

95

La Rue Ave

Reno, NV 89509

OFFICE
FOR SALE



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CORFAC
INTERNATIONAL

95

LA RUE AVE

Reno, NV 89509



Sale Price | \$875,000.00

Building Size | 2,162 SF

Parking | 4 spaces

1 handicap | 3 regular

Year Built | 2002

Lot Size | 0.12 AC

Zoning | MUSV

Mixed-Use Suburban

APN | 011-331-08

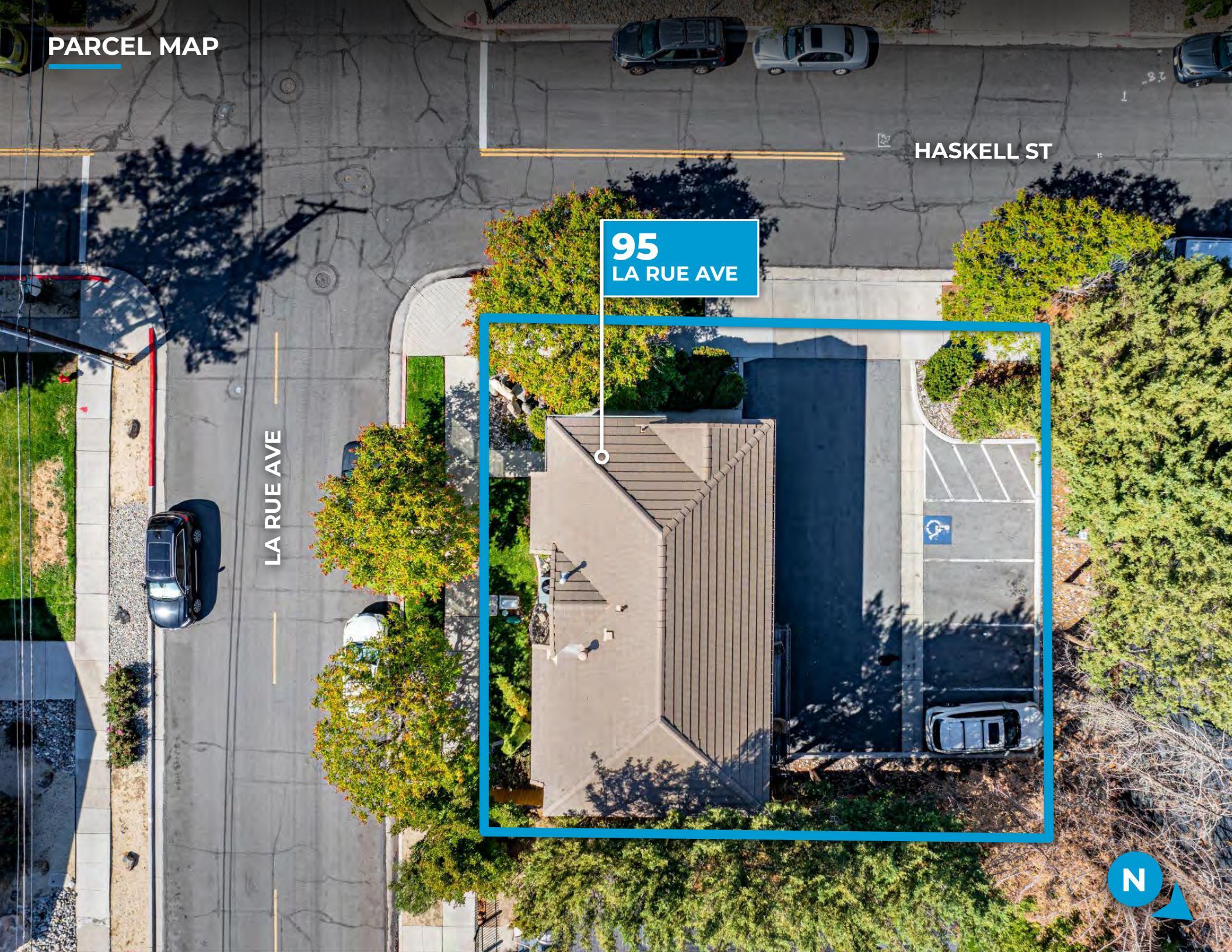
ABOUT THE PROPERTY

- Newer construction on corner lot in the fast-growing Midtown area.
- Parking lot has 4 spaces (1 handicap, 3 regular) plus off-street parking.
- High-quality construction with upgrades.
- The first floor features a reception area, 5 offices, and two bathrooms plus shower on ground floor.
- The second floor features a conference area, 3 additional offices, and break room



DCG

PARCEL MAP



AREA MAP





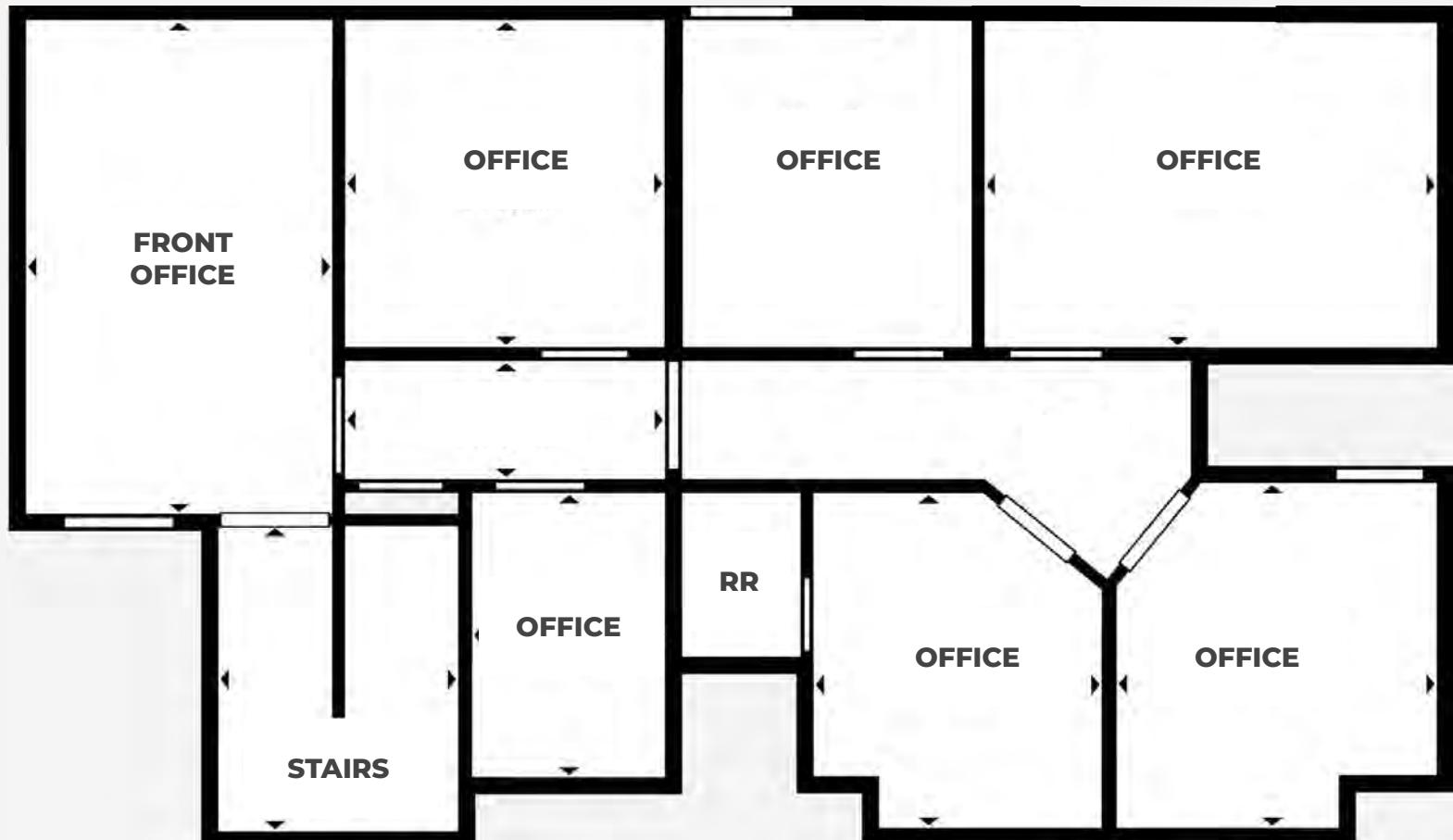
OFFICE

**FIRST
FLOOR PLAN**

**5
OFFICES**

**2
RESTROOM**

**4
PARKING SPACES**





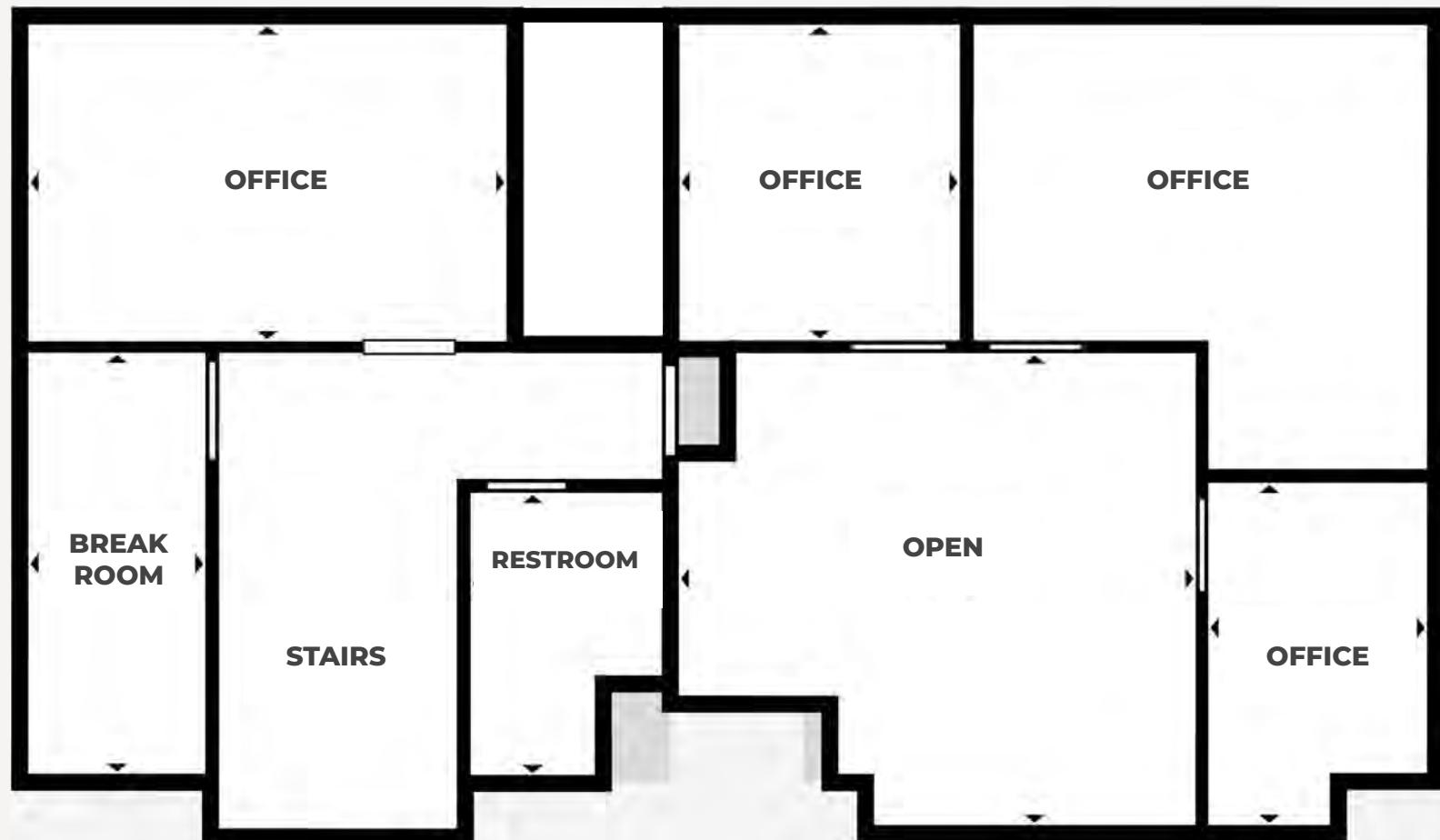
OFFICE

**SECOND
FLOOR PLAN**

4
OFFICES

1
BREAKROOM

1
RESTROOM



CENTRAL BUSINESS DISTRICT



AREA MAP



WHY RENO?

LIVABILITY FACTORS



TOP 5 SUNNIEST CITIES

300 Days of sun annually



87 PARKS

With over 3,800 Acres of public recreational land within the city



18 SKI RESORTS

Within 1 hour



50 CHAMPIONSHIP GOLF COURSES

Within 1.5 hours



ANNUAL EVENTS

Burning Man

Hot August nights

NV Museum of Art

Reno Rodeo

Rib Cook Off

Balloon Races

Riverfest

Artown

"Voted #1 Best Small City in the United States"

According to bestcities.org

"25 of America's best towns ever"

According to Outside Magazine

"Voted #4 Best Large City in the United States"

Ranked for Best Performing Large City by Milken Institute

"Ranked #6 for State Economic Growth"

According to US News

"Voted #9 for Best Places to Live for Quality of Life in the U.S. in 2022-2023"

According to usnews.com

"Reno the #2 market for companies relocating from California after Austin, Texas."

According to Bureau of Labor Statistics

"Voted the Happiest City in America for 2023"

According to Outside Magazine

15
MINUTES TIME

35 MINUTES
TO TRUCKEE

50 MINUTES
TO LAKE TAHOE

3 HOURS
TO BAY AREA

THE NEW NEVADA

Grow Your Business Here.



NORTHERN NEVADA

- Over 100 new start up companies have set up shop in Northern Nevada in the past 2 years.
- Ranked in **TOP 10** places to live.
- Ranks **6TH** in Gen Z City Index for best places to live.
- Average commute time is **20 MINUTES**.



BUSINESS FRIENDLY

- Ranked in **TOP 10** states for best business tax climate.
- Ranked in **TOP 10** states for business incentives.



TECHNOLOGY INFRASTRUCTURE

- Major data centers: **Switch, Apple, Rackspace**.
- Research Collaboration.
- Home to **New Deantronics, Panasonic, Sierra Nevada Corporation**
- **"Super-Loop"** Fiber Network in Progress.



REAL ESTATE, LAND, RESOURCES

- Affordable large-scale real estate and water available.
- Large Industrial Space.
- (**Tesla Gigafactory** in the Tahoe Reno Industrial Center).

ENTREPRENEURIAL ECOSYSTEM



- Ranked as one of the **14 best** startup cities in America.
- Support for entrepreneurs from education, mentorship and funding.
- Home to **Switch, Filament, Flirtey, Bombora, Iris Automation, Clickbio, My-Vr and Many More**



SHIPPING HUB

- Less Than **1-Day** Truck Service To **> 60 M Customers, 8 States, 5 Major Ports**.
- **2-Day** Truck Service to **11 States**.



TAX ADVANTAGES

- **No** Corporate Tax
- **No** Personal Income Tax
- **No** Inventory Tax
- **No** Franchise Tax
- **No** Special Intangible Tax



TIER 1 UNIVERSITY

- University of Nevada Reno, more than **20,000 students**
- **R1** - University for Research by Carnegie Classifications



WORKFORCE DEVELOPMENT

- Meeting the changing needs of industry through higher education, new college technical programs, industry certifications, steam programs, and attracting talent to the region.

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