

FOR LEASE

THE TIMBERS OFFICE PARK



±288 - 790 SF
AVAILABLE SIZE



Office
PRODUCT TYPE



\$1.45/SF
LEASE RATE



FSG
LEASE TYPE



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BUSB.0007166.BKR

NA Alliance



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AVAILABLE SIZE



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LEASE RATE



FSG

SERVICE TYPE



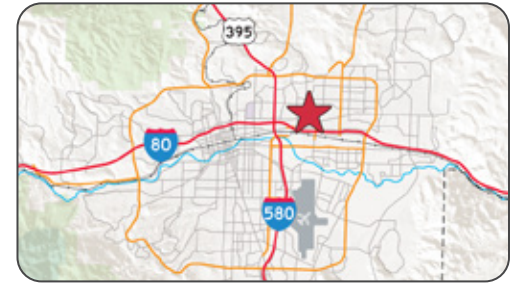
Immediately

AVAILABLE



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THE TIMBERS OFFICE PARK



SUBJECT

Property Highlights


The Timbers Office Park is a two-story, multi-tenant office building located in at 1855 Sullivan Ln in Sparks. The recently remodeled property offers private office space and a shared conference room available to all tenants. Tenants will enjoy ample surface parking on a recently resurfaced lot.

The neighborhood is less than 5 minutes from the nearest Interstate 80 and 580 on ramps and is close to numerous shopping and dining amenities including 7-Eleven, Starbucks, WinCo, Home Depot, PetCo and more.

Property Details

Address	1855 Sullivan Lane Sparks, NV 89431
Available SF	±288 - 790 SF
Total SF	±14,432
Zoning	Multifamily Residential District
Submarket	Sparks
Lot Size	0.58 acres
Year Built	1979
Year Remodeled	2019
APN	026-422-01

Aerial Map + Property Highlights


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Suite 240

Date Available	Immediately
Size	±288 SF
Rate	\$1.45/SF/Mo
Lease Type	Full Service
Lease Term	Negotiable

Suite 255

Date Available	Immediately
Size	±410 SF
Rate	\$1.45/SF/Mo
Lease Type	Full Service
Lease Term	Negotiable

Suite 260

Date Available	Immediately
Size	±384 SF
Rate	\$1.45/SF/Mo
Lease Type	Full Service
Lease Term	Negotiable

FIRST FLOOR



SECOND FLOOR



KEY FACTS



257,145
POPULATION



4.0%
UNEMPLOYMENT



2.4
HOUSEHOLD
SIZE (AVG.)



36
MEDIAN
AGE

INCOME FACTS



\$60,897

MEDIAN
HOUSEHOLD
INCOME



\$33,373

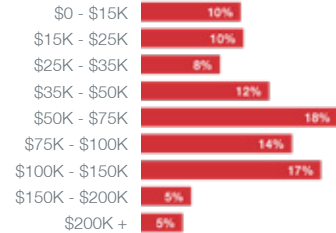
PER CAPITA
INCOME



\$66,187

MEDIAN
NET WORTH

HOUSEHOLDS BY ANNUAL INCOME



BUSINESS FACTS



10,885
BUSINESSES



156,067
EMPLOYEES

EDUCATION FACTS

14%

NO HIGH
SCHOOL
DIPLOMA



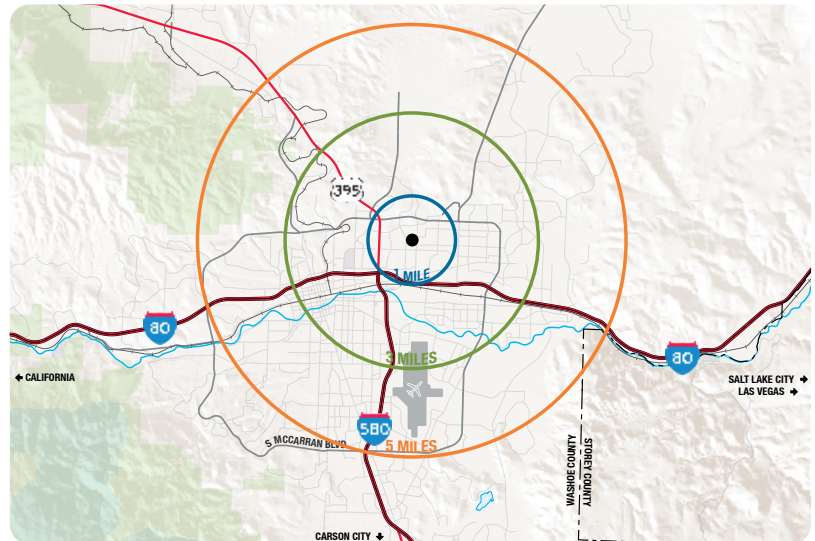
27%
HIGH
SCHOOL
GRADUATE



32%
SOME
COLLEGE



26%
BACHELOR'S
DEGREE



Source: 5 Mile Demographic Profile by ESRI



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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: 2020 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.

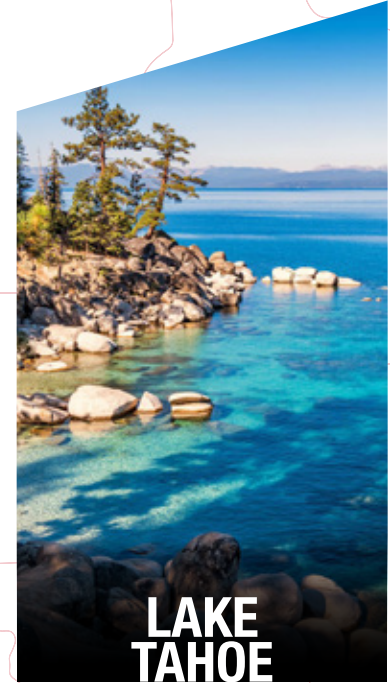
Reno is home to a robust mix of the world's top businesses and a burgeoning arts community.



UNIVERSITY OF NEVADA, RENO

The University of Nevada, Reno was founded in 1874 and has been based in Reno since 1885.

Comprised of 11 separate colleges and schools, the University offers over 145 tier-1 degree programs and averages over 17,000 students annually.



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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