

449

S Virginia St

Reno, NV 89501

PROFESSIONAL OFFICE

SUBLEASE



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CORFAC
INTERNATIONAL

449

S Virginia St

Reno, NV 89501



Lease Rate | \$2.25 Full Service

Size | 5,023 SF

Zoning | PO

Professional Office

ABOUT THE PROPERTY

- Centrally located between Reno's Midtown District and Downtown Core
- Proximity to Nevada Museum of Art, Washoe County Library, The Discovery and many local restaurants.
- Less than five minutes to multiple entrances to both I-80 and HWY 395
- Modern build-out, completed January 2025
- Mix of private and open spaces



| DEMOGRAPHICS | 1 Mile | 3 Miles | 5 Miles |
|----------------------------------|----------|----------|-----------|
| Population | 21,166 | 139,436 | 245,794 |
| Average Household Income | \$85,635 | \$89,592 | \$100,492 |
| Households | 12,311 | 60,492 | 103,345 |
| Population Growth Rate 2023-2028 | 1.25% | 0.67% | 0.69% |



CALIFORNIA AVE

S VIRGINIA ST



AREA MAP



Walk Score **95**
VERY WALKABLE



MIDTOWN

449
S VIRGINIA ST

S VIRGINIA ST

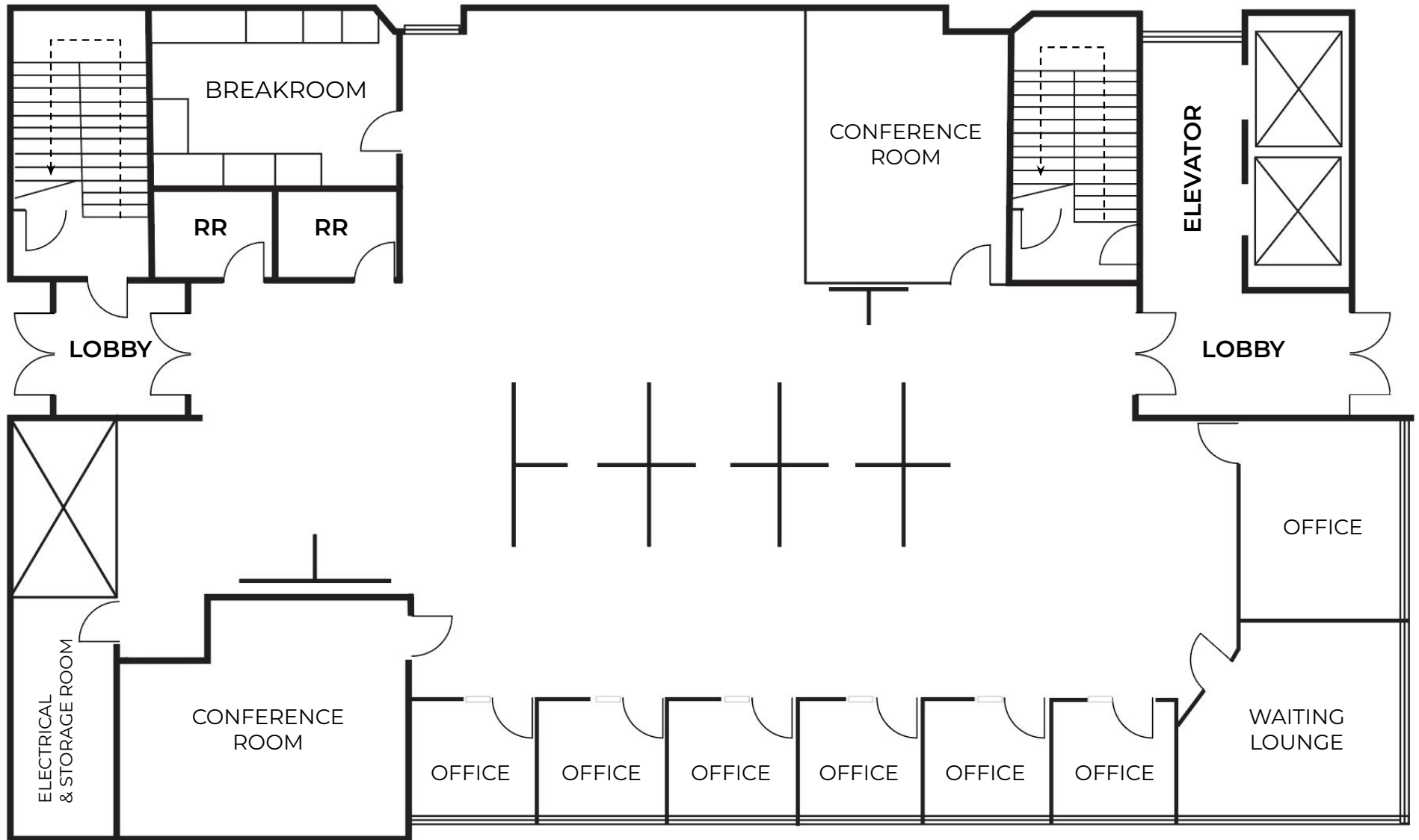
CALIFORNIA AVE



FLOOR PLAN



5,023
SQUARE FEET









**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

RI - 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



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.



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

Nevada is the 6th fastest-growing state in the nation, according to the latest *U.S. Census* data.

– U.S. Census Bureau (2025)

Recognized by *US News* for being the No. 7 across the nation for Business Environment.

– US News (2024)



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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