

FOR LEASE

AIRPORT GARDENS



Office

PRODUCT TYPE



±296 - 3,652 SF

AVAILABLE SF



\$1.99 - \$2.50

RATE



Reno

LOCATION




Dan Oster, sior

Sr. Vice President | Principal
(775) 336 4665
doster@naalliance.com
NRED N°: B.0143648.LLC
BUSB.0007166.BKR

NAI Alliance


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Property Highlights

This well located office building is adjacent to the new RenoExperience District providing excellent access to shopping, restaurants, entertainment & housing. Located one blocksouth of Plumb Lane places the building in the middle of the Truckee Meadows with quick and easy access to I-580 & only minutes to Reno / Tahoe International Airport.

Property Details

Address 1325 Airmotive Way,
Reno, NV 89502

Lease Type Full Service

Year Built 1980

Zoning PD





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Airport Gardens First Floor



1 ST Floor Suites	SQ.FTG	Rate	Available
Suite 100	±3,652 SF	\$1.99/PSF	90 Days
Suite 115	±294 SF	\$1.99/PSF	8/15/2025
Suite 175 A	±294 SF	\$2.50/PSF	Immediately



Office

PRODUCT TYPE



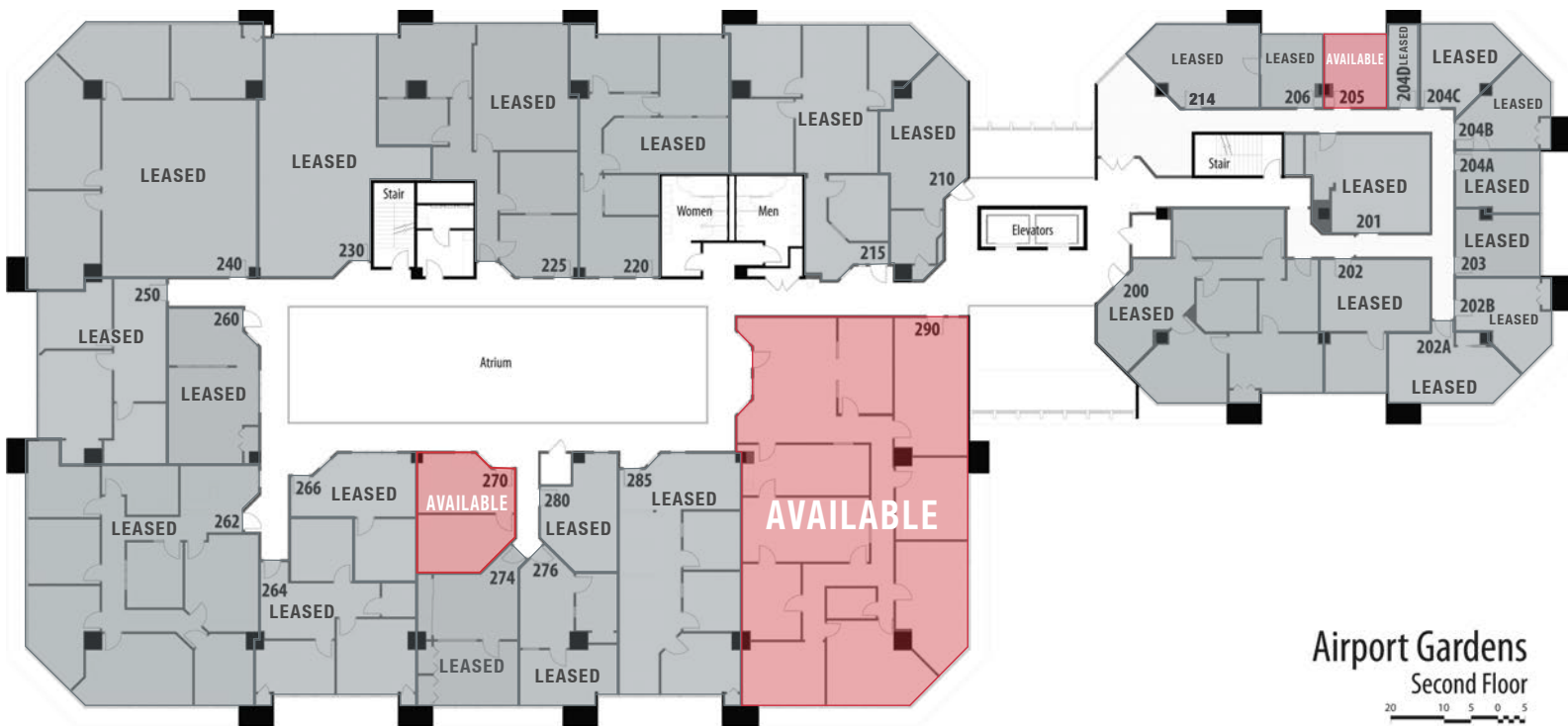
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Airport Gardens
Second Floor

20 10 5 0 5

2ND Floor Suites

SQ.FTG

Rate

Available

Suite 205	±385 SF	\$1.99/PSF	8/1/2025
Suite 270	±470	\$1.99/PSF	10/15/2025
Suite 290	±3,773 SF	\$1.99/PSF	9/1/2015



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Airport Gardens
Third Floor





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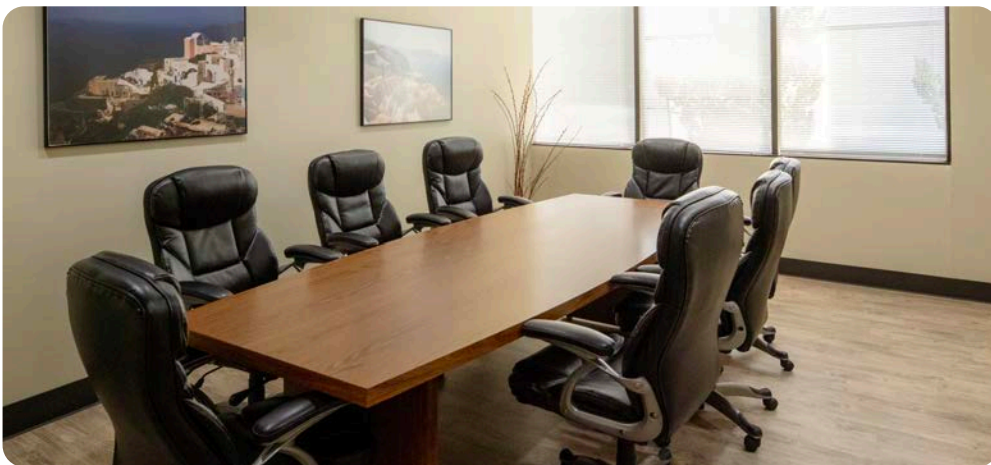
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Unit Photos

NAI Alliance



Office

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Unit Photos



Office

PRODUCT TYPE



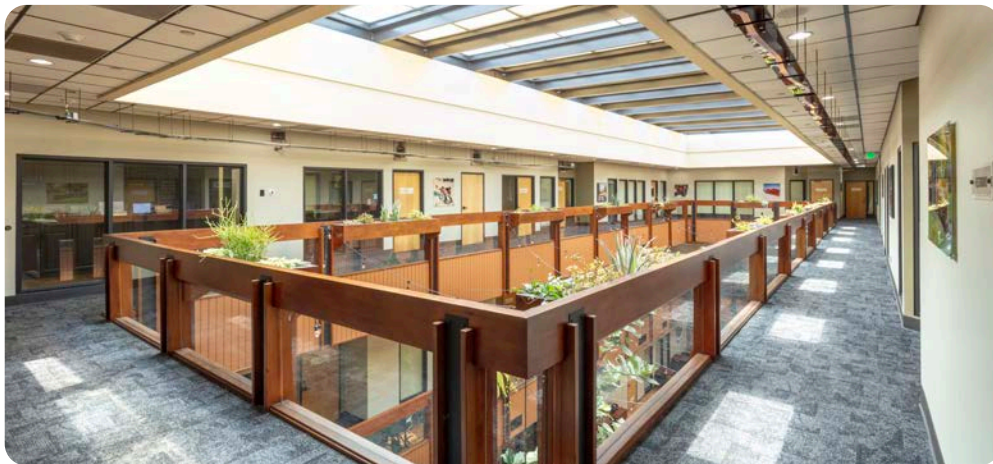
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Unit Photos

NAI Alliance



Office

PRODUCT TYPE



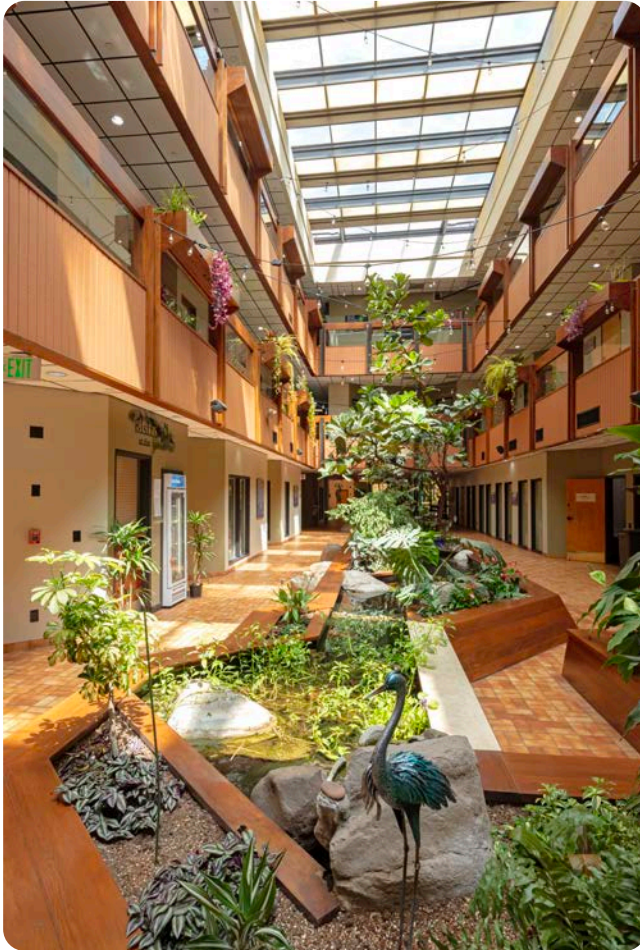
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AVAILABLE SF



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Unit Photos



Office

PRODUCT TYPE



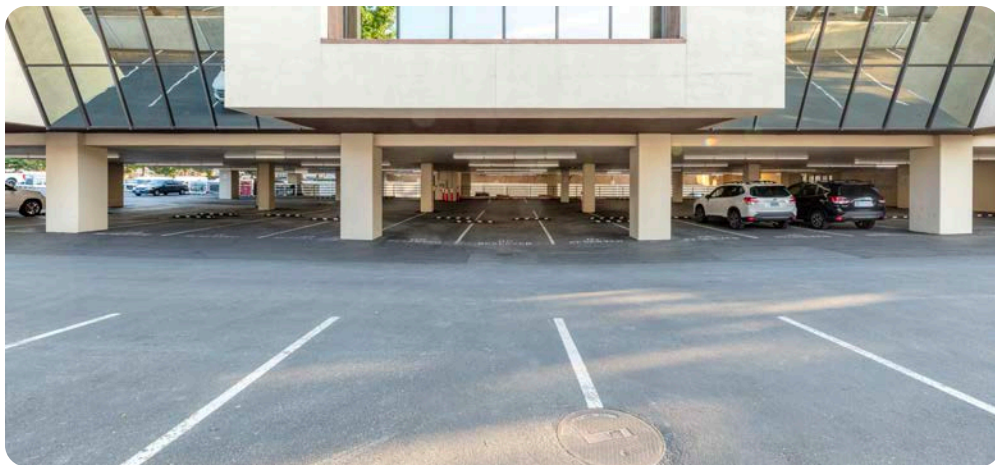
±296 - 3,652 SF

AVAILABLE SF



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RATE



Exterior Photos

NAI Alliance



Office

PRODUCT TYPE



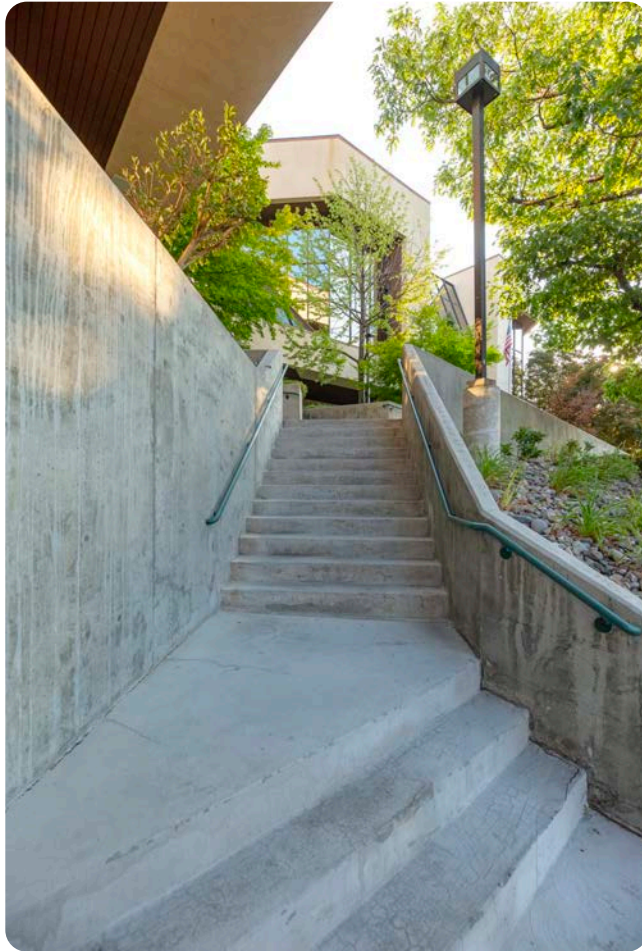
±296 - 3,652 SF

AVAILABLE SF



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RATE



Exterior Photos


Office
PRODUCT TYPE


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AVAILABLE SF


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RATE

5-MILE KEY FACTS



235,708
POPULATION



4.0%
UNEMPLOYMENT



HOUSEHOLD
SIZE (AVG.)



MEDIAN
AGE

5-MILE INCOME FACTS



\$60,996

MEDIAN
HOUSEHOLD
INCOME



\$37,318

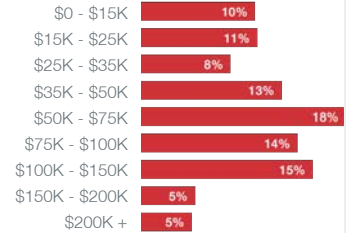
PER CAPITA
INCOME



\$59,048

MEDIAN
NET WORTH

HOUSEHOLDS BY ANNUAL INCOME



5-MILE BUSINESS FACTS



13,038
BUSINESSES



180,217
EMPLOYEES

5- MILE EDUCATION FACTS

13%

NO HIGH
SCHOOL
DIPLOMA



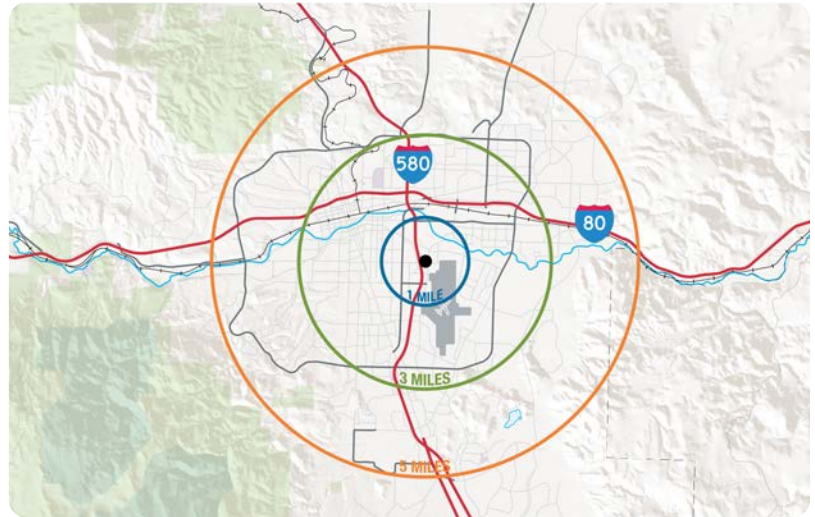
HIGH
SCHOOL
GRADUATE



SOME
COLLEGE



BACHELOR'S
DEGREE



Source: 5 Mile Demographic Profile by ESRI

FOR LEASE

AIRPORT GARDENS

SUBJECT


DISTANCE FROM SUBJECT

NEAREST  ON-RAMP	0.7 MI 2 MIN DRIVE
RENO-TAHOE AIRPORT	1.3 MI 6 MIN DRIVE
DOWNTOWN RENO	4 MI 8 MIN DRIVE
SOUTH RENOY	5 MI 7 MIN DRIVE

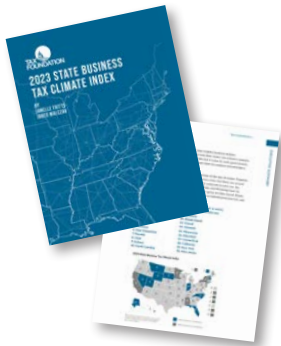
Area Map


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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

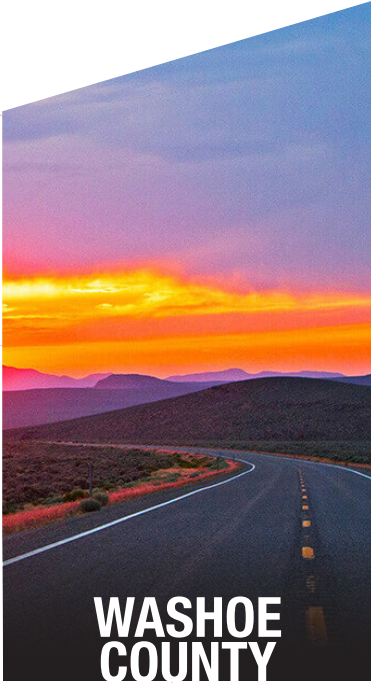
In June 2018, 61 of Nevada's low-income census tracts received official designation as Qualified Opportunity Zones (QOZ) by the U.S. Department of Treasury and the IRS. The tax incentives reduce taxes on realized capital gains that are quickly reinvested into these designated census tracts by providing 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

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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

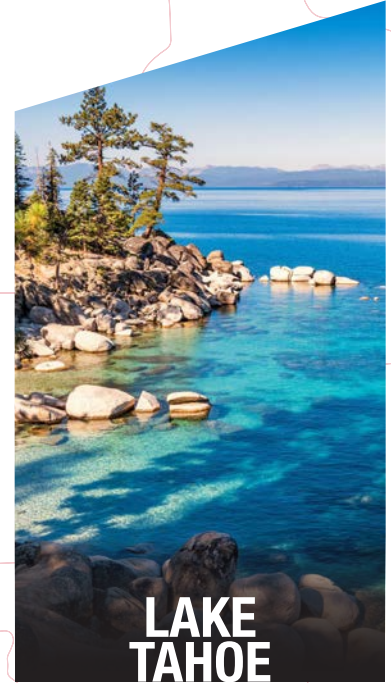
Named #1 Small City by *BestCities.org* in 2020, the Reno area hosts over 5m annual visitors for events like the Reno Rodeo, Street Vibrations, and more.

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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