

690
EAST PLUMB LANE
RENO, NV 89501

OFFICE
FOR LEASE

SUITE SIZE | 3,595 SF

LEASE RATE | \$1.40/SF FSG

ZONING | GC

+ RENT INCENTIVE

\$0.70 per sqft for the 1st year on a 3 year lease

**Based on qualified terms and tenant creditworthiness*



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AREA MAP

- Located off Plumb Lane near the new RED entertainment district and Reno Public Market.
- Excellent visibility with frontage on highly traveled Plumb Lane
- Close access to HWY 580 and a few minutes down the street from the Reno -Tahoe International Airport
- Ample parking with lighting
- Suite can be demised down to fit Tenant's preference



RED
RENO EXPERIENCE DISTRICT

RENO
PUBLIC
MARKET

SPROUTS
FARMERS MARKET

MARGRAVE DRIVE

DCG SUBJECT PROPERTY

ORANGE LANE

PLUMB LANE - ADT 25,900



WHY RENO?

LIVABILITY FACTORS



TOP 5 SUNNIEST CITIES
300 Days of sun annually



18 SKI RESORTS
Within 1 hour



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



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

Air 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

"Nevada tops nation for inbound movers"
According to Reno Gazette Journal

"Reno the #2 market for companies relocating from California after Austin, Texas."
According to Bureau of Labor Statistics



15 MINUTES
COMMUTE TIME



35 MINUTES
TO TRUCKEE



50 MINUTES
TO LAKE TAHOE



3 HOURS
TO BAY AREA

WHY NORTHERN NEVADA?



50

Minutes to
Lake Tahoe

\$1/2

The Price
Of Bay Area

BUSINESS COST COMPARISONS

RENO **NV**

BAY AREA **CA**

Office lease rates (Class A)	Reno \$30-39	San Jose \$60-\$66 San Francisco \$78-\$84
State Corporate Income Tax	NO	8.84%
State Income Tax	NO	< 13.3%
Capital Gains Tax	NO	< 13.3%
Unemployment tax	0.3%-5.4%	1.5%-6.2%
Average hourly earnings (software developer/programmer)	\$43.09	\$64.97
Workman's comp	Average cost (per \$100 payroll)- \$1.18 Payroll cap \$36,000	Average cost (per \$100 payroll)- \$2.87 Payroll cap NA
Utility (elec.) rates for medium size office	\$.078/kWh	San Francisco \$.157/kWh
Right-to-work state	YES	NO

GROWING TECHNOLOGY ECOSYSTEM

Home to Tesla, Apple, Google, Microsoft, Blockchains, Intuit, Switch, Clear Capital, Figure Technologies, rfxcel, Alchemy/Workday, Bombora, Sierra Nevada Corp.

2019 Highlighted By Technology Sector and Corporate Headquarters Growth

[CLICK HERE](#)

MORE ADVANTAGES

Fintech development: Nevada Sandbox Program
Data latency Reno-Las Vegas-Los Angeles-Bay Area < 7ms
Home to the University of Nevada, Reno - Ranked Tier 1 and Carnegie R1

WORK-LIFE

Reno cost of living 40% less than Bay Area
Reno average commute time 15 minutes

HELPFUL LINKS

Business advantages [CLICK HERE](#)

Why Nevada video [CLICK HERE](#)

Nevada Sandbox Program [CLICK HERE](#)

Sources:

Economic Development Authority of Western Nevada (EDAWN), www.edawn.org