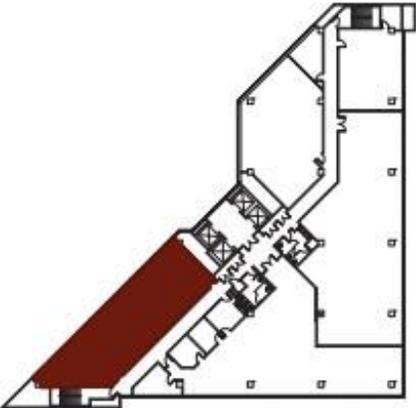
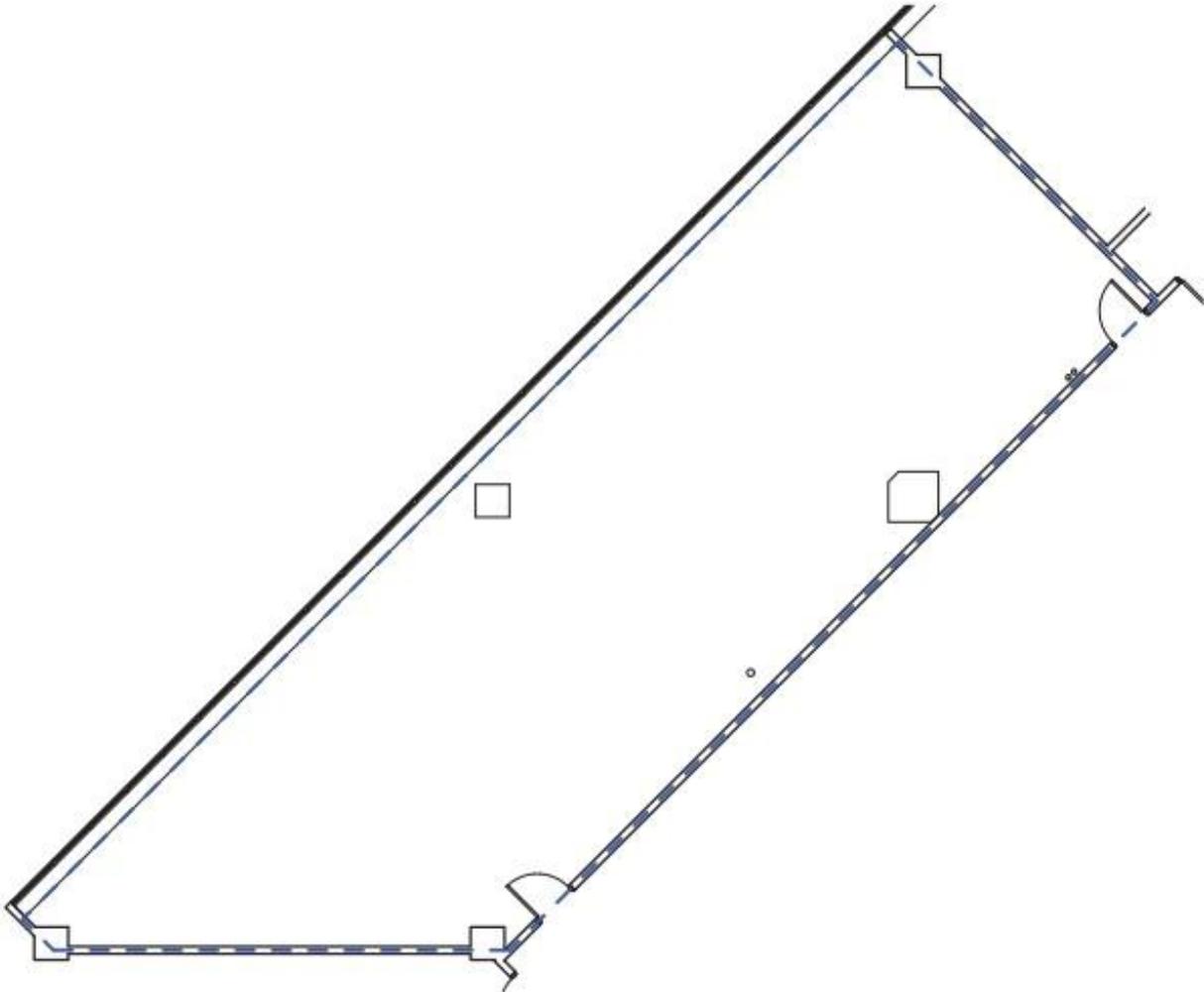


SUITE 560



FLOOR PLAN

Suite 730 | 2,300 sf



**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



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

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%

