

FOR LEASE

AIRPORT GARDENS



Office

PRODUCT TYPE



±296 - 3,652 SF

AVAILABLE SF



\$1.99 - \$2.50

RATE



Reno

LOCATION



Dan Oster, sior

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NRED N°: B.0143648.LLC
BUSB.0007166.BKR

NAI Alliance



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Airport Gardens

First Floor



1 ST Floor Suites	SQ.FTG	Rate	Available
Suite 100	±3,652 SF	\$1.99 /PSF	Immediately
Suite 175 J	±313 SF	\$2.50 /PSF	Immediately
Suite 175 N	±305 SF	\$2.50 /PSF	11/1/2024
Suite 175 M	±363 SF	\$2.50 /PSF	12/1/2024

1 ST Floor Suites	SQ.FTG	Rate	Available
Suite 175 Q	±296 SF	\$2.50 /PSF	Immediately
Suite 175 Y	±309 SF	\$2.50 /PSF	11/1/2024
Suite 175 W	±318 SF	\$2.50 /PSF	11/1/2024



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Unit Photos



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Airport Gardens

Third Floor



3RD Floor Suites

SQ.FTG

Rate

Available

Suite 308	±908 SF	\$1.99 /PSF	1/9/2025
Suite 330	±1,878 SF	\$1.99 /PSF	1/9/2025
Suite 370	±3,006 SF	\$1.99 /PSF	1/15/2025
Suite 380	±893 SF	\$1.99 /PSF	10/15/2024



SUBJECT

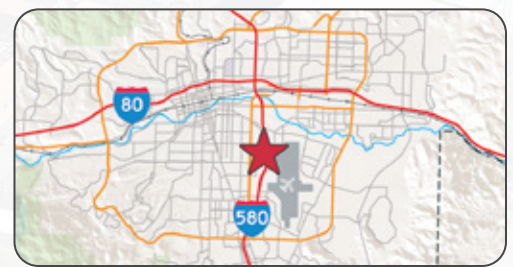
Terminal Wy

Airmotive Wy



FOR LEASE

AIRPORT GARDENS



Property Highlights

This well located office building is adjacent to the new RenoExperience District providing excellent access to shopping, restaurants, entertainment & housing. Located one block south 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	1325 Airmotive Way, Reno, NV 89502
Lease Type	Full Service
Year Built	1980
Zoning	PD



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Unit Photos



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Unit Photos

NAIAlliance



Office

PRODUCT TYPE



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AVAILABLE SF



\$1.99 - \$2.50

RATE



Unit Photos



Office

PRODUCT TYPE



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AVAILABLE SF



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RATE



Exterior Photos



Office

PRODUCT TYPE



±296 - 3,652 SF

AVAILABLE SF



\$1.99 - \$2.50

RATE



Exterior Photos

Office
PRODUCT TYPE

±296 - 3,652 SF
AVAILABLE SF

\$1.99 - \$2.50
RATE

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

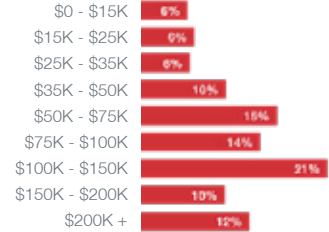
PER CAPITA
INCOME



\$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



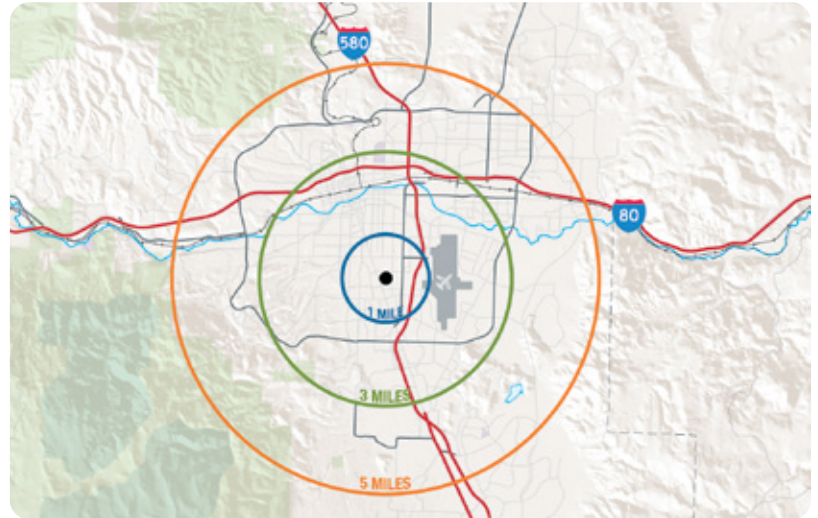
25%
HIGH
SCHOOL
GRADUATE



30%
SOME
COLLEGE



31%
BACHELOR'S
DEGREE



Source: 5 Mile Demographic Profile by ESRI

FOR LEASE

AIRPORT GARDENS

Plumb Ln

Nassar St

SUBJECT

580

Terminal Wy

DISTANCE FROM SUBJECT

NEAREST  ON-RAMP	0.7 MI 2 MIN DRIVE
RENO-TAHOE AIRPORT	1.3 MI 6 MIN DRIVE
DOWNTOWN RENO	4 MI 8 MIN DRIVE
SOUTH RENO	5 MI 7 MIN DRIVE

Area Map



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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: 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

FOR LEASE

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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

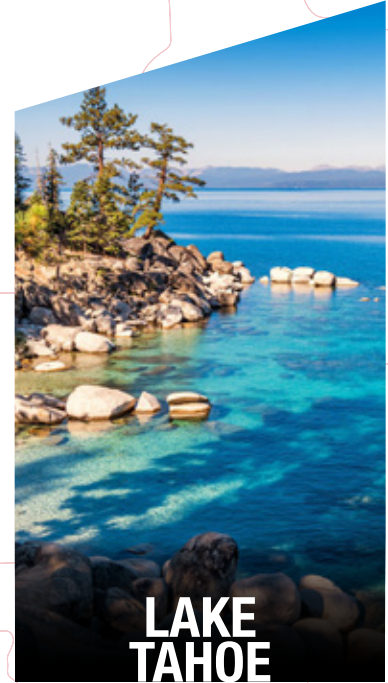
Named #1 Small City by *BestCities.org* in 2020, the Reno area hosts over 5m annual visitors for events like the Reno Rodeo, Street Vibrations, and more.

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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