

FOR LEASE

# 445 APPLE ST SUITE 203



**Office**

PRODUCT TYPE



**±959**

AVAILABLE SF



**\$1.25**

RATE



**Renov**

LOCATION



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**NAI Alliance**



**Office**

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**June 1<sup>st</sup>**

AVAILABLE



Unit Photos

**NAI Alliance**

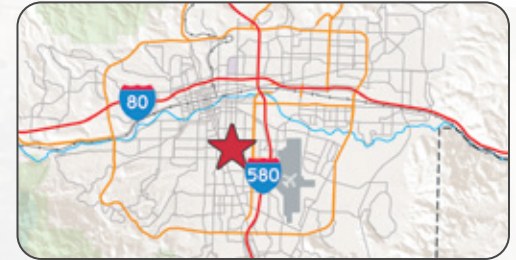
Margrave DR

**SUBJECT**

Apple ST

FOR LEASE

**445** APPLE ST  
SUITE 203



### 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** 445 Apple Street, Reno, NV 89502

**Lease Type** FS

**Year Built** 1980

**Zoning** PD

### Suite 203/205

**Available SF** ± 959 SF

**Offices** 4 Small Offices

**Lease Rate** \$1.25 SF/Mo

Aerial Map + Property Highlights

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**June 1<sup>st</sup>**  
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### 5-MILE KEY FACTS



**235,708**  
POPULATION



**4.0%**  
UNEMPLOYMENT



**2.3**  
HOUSEHOLD  
SIZE (AVG.)



**37**  
MEDIAN  
AGE

### 5-MILE INCOME FACTS



**\$60,996**

MEDIAN  
HOUSEHOLD  
INCOME



**\$37,318**

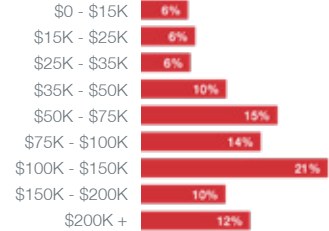
PER CAPITA  
INCOME



**\$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

**25%**

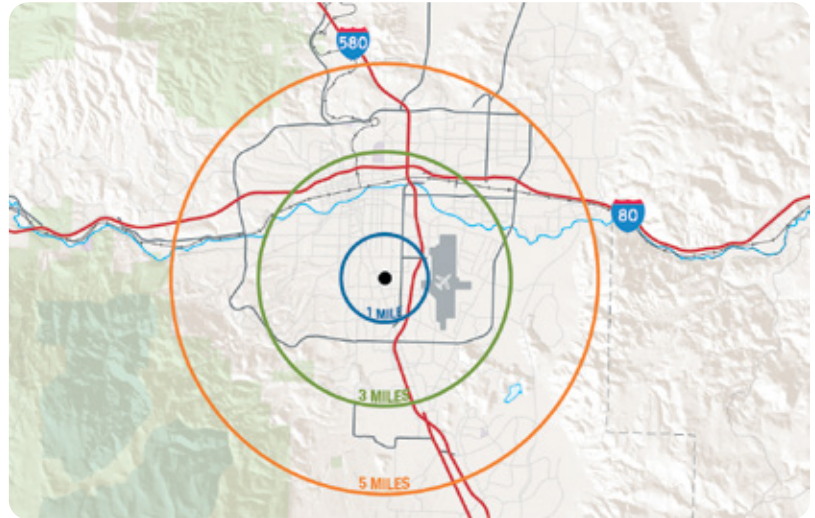
HIGH  
SCHOOL  
GRADUATE

**30%**

SOME  
COLLEGE

**31%**

BACHELOR'S  
DEGREE



Source: 5 Mile Demographic Profile by ESRI

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E Plumb LN

S Virginia ST

Kirman AVE

**SUBJECT**

Apple ST

Wrondel WY

**DISTANCE FROM SUBJECT**

NEAREST  ON-RAMP	1 MI   2 MIN DRIVE
RENO-TAHOE AIRPORT	1.2 MI   5 MIN DRIVE
DOWNTOWN RENO	2.3 MI   9 MIN DRIVE
SOUTH RENO	5.4 MI   9 MIN DRIVE

Area Map

  
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RATE

  
**June 1<sup>st</sup>**  
AVAILABLE









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

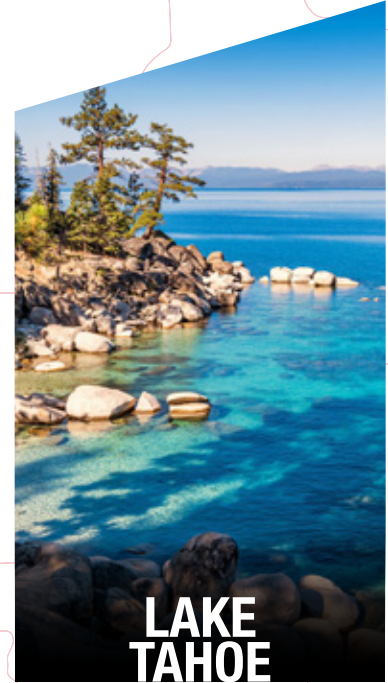
Named #1 Small City by *BestCities.org* in 2020, the Reno area hosts over 5m annual visitors for events like the Reno Rodeo, Street Vibrations, and more.

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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