

FOR LEASE

888 W 2ND STREET



Office

PRODUCT TYPE



±338 - 725

AVAILABLE SF



Contact Broker

RATE



Reno

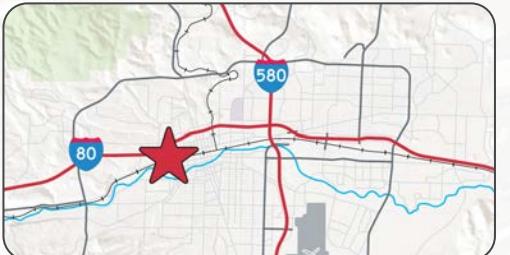
LOCATION



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NAI Alliance

888 W 2ND STREET



Property Highlights

Located in downtown Reno, this office space features high-quality amenities and offers multiple layout options and sizes to accommodate various business needs. The property is conveniently situated within close proximity to coffee shops and restaurants. It provides ample on-site parking, as well as additional street parking options. The available spaces offer potential for expansion, allowing for future growth opportunities. Tenants benefit from high-speed internet and access to shared facilities, including a breakroom and conference room.

Property Details

Address	888 W 2nd Street, Reno, NV 89503
Available SF	±338 - 725 SF
Lease Rate	Contact Broker
Lease Type	Full Service
Parking	Ample Unassigned Parking and Street Parking
APN	011-014-15
Year Built	1979
Zoning	MD - Mixed-Use Downtown University District



Aerial Map + Property Highlights



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Immediately

AVAILABLE



Suite	Size	Notes
Suite 101	±399 SF	Open Layout
Suite 102	Leased	
Suite 103	Leased	
Suite 104	Leased	
Suite 105	Leased	
Suite 106	Leased	
Suite 107	Leased	
Suite 108	Leased	
Suite 109	Leased	
Suite 110	Leased	
Suite 111	Leased	

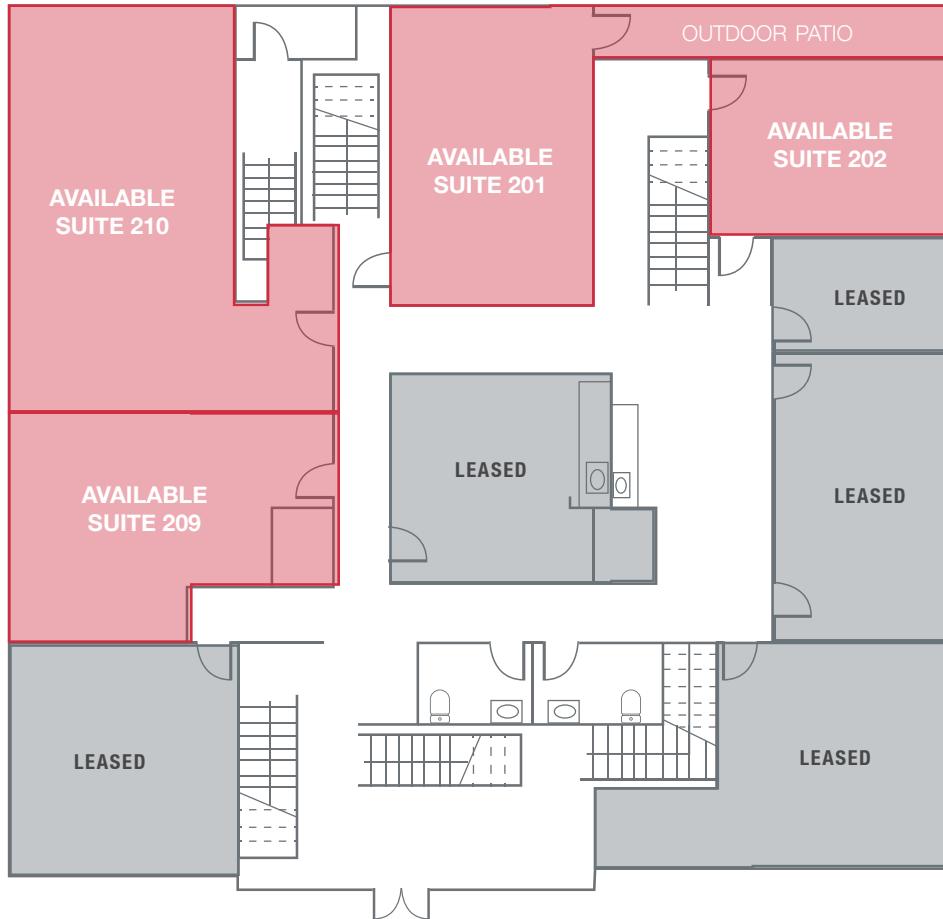
First Floor Availabilities


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Suite	Size	Notes
Suite 201	±529 SF	Office With Private Patio
Suite 202	±338 SF	Corner Unit With Two Entrances
Suite 203	Leased	
Suite 205	Leased	
Suite 207	Leased	
Suite 208	Leased	
Suite 209	±476 SF	Open Office*
Suite 210	±725 SF	Open Office With Storage Closet*

*Can Be Combined For ±1,201 SF



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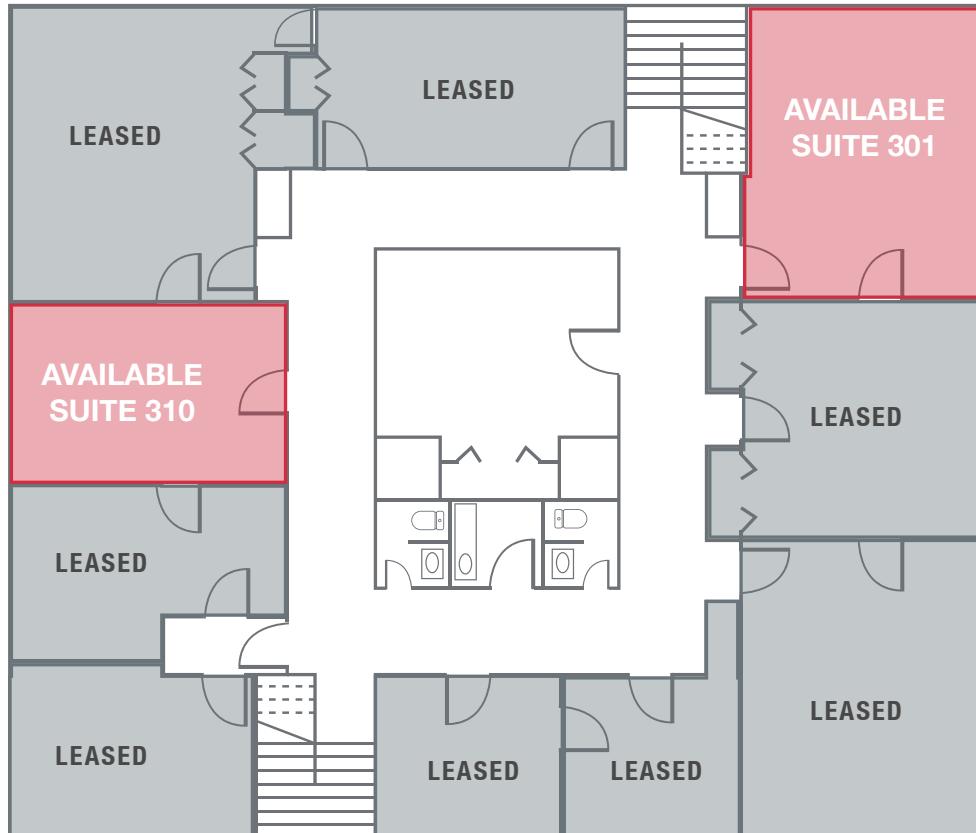
Contact Broker

RATE



Immediately

AVAILABLE



Suite	Size	Notes
Suite 300	Leased	
Suite 301	±522 SF	Open Layout
Suite 302	Leased	
Suite 303	Leased	
Suite 304	Leased	
Suite 305	Leased	
Suite 306	Leased	
Suite 308	Leased	
Suite 310	±373 SF	Open Layout
Suite 311	Leased	

Third Floor Availabilities



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Suite 101



Suite 201



Suite 101



Suite 201

Unit Photos

NAI Alliance



Office

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Contact Broker

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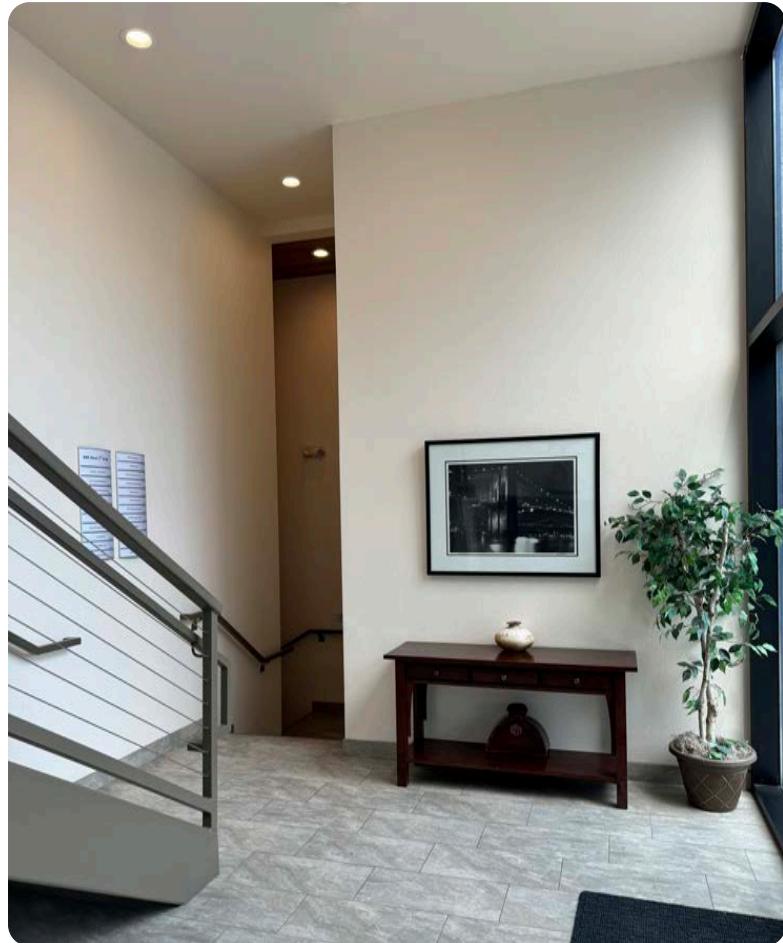
AVAILABLE



Suite 210



Suite 210



Unit Photos



Office

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5-MILE KEY FACTS



235,404

POPULATION



5.6%

UNEMPLOYMENT



2.3

HOUSEHOLD
SIZE (AVG.)



36

MEDIAN
AGE



11,801

BUSINESSES



168,239

EMPLOYEES

5-MILE EDUCATION FACTS



14%
NO HIGH
SCHOOL
DIPLOMA



26%
HIGH
SCHOOL
GRADUATE



30%
SOME
COLLEGE



31%
BACHELOR'S
DEGREE

5-MILE INCOME FACTS



\$67,569

MEDIAN
HOUSEHOLD
INCOME



\$40,888

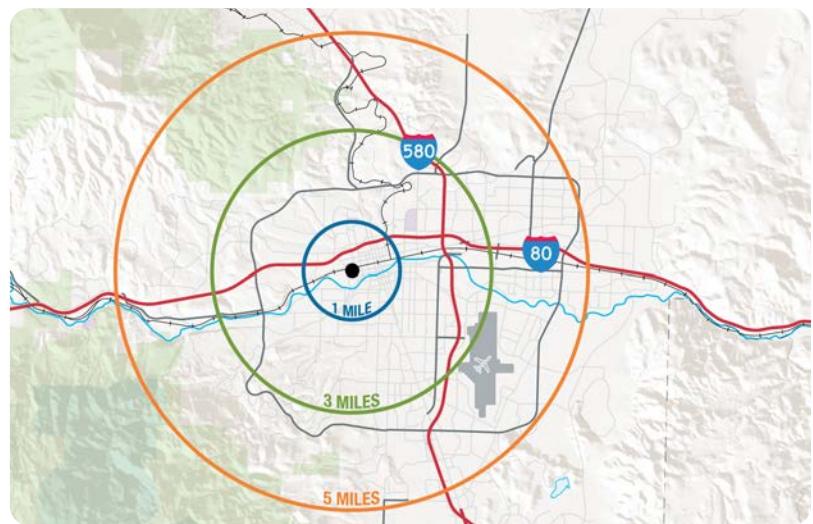
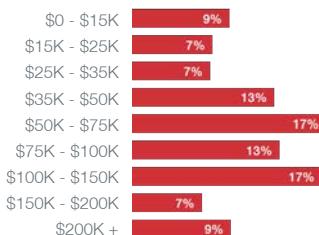
PER CAPITA
INCOME



\$95,861

MEDIAN
NET WORTH

HOUSEHOLDS BY ANNUAL INCOME



Source: 5 Mile Demographic Profile by ESRI

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KEYSTONE AVE



580



MAVERIK



MINE ST



580

Saint Mary's Regional Medical Center

Gold Dust West Reno

W 4TH ST

THE ROW
ELDORADO CIRCUS SILVER LEGACY

RENO'S
Neon Line
DISTRICT®

SUBJECT

Area Map

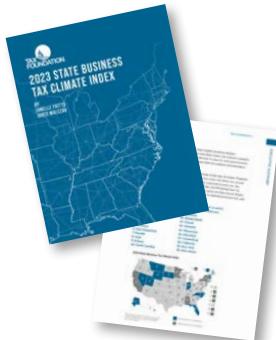


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Nevada is a business-friendly state with a very low-regulation environment, a streamlined licensing and approval processes, and a favorable tax environment for business and industry. A state with the workforce, education, and infrastructure in place to support economic development.



THE BEST IN THE WEST

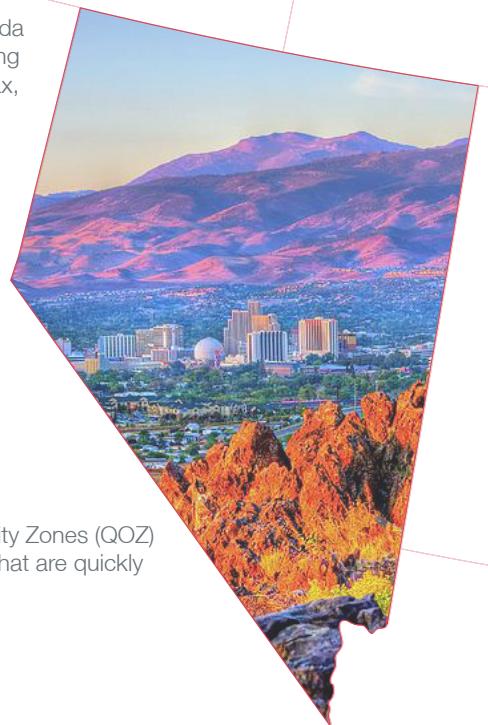
The Tax Foundation's 2023 State Business Tax Climate Index named Nevada the 7th best in the country. The Index looks at five areas of taxation including corporate tax, individual income tax, sales tax, unemployment insurance tax, and property tax. It is designed to show how well states structure their 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

About Nevada

NAI Alliance

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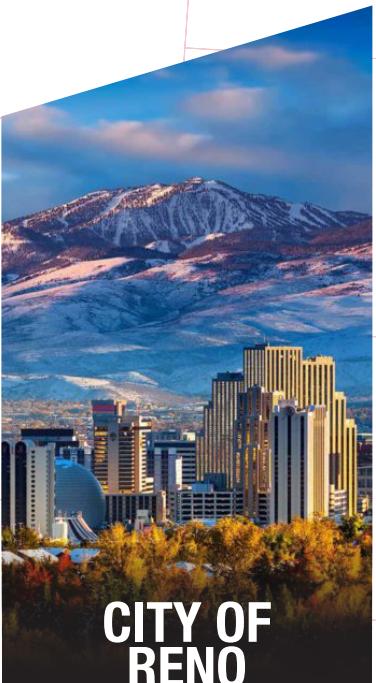
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WASHOE COUNTY

Washoe County is in the Northwest corner of Nevada, along the California and Oregon borders.

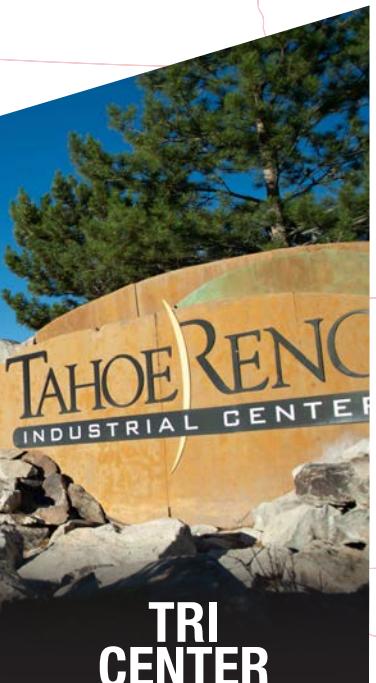
Since 2010, the population of Washoe County has grown by nearly 20%. It is the second most populous county in Nevada, behind Clark County.



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.



TRI 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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