

# 620

**E Plumb Lane**  
Reno, NV 89502



**OFFICE**  
**FOR SALE**  
**OR LEASE**



CORFAC  
INTERNATIONAL

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PLUMB LANE - ADT  
25,900

620



## ABOUT THE PROPERTY

- Located off Plumb Lane near the new Reno Experience District and Reno Public Market, with close access to Hwy 580 and the Reno-Tahoe International Airport.
- Available suites feature abundant natural light and new LED lighting.
- Excellent visibility with frontage along heavily traveled Plumb Lane.
- Ample off-street parking.
- Monument signage available, along with door placards at tenant entries and directory signage at the main entrance.
- Tenant responsible for internet service and in-suite janitorial.
- Generac generator that services the entire building in the event of a power outage.



**Sale Price** | \$1,375,000

**Lease Rate** | \$2.40/SF FSG

**Available Spaces** | 355-720 SF

**Building Size** | 4,968 SF

**Parcel Size** | 0.220 AC

**Zoning** | PO

Professional Office

**APN** | 015-191-03



# FIRST FLOOR PLAN

## FIRST FLOOR

SUITE 102

508 SF

Available 10/1/2026



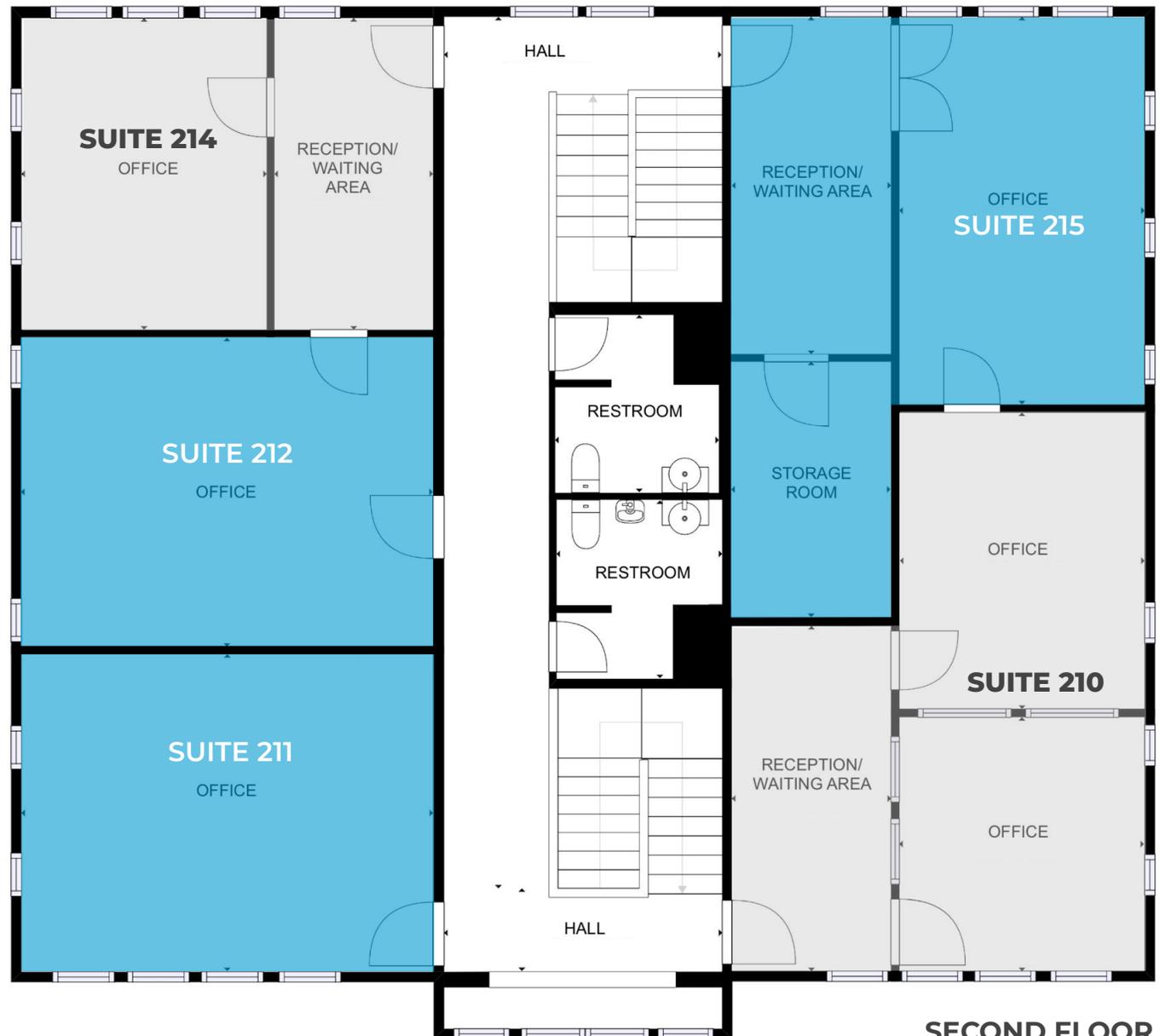


## SECOND FLOOR PLAN

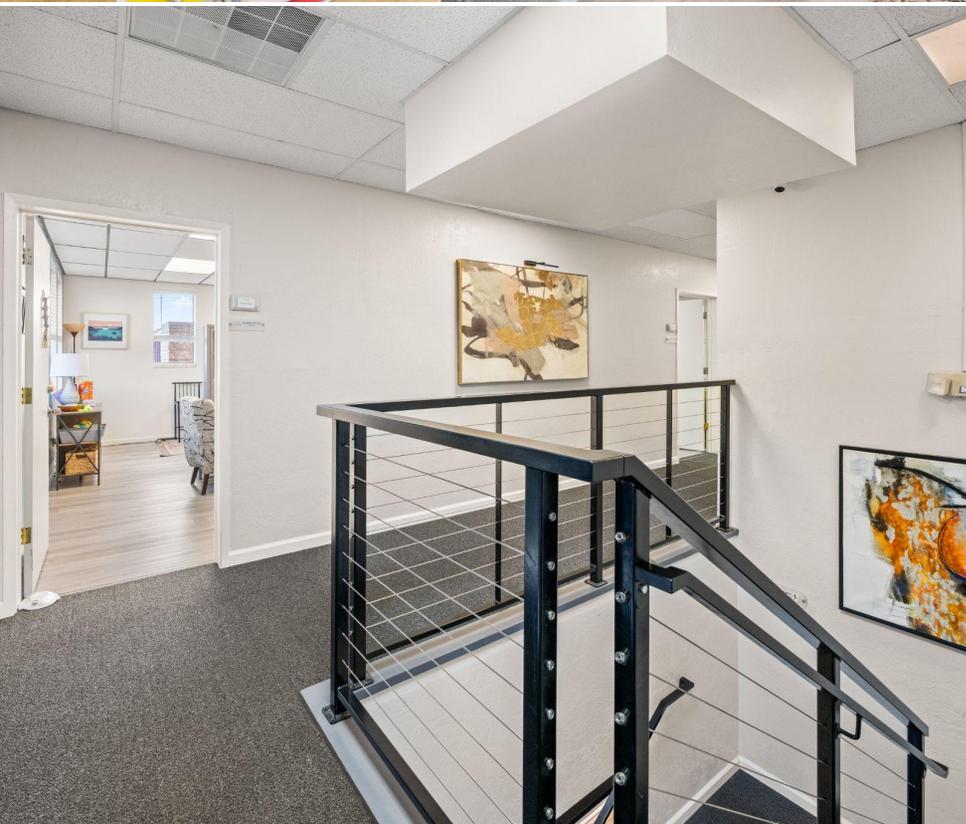
SECOND FLOOR	
Available Now	
SUITE 211	365 SF
SUITE 212	355 SF
SUITE 215	527 SF



\*Suites 211-212 can be combined for a total size of 720 SF



SECOND FLOOR



SUITE 212



DCG

SUITE 215



AREA MAP  
SOUTHWEST VIEW



**PEPPERMILL**  
RESORT • SPA • CASINO • RENO

**RED**  
RENO EXPERIENCE DISTRICT

**IHOP**  
**PORT OF SUBS**  
**COLD STONE CREAMERY**  
**SPROUTS FARMERS MARKET**  
**RENO PUBLIC MARKET**  
**McDonald's**  
**JUNKEE CLOTHING EXCHANGE**

**CINEMARK**

**WELLS FARGO**

**SUBWAY**

**620  
E PLUMB LN**

**CUMULUS  
MEDIA**

**WINGSTOP**



**YORI AVE**

**MARGRAVE DR**

**PLUMB LANE - ADT 25,900**

**YORI AVE**

# AREA MAP

## SOUTHEAST VIEW



**RENO-TAHOE**  
International Airport

**Mor**  
FURNITURE DEPOT

**urbanAir**  
RESTAURANT

**COSTCO**  
WHOLESALE

**LITHIA**  
CHRYSLER JEEP  
OF RENO

**TOYOTA**

**WOOSTER HIGH SCHOOL**

INTERSTATE 580  
US 395

INTERSTATE 580  
US 395

**SAINT THERESE CHURCH OF THE LITTLE FLOWER**

COMING SOON  
**IN-N-OUT**  
BURGER

**Jack**  
in the box

**620**  
E PLUMB LN

**Panasonic**

**WING STOP**

**YORI AVE**

**N**

**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%





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