

**50**  
**West Liberty**  
RENO, NV 89501

**DOWNTOWN  
OFFICE  
FOR LEASE**

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

**1,416 SF - 9,670 SF  
Space Available**



**View Drone Video**



**BASIN STREET**  
PROPERTIES EST. 1974

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## 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*

















# 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

**Pine State**  
BISCUITS

**wild river**  
GRILLE



**RENO CITY HALL**  
ONE EAST FIRST STREET

**patagonia**

**La Famiglia**

**PIONEER CENTER**

**TRUCKEE RIVER**



**RENAISSANCE**  
RENO DOWNTOWN HOTEL

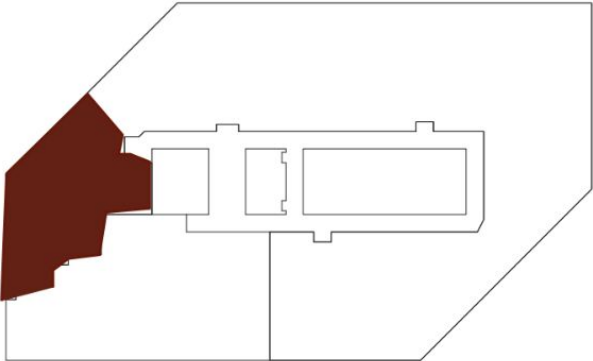
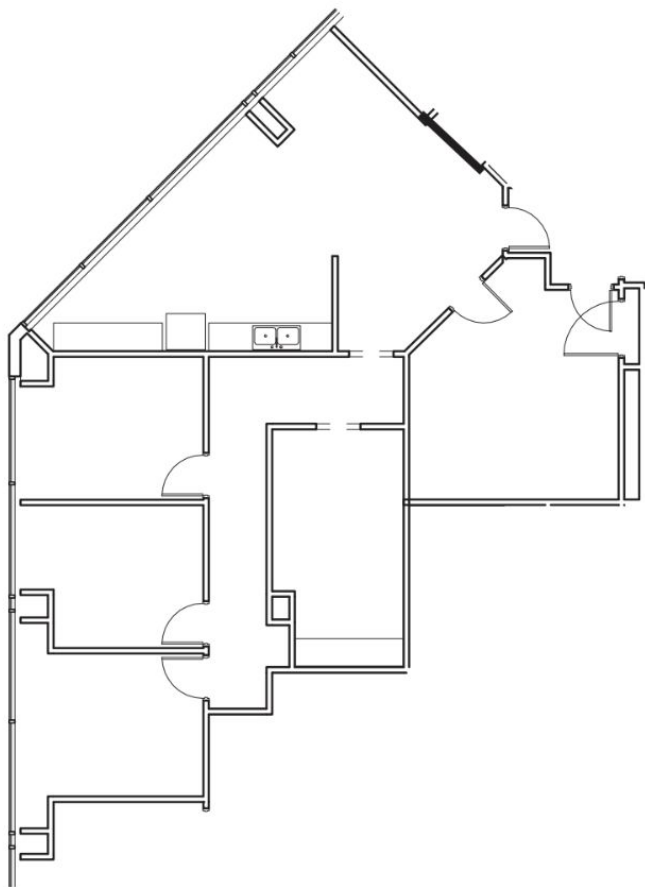
**RENO Aces**

**COURTYARD**  
BY MARRIOTT



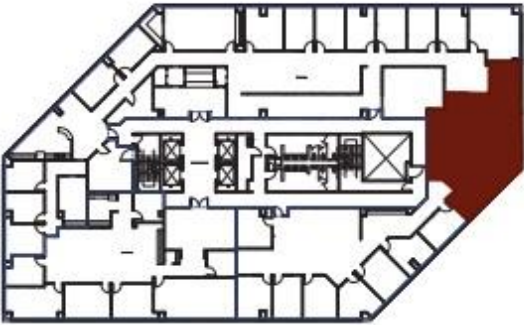
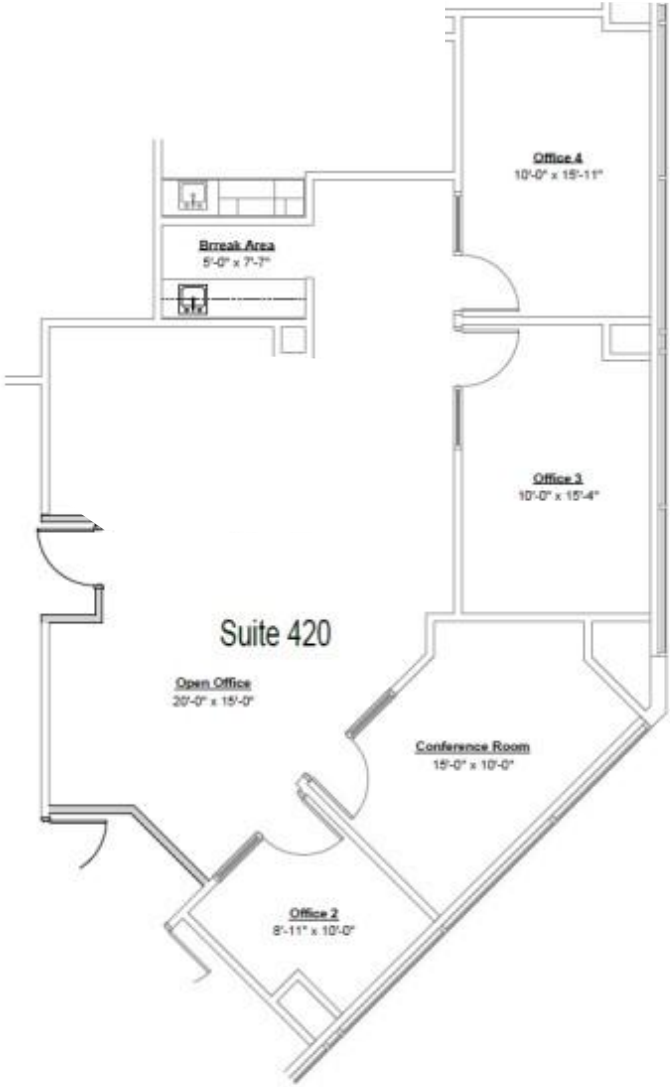


**FLOOR PLAN**  
**Suite 405 | 1,904 SF**



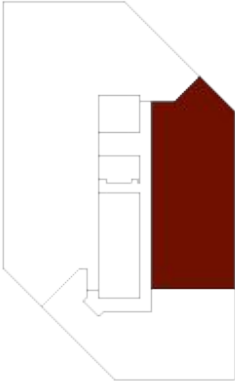
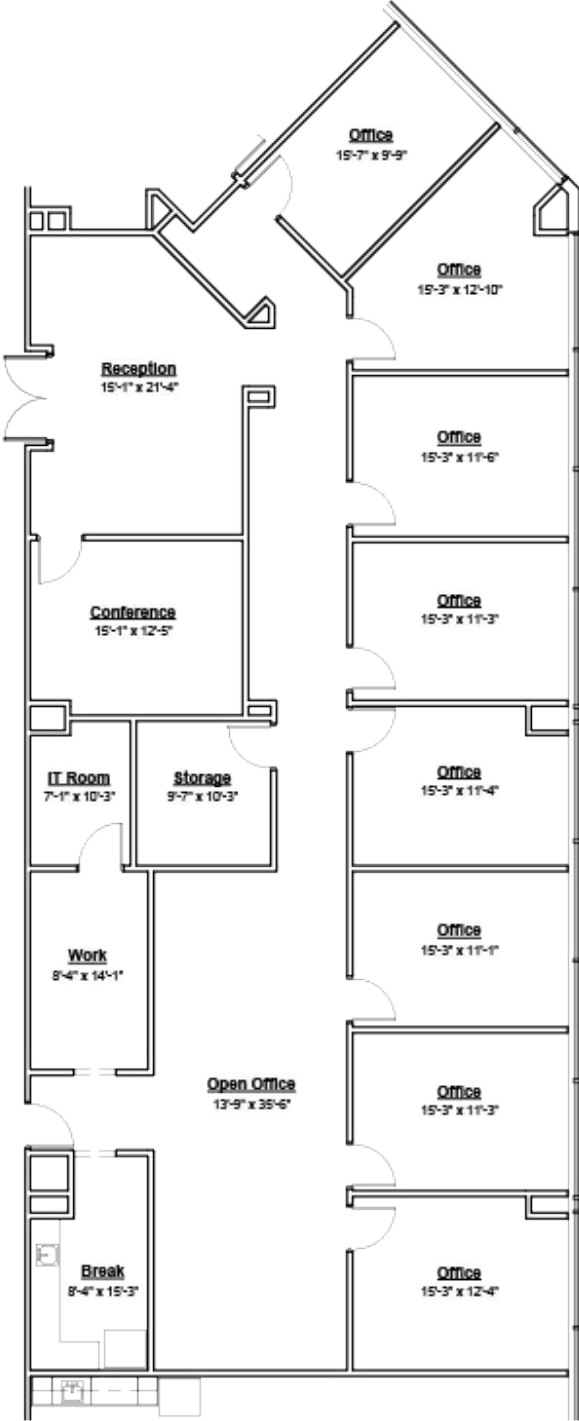


**FLOOR PLAN**  
**Suite 420 | 1,560 SF**





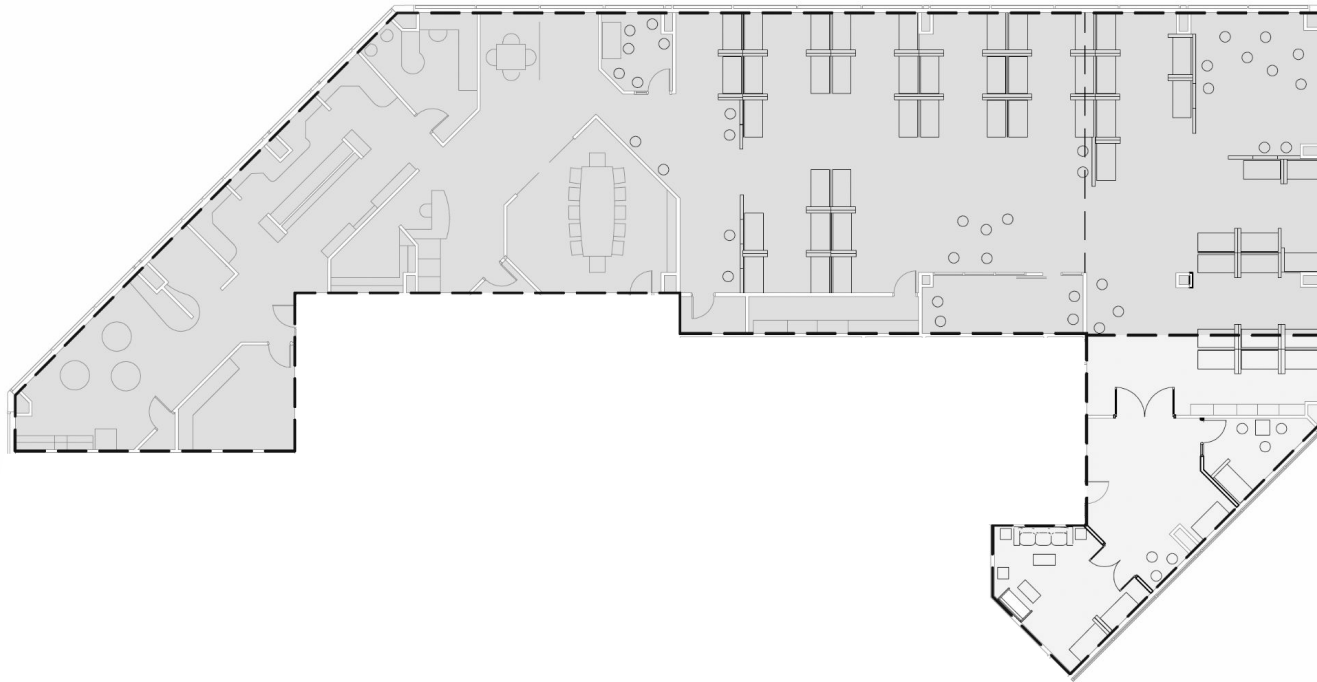
**FLOOR PLAN**  
**Suite 510 | 4,040 SF**





# FLOOR PLAN

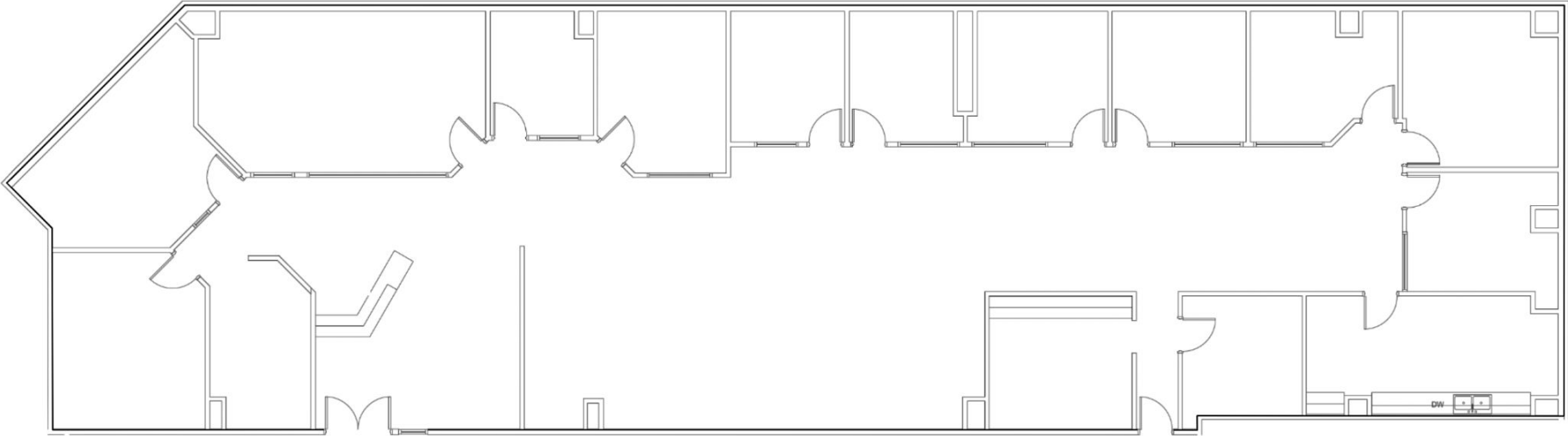
Suite 800 | 9,670 SF



DCG

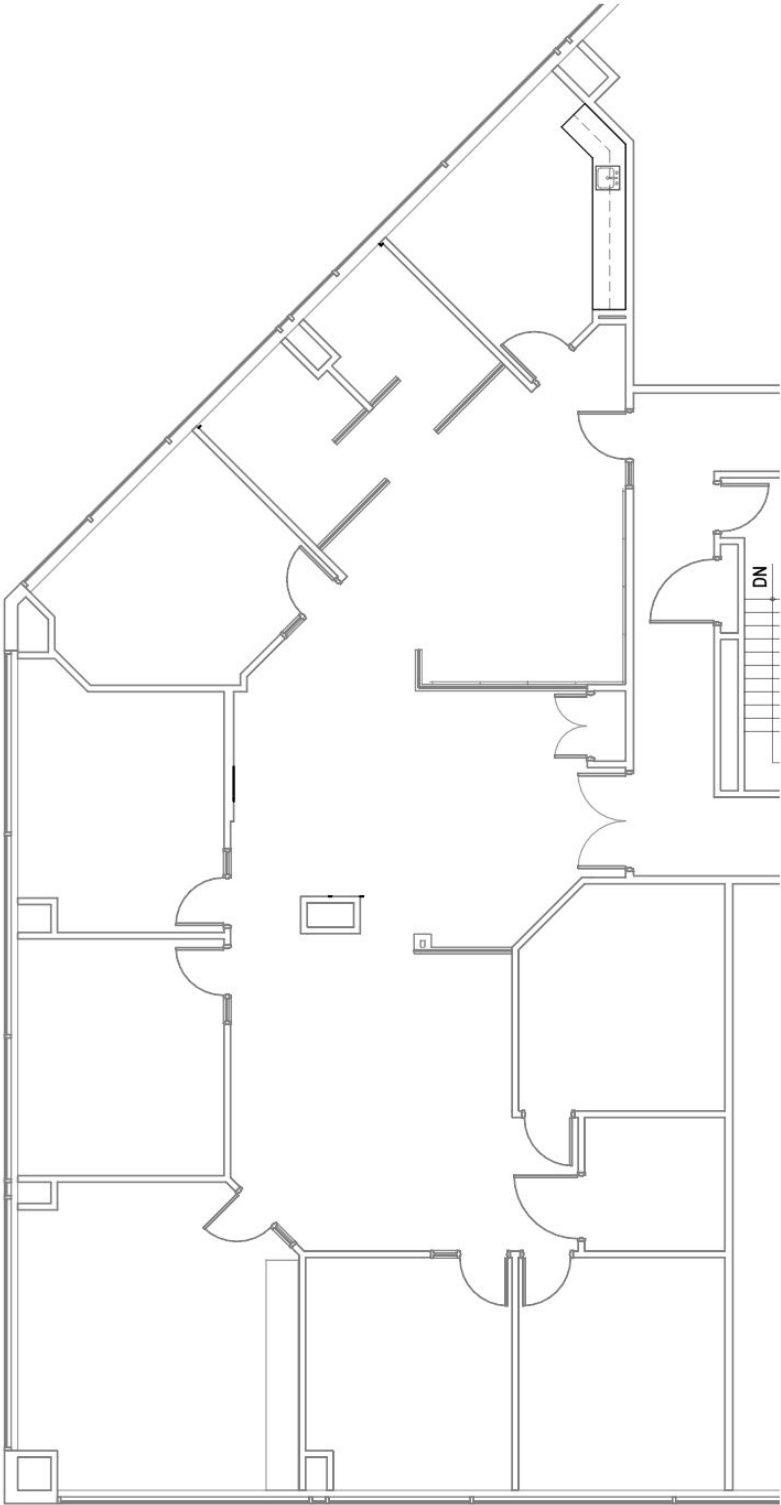


**FLOOR PLAN**  
**Suite 900 | 6,372 SF**



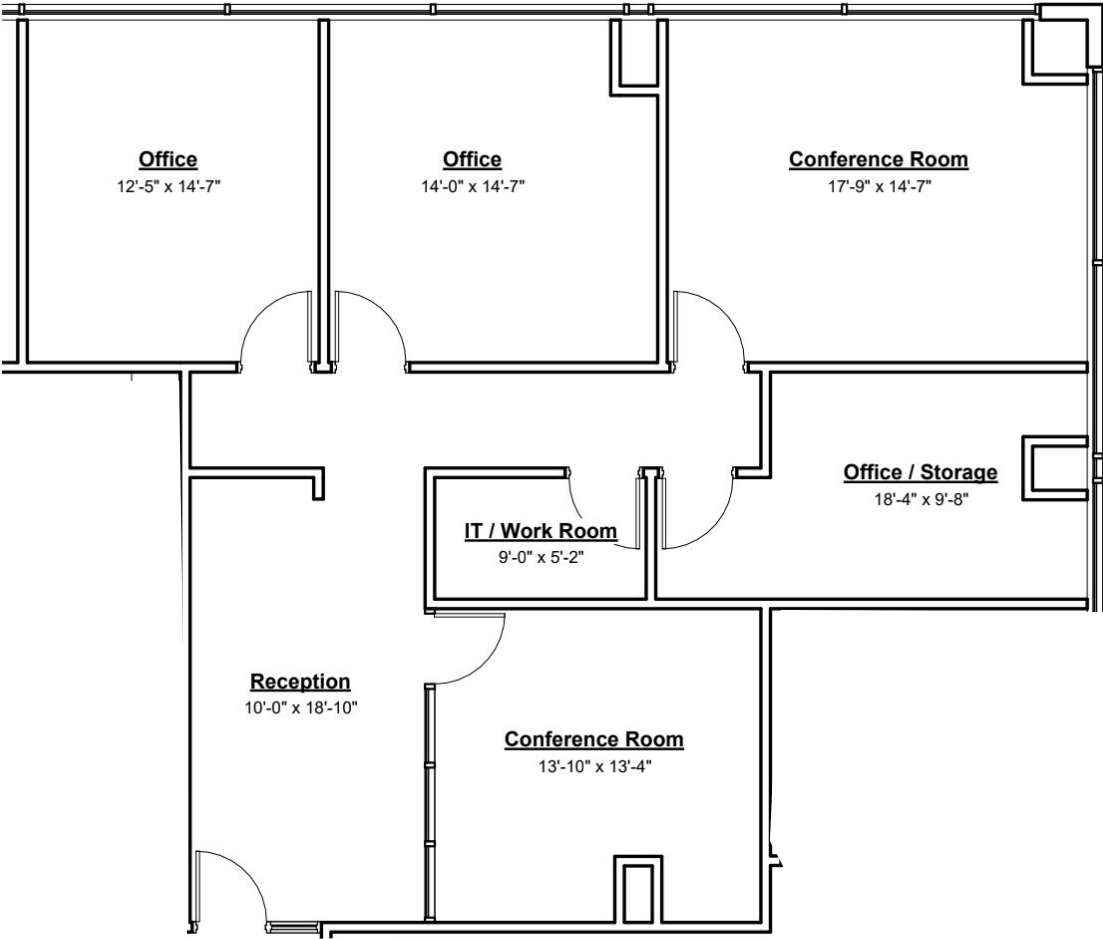


**FLOOR PLAN**  
**Suite 980 | 4,091 SF**



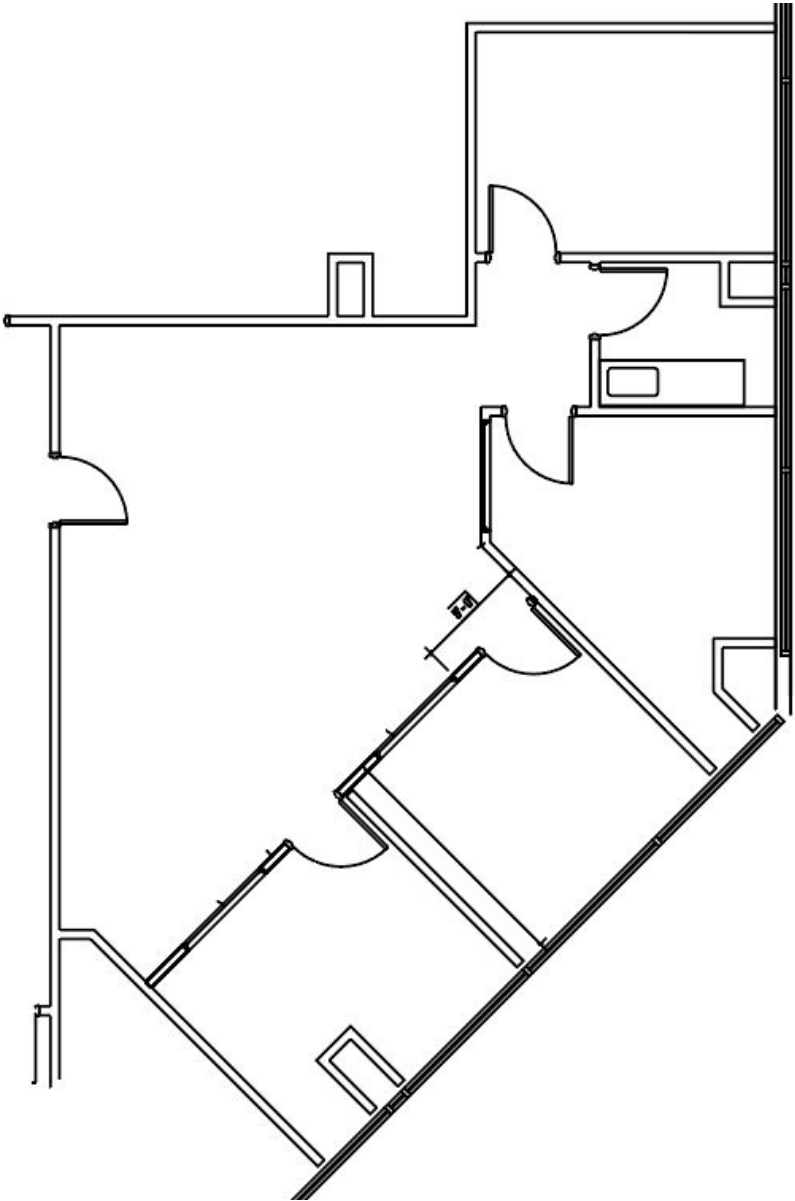


**FLOOR PLAN**  
**Suite 1050 | 1,703 SF**





**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%