

# OFFICE FOR SALE



TOM FENNELL, SIOR

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**ABOUT THE PROPERTY** 

- Freestanding 8,341 square foot, two story office building with approximately 27 parking spaces onsite.
- Located on the corner of Arlington Avenue and Ridge Street, providing for great visibility in the Heart of Downtown.
- 23 Private Offices + mix of open space and cubicle areas.



**Sale Price** | \$2,500,000

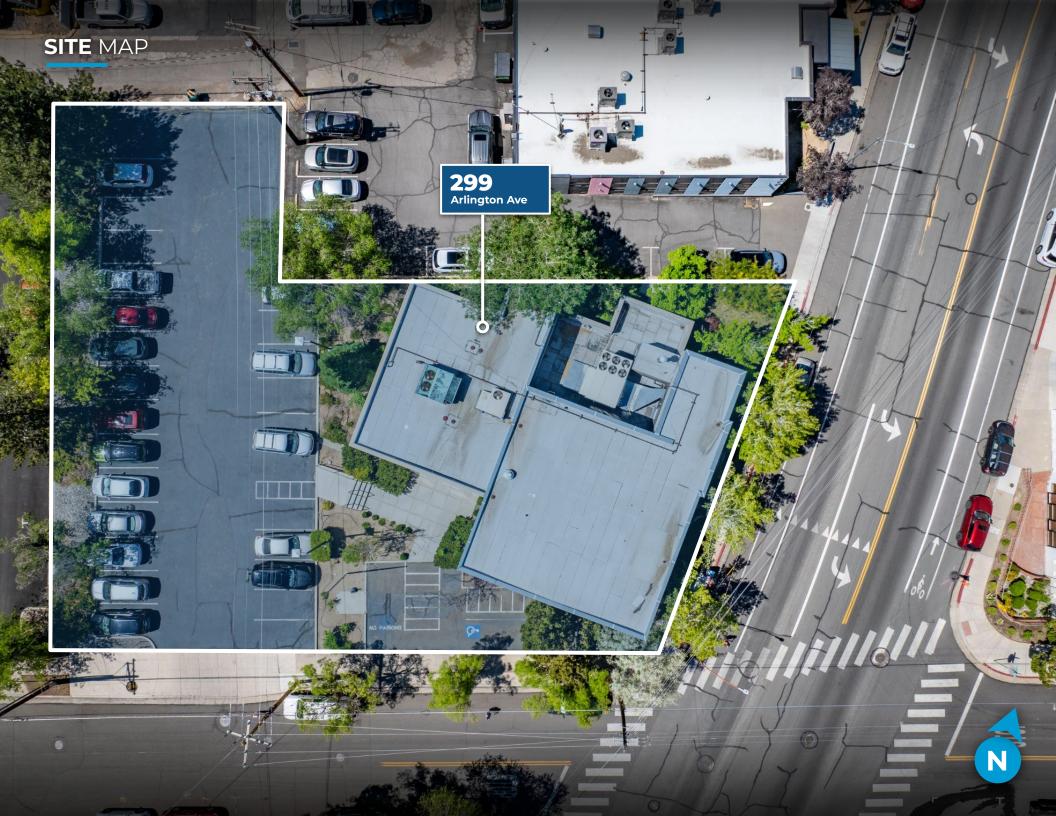
**Building Size** | 8,341 RSF

Land Size | 0.45 AC

**Zoning** | Professional Office

**APN** | 011-153-24

Year Built | 1978



### **AREA** MAP DOWNTOWN RENO wild river RENO JUSTICE COURT Sierray TAP HOUSE CITY OF RENO MUNICIPAL COURT BARBARA BENNETT PARK Great Basin Community WINGFIELD PARK RENO THE LAW FIRM OF HERB SANTOS, JR. **299**Arlington Ave 299 S Arlington Ave POPULATION 5 miles 3 miles 158,312 N 67,972

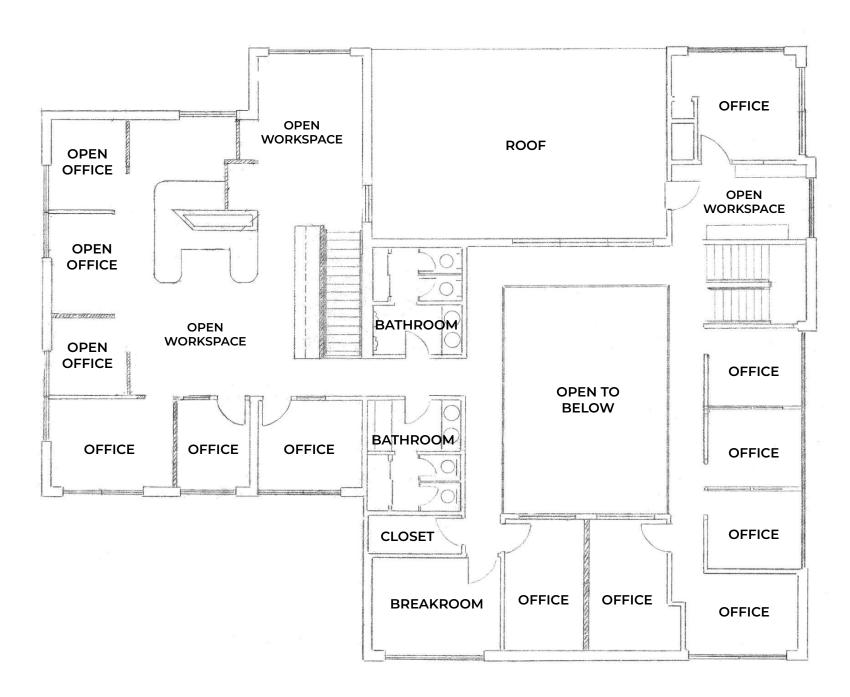


#### **FIRST** FLOOR



#### **SECOND** FIOOR

















## RENO BUSINESS FACTS

#### **BUSINESS ASSISTANCE PROGRAMS**

- · Sales and Use Tax Abatement
- · Modified Business Tax Abatement
- Personal Property Tax Abatement
- · Real Property Tax Abatement for Recycling
- TRAIN Employees Now (TEN)
- · Silver State Works Employee Hiring Incentive

#### **NEVADA TAX CLIMATE**

- · No Corporate Income Tax
- No Admissions Tax
- No Personal Income Tax
- No Unitary Tax
- · No Franchise Tax on Income
- · No Estate Tax

#### LABOR

- Nevada has one of the lowest labor costs in the region
- Nearly 31,790 students are enrolled in the University of Nevada, Reno and Truckee Meadows Community College
- Roughly 65% of Reno, Nevada's workforce works in the trade and service industry
- Reno, Nevada's population growth is projected to steadily increase 2.09% per year.
- Exceptional manufacturing growth in the past 6 years has led Reno to be among the top cities with manufacturing job increase.

TAX COMPARISONS	NV	CA	AZ	UT	ID 10	OR	WA
State Corporate Income Tax	NO	8.84%	4.9%	5%	7.4%	6.6% - 7.6%	NO
Individual Income Tax	NO	< 13.3%	< 4.54%	4.95%	< 6.925%	< 9.9%	NO
Payroll Tax	<1.475%	0.711%	NO	NO	NO	.09%	NO
Capital Gains Tax	NO	< 13.3%	< 4.54%	5%	< 7.4	< 9.9%	NO

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