

Offering Memorandum

Carson City Capital Plaza



Owner-User, Value-Add, or Redevelopment

1100 & 1150 E. William St., Carson City, NV 89701

E. William St. Frontage | ± 3.3 AC Site with Ample Parking

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1100 & 1150 E. William St.
Carson City, NV 89701

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Investment Team

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Property Overview
Property Details
Investment Highlights

01

Executive Summary



Offering Snapshot

**\$5,907,000**
Offering Price

**± 54,247 SF**
Total Square Footage

**\$109 PSF**
Price Per Square Foot

**± 3.3 AC**
Total Acreage

Property Overview

LOGIC Commercial Real Estate is pleased to offer for sale 1100 & 1050 E. William St. This ± 54,247 SF multi-tenant office parcel is located in Central Carson City, NV. The property provides an ample parking ratio of 3.5/1,000 SF. Capital Plaza Business Center benefits from dense and affluent demographics with a total of ± 22,409 households with an average income of \$84,725 within a 3-mile radius. This strategic location allows tenants easy access to Lake Tahoe, Reno, Minden/Gardnerville, and the Tahoe Reno Industrial Center.

Demographics

	1-mile	3-mile	5-mile
2026 Population	14,193	53,434	60,243
2026 Average Household Income	\$83,947	\$97,236	\$100,623
2026 Total Households	6,352	22,556	24,654





Property Details
Building 1100



± 27,160 SF
Total Square Footage



Owner-User
Property Type



Rent Roll

Building 1100

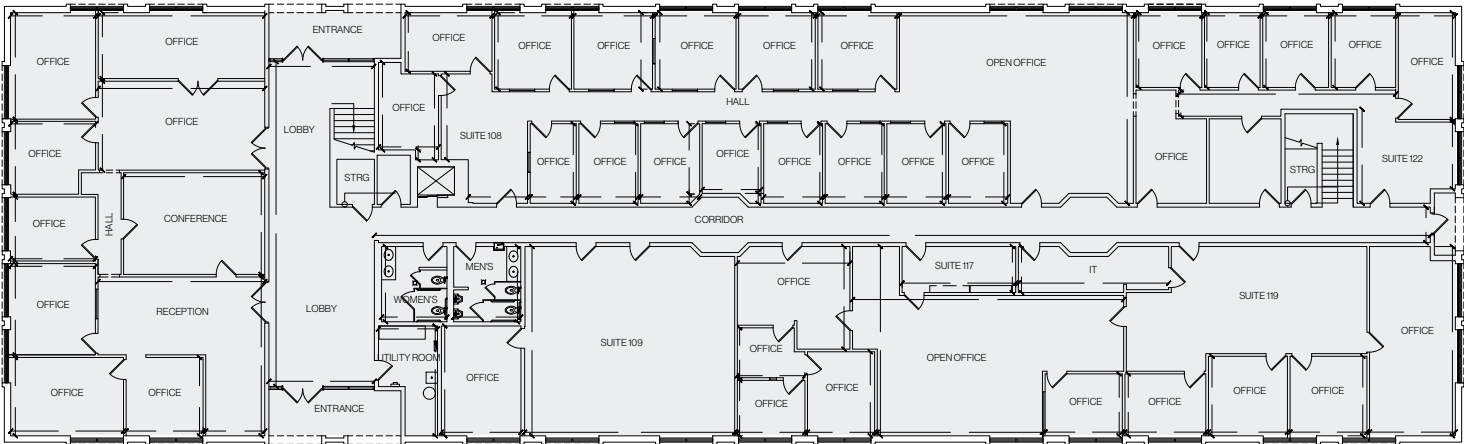
Tenant	Suite	Square Footage (±)	% of GLA	Lease Commencement	Lease Expiration	Mo.	Monthly Rent PSF	Monthly Rent	Annual Increases
Vacant	3-1100	27,160	100%	-	-	-	-	-	-

Rent Roll Overview	Square Footage (±)	% of GLA	Price Per Square Foot/Mo.	Monthly Rent
Total	27,160	100%		
Occupied	-	0%		
Vacant	27,160	100%		

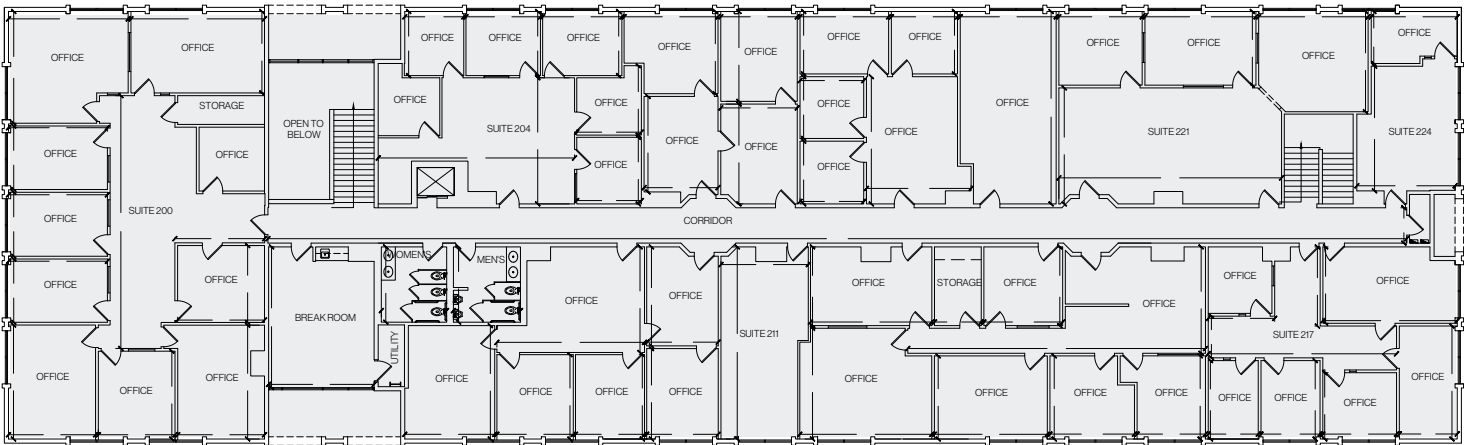
Expenses	Monthly Cost	Annual Cost	Price Per Square Foot Annually	Price Per Square Foot/Mo.	% of Expenses
Power Utility	\$810	\$9,724	\$0.36	\$0.03	7.24%
Gas Utility	\$608	\$7,293	\$0.27	\$0.02	5.43%
Water & Sewer Utility	\$296	\$3,549	\$0.13	\$0.01	2.64%
Trash Service	\$286	\$3,428	\$0.13	\$0.01	2.55%
Janitorial	\$1,640	\$19,686	\$0.72	\$0.06	14.67%
Repairs & Maintenance	\$3,213	\$38,560	\$1.42	\$0.12	28.73%
Landscaping	\$741	\$8,897	\$0.33	\$0.03	6.63%
Security & Life Safety	\$49	\$583	\$0.02	\$0.00	0.43%
Property Management	\$1,155	\$13,856	\$0.51	\$0.04	10.32%
Property Insurance	\$969	\$11,628	\$0.43	\$0.04	8.66%
Property Taxes	\$1,418	\$17,017	\$0.63	\$0.05	12.68%
Total Expenses	\$7,545	\$90,541	\$4.94	\$0.41	100%

Floor Plan | Building 1100

First Floor



Second Floor



Tenant	Square Footage	Lease Expiration Date
Vacant	± 27,160 SF	-

Property Details
Building 1150



± 27,087 SF
Total Square Footage



Leased Investment
Property Type



Rent Roll

Building 1150

Tenant	Suite	Square Footage (±)	% of GLA	Lease Commencement	Lease Expiration	Mo.	Price Per Square Foot/Mo.	Monthly Rent	Annual Increases
State of NV Public Utilities Commission	1150	23,279	100%	7/1/13	6/30/28	28	\$1.66	\$38,643	3%

Rent Roll Overview	Square Footage (±)	% of GLA	Wtd. Avg. Lease Term	Price Per Square Foot/Mo.	Monthly Rent
Total	23,279	100%	28	\$1.66	\$38,643
Occupied	23,279	100%			
Vacant	-	0%			

Expenses	Monthly Cost	Annual Cost	Price Per Square Foot Annually	Price Per Square Foot/Mo.	% of Expenses
Power Utility	\$808	\$9,698	\$0.42	\$0.03	7.23%
Gas Utility	\$606	\$7,273	\$0.31	\$0.03	5.42%
Water & Sewer Utility	\$295	\$3,540	\$0.15	\$0.01	2.64%
Trash Service	\$285	\$3,418	\$0.15	\$0.01	2.55%
Janitorial	\$1,636	\$19,633	\$0.84	\$0.07	14.63%
Repairs & Maintenance	\$3,205	\$38,456	\$1.65	\$0.14	28.66%
Landscaping	\$739	\$8,873	\$0.38	\$0.03	6.61%
Security & Life Safety	\$48	\$582	\$0.02	\$0.00	0.43%
Property Management	\$1,152	\$13,819	\$0.59	\$0.05	10.30%
Property Insurance	\$991	\$11,896	\$0.51	\$0.04	8.87%
Property Taxes	\$1,414	\$16,971	\$0.73	\$0.06	12.65%
Total Expenses	\$11,180	\$134,159	\$5.76	\$0.48	100%

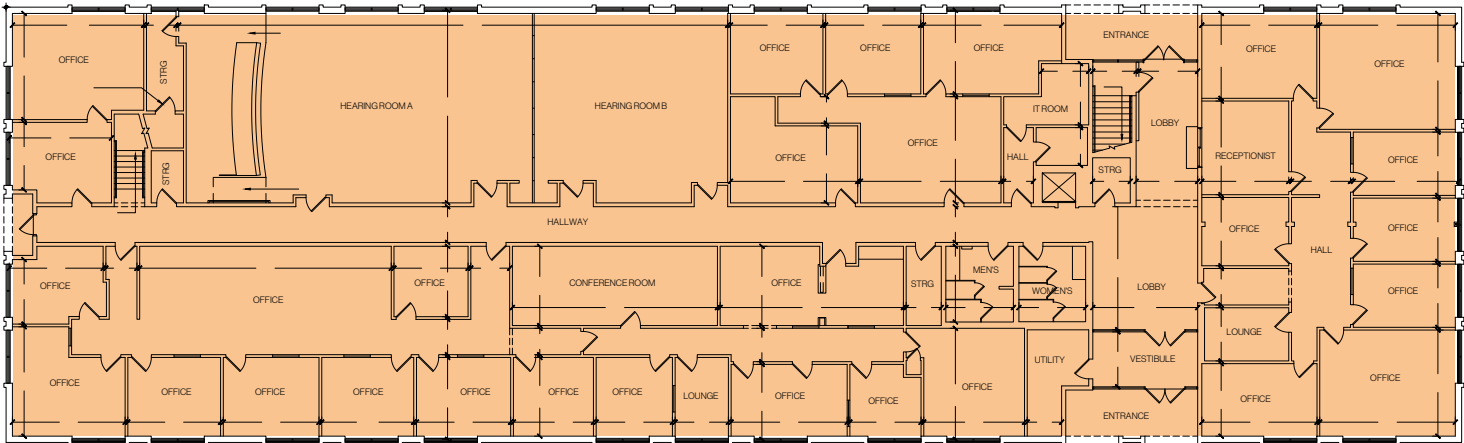
Direct Capitalization Analysis	Square Footage (±)	Price Per Square Foot/Mo.	Monthly Rent	Annual Rent
Total Gross Rental Income	23,279	\$1.66	\$38,643	\$463,718
	% of PGI	Price Per Square Foot Annually	Monthly	
Total Potential Gross Annual Income	100%	\$19.92	\$38,643	\$463,718
Less Vacancy & Credit Loss	0%	\$0	\$0	\$0
Effective Gross Annual Income	100%	\$19.92	\$38,643	\$463,718
	Per Square Foot	% of EGI	Total	
Total operating Expenses	(\$5.76)	\$0.29	(\$134,159)	\$ (134,159)

Net Operating Income	\$329,559
Capitalization Rate	9.00%

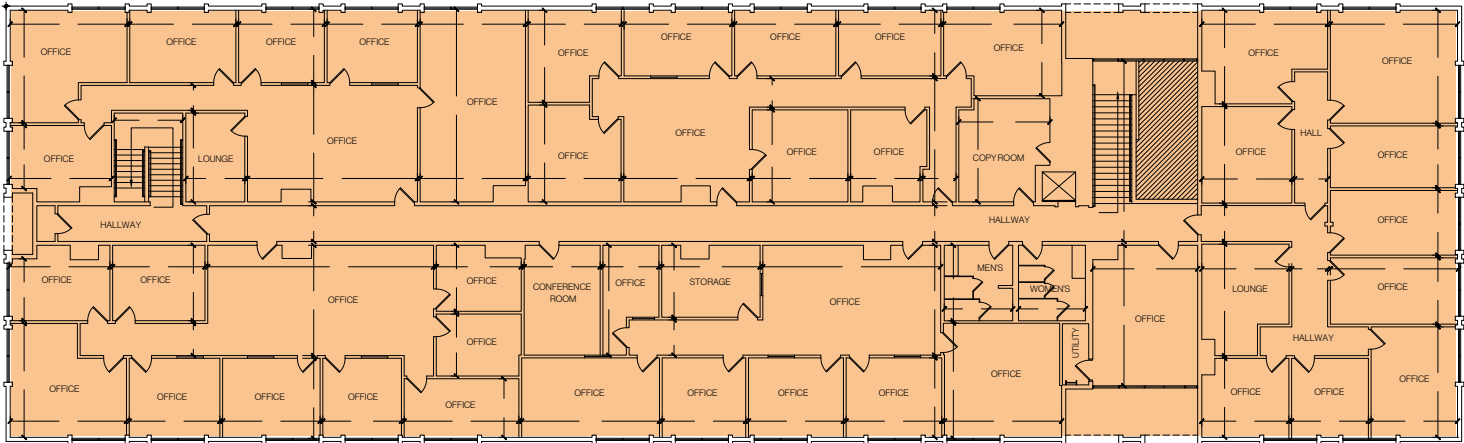
	Price Per Square Foot	Total
Market Value	\$157	\$3,662,000

Floor Plan | Building 1150

First Floor



Second Floor



Tenant	Square Footage	Lease Expiration Date
SoNv Public Utilities Commission	± 23,279 SF	6/30/28

Vicinity Map
Aerials
Site Plan
Floor Plan

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Aerials & Plans

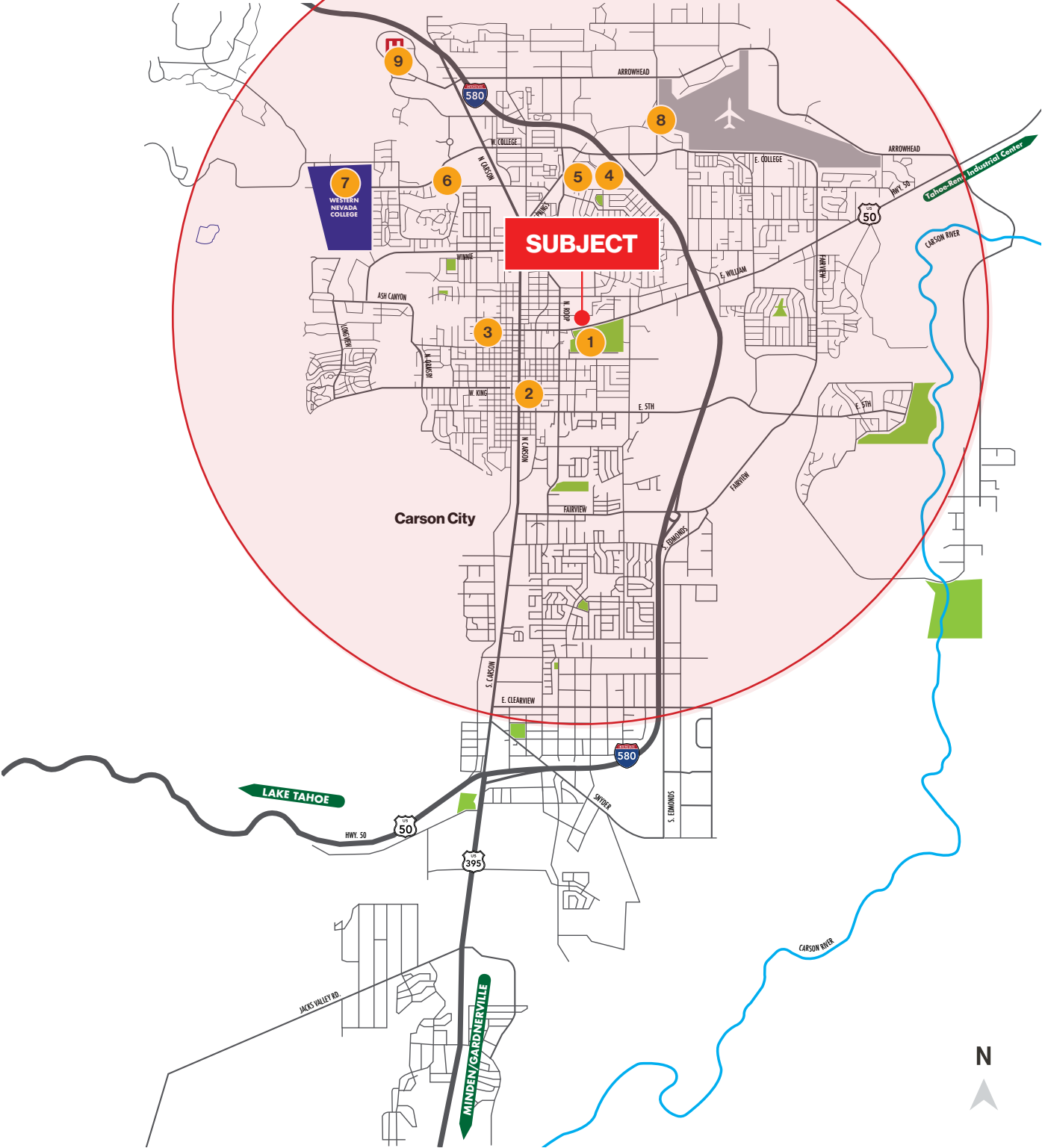


Vicinity Map

The five-building campus is strategically located in a dense and mature residential area servicing ± 59,328 residents with an average household income of \$86,982 within a 5-mile radius.

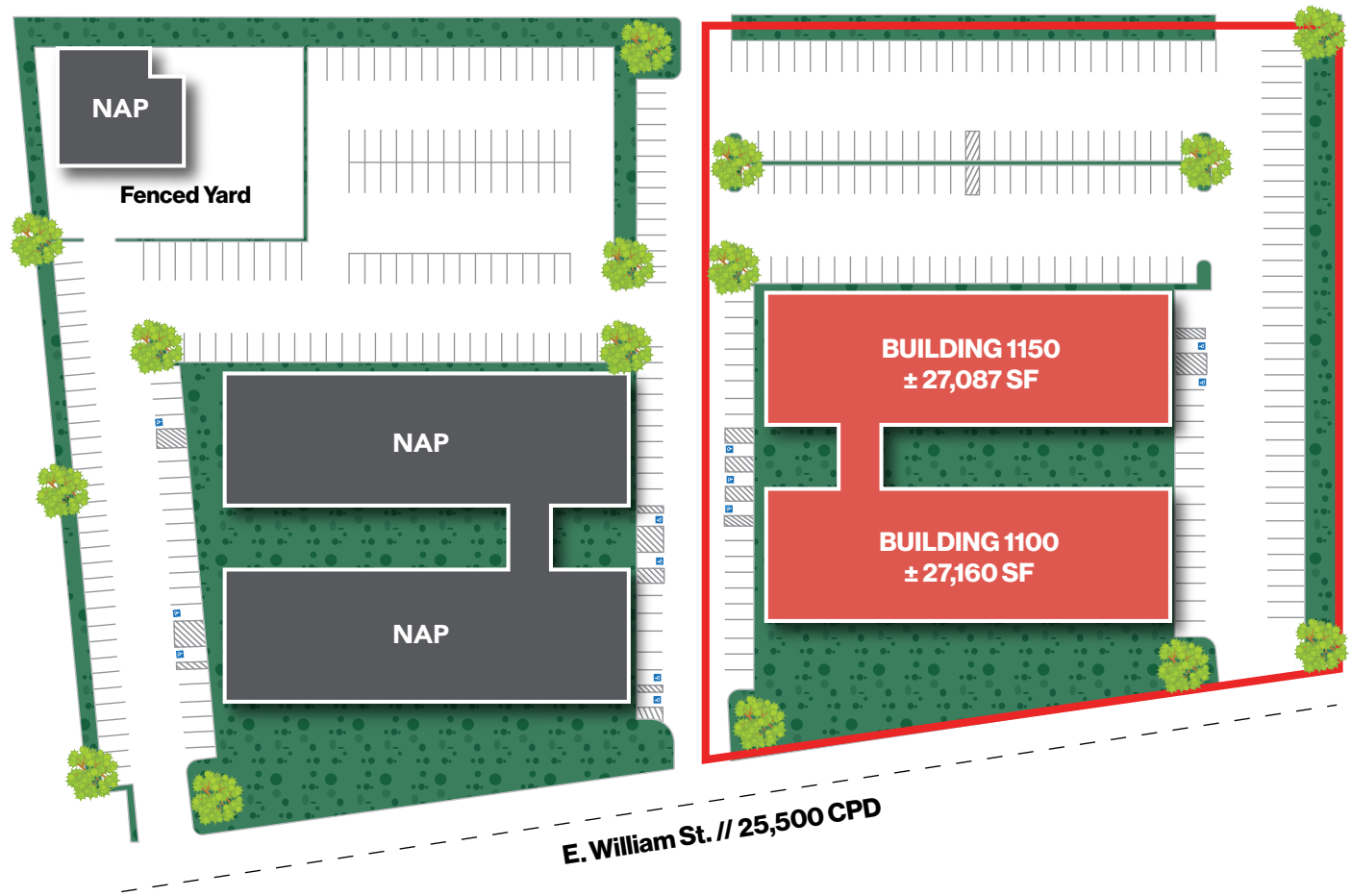
Amenities within a 3-mile radius

- 1 Mills Park**
- 0.02 miles
- 2 Nevada State Capitol**
- 0.73 miles
- 3 Mountain Medical Pulmonary Center**
- 0.80 miles
- 4 The Home Depot**
- 1.00 mile
- 5 Walmart Supercenter**
- 1.1 miles
- 6 Silver Oak Golf Club**
- 1.78 miles
- 7 Western Nevada College**
- 1.99 miles
- 8 Carson City Airport**
- 1.73 miles
- 9 Carson Tahoe Regional Medical Center**
- 2.52 miles









**Per BOMA, 2017 rentable area calculations - Method A*





Key Figures of Northern Nevada

Northern Nevada is experiencing rapid population and employment growth, with Nevada ranked 8th in the nation for annual population increases. The region is a hub for technological advancement, boasting the world's largest data center, SuperNAP Reno. It is also home to the Tahoe-Reno Industrial Center, the largest industrial park globally, attracting major companies and driving economic expansion. As the most digitally connected state in the U.S., Nevada continues to be a leader in innovation and infrastructure development.



2025

Population

640_k

Northern Nevada Population
Includes Carson City, Plus Washoe, Storey, and Lyon Counties

229%

Northern Nevada Employment Growth
Since 2020-2025

13%

Reno/Sparks Employment
Growth in Past 5 Years

60_k-62_k

Trade, Transportation and Utilities,
Largest Employment Sector



2025

Travel

3.8_{MM}

Annual Visitors Reno-Tahoe Area

14%



Summer Airport
Passenger Increases

60%

Percentage of Overnight
Visitors from California



2025

Visitors

\$2.0_B

Gross Gaming Revenue in Northern Nevada

7.90_{MM}

Hotel Rooms Available in
Reno-Tahoe Area Annually

88%

Visitors Would Recommend
Reno-Tahoe for Travel



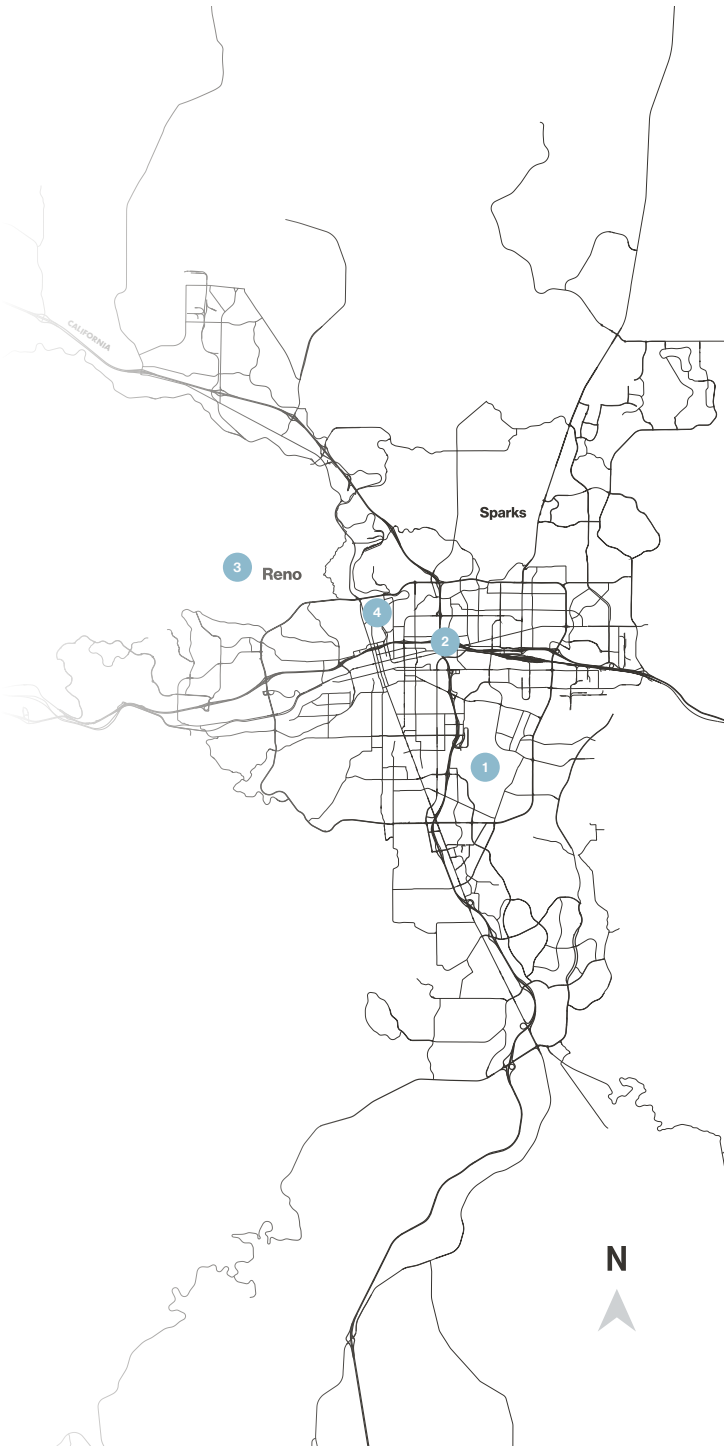
Top Projects 2025

Under Construction & Planned



\$15B+
Total Planned & Under Construction

#	Project	Cost
1	 Reno-Tahoe Airport Expansion The Reno-Tahoe International Airport is undergoing a \$1.6 billion expansion to enhance its facilities, increase passenger capacity, and improve overall traveler experience. Status of Project: In Progress Estimated Completion: 2028	\$1.6B
2	 I-80 Widening Project This project involves widening Interstate 80 from Vista Boulevard to USA Parkway, adding lanes to reduce congestion and support economic growth between the Reno-Sparks area and the Tahoe-Reno Industrial Center. Status of Project: Start of 2026 Estimated Completion: 2027	\$275MM
3	 Greenlink Nevada Greenlink Nevada is a significant transmission project designed to enhance the state's electric grid, facilitating the integration of renewable energy sources and improving reliability. Status of Project: In Progress Estimated Completion: 2027	\$4.2B
4	 UNR College of Business The University of Nevada, Reno, is constructing a new 128,000-square-foot College of Business Building to provide modern educational spaces, including a 300-seat auditorium, advanced technology labs, and collaboration zones. Status of Project: In Progress Estimated Completion: Fall 2025	\$150MM



Source: www.flipsnack.com | edawnresources/sce-2025 | presentationcopy/full-view.html

Why Nevada

Considered the 8th most business-friendly state, according to EDARN, Nevada offers a very low-regulation environment. This platform offers a variety of incentives to help qualifying companies make the decision to do business in the state of Nevada. Both Money and Forbes Magazines have named the Silver State one of the most business-friendly in the country.

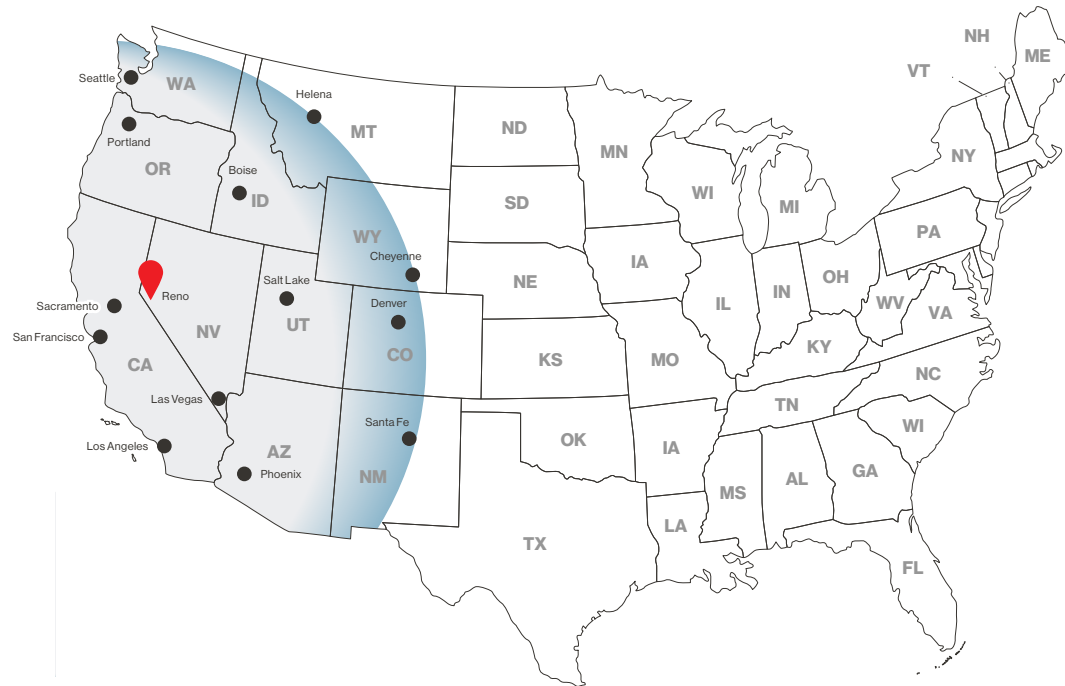
Nevada ranks as the 17th best state in the Tax Foundation's 2024 State Business Tax Climate Index. This index is an independent ranking of states in five areas of taxation: corporate taxes, individual income taxes, sales taxes, unemployment insurance taxes, and taxes on property, including residential and commercial property.

In comparison, the Tax Foundation's 2024 Tax Climate Index rankings for our neighboring states are significant: California ranks 48th, Arizona 15th, Idaho 11th, Oregon 30th, and Utah 16th.

Tax Free Haven

- ⊖ No Corporate Income Tax
- ⊖ No Corporate Shares Tax
- ⊖ No Franchise Tax
- ⊖ No Personal Income Tax
- ⊖ No Franchise Tax on Income
- ⊖ No Inheritance or Gift Tax
- ⊖ No Unitary Tax
- ⊖ No Estate Tax

Northern Nevada Transit Times



1-Day Truck Service

San Francisco, CA
Sacramento, CA
Los Angeles, CA
Portland, OR
Seattle, WA
Boise, ID
Salt Lake, UT
Las Vegas, NV
Phoenix, AZ

2-Day Truck Service

Helena, MT
Cheyenne, WY
Denver, CO
Santa Fe, NM



60MM
Customers

1-Day Truck Service from
Northern Nevada



Power Costs

Nevada: 53% Less Than
California, 25% Below
U.S. Average

Nevada Relocation: Tax Incentives for Businesses

- Sales & Use Tax Reduction
- Business Tax Cut
- Personal Property Tax Break
- Recycling Property Tax Discount
- Aviation Parts Tax Relief
- Data Center Tax Savings

Opportunity Zones

61 Areas in Nevada Offer Tax Benefits on Capital Gains, with Deferrals, Reductions up to 15%, and Tax-Free Appreciation after 10 Years

A Look at Northern Nevada

Washoe County

Washoe County, situated in the northwest corner of Nevada along the California and Oregon borders, is the second most populous county in the state, boasting **over 500,106 residents**. The county's southwest corner meets the northeast corner of Lake Tahoe, while both Washoe Lake and Pyramid Lake are also encompassed within its borders.

City of Reno

Named as the US's #1 small city for 2022, Reno attracts nearly **4.8MM visitors** annually with events like the Reno Rodeo, Hot August Nights, Reno Air Races, and Street Vibrations. The city has undergone a renaissance, boasting a thriving tech presence and a dynamic arts community, featuring street murals and sculptures. Industrial expansions in northern Nevada, especially in the Tahoe-Reno Industrial Center (TRIC) and eastern Sparks, along with marijuana legalization, have drawn investors and manufacturers from neighboring states.

University of Nevada, Reno

The University of Nevada, Reno, established in 1874 and based in Reno since 1885, comprises 13 colleges and schools, **offering more than 460 Tier-1 degree programs** and averaging over 20,945 students annually. A notable tradition is the Reno-UNLV rivalry, highlighted by the competition for the Fremont cannon. This replica cannon is awarded to the winner of the annual Reno-UNLV football game and is painted in the victorious team's colors, blue or red.

Lake Tahoe

Lake Tahoe, located less than 25 miles from downtown Reno, serves as a year-round destination for outdoor enthusiasts. It offers water sports in the summer and transforms into a winter sports haven with North America's largest concentration of ski resorts, receiving 400 inches of snow annually.



A Look at Northern Nevada

The Neon Line

The Reno Neon Line District, an emerging submarket, is rapidly expanding with the acquisition and redevelopment of properties west of downtown Reno. Led by local developer Jacobs Entertainment, this submarket revitalization blends commercial spaces and housing with a vibrant arts and entertainment scene. Spanning from West St. to Keystone Ave., and from I-80 to W. 2nd St., the Neon Line District aims to redefine urban living and leisure in Reno.

Virginia Street Project

The Virginia Street Revitalization Project has been recently completed providing a safe and seamless connection between UNR, downtown, and MidTown Reno. The Regional Transportation Commission (RTC) of Washoe County and Sierra Nevada Construction (SNC) partnered on the project which allows for increased pedestrian safety with expanded sidewalks, improved bike lines, pedestrian ramps, and ADA-compliant crosswalks. The area manages vehicle traffic flow with dual one-way traffic lanes, bus-only lanes, and enclosed bus stops.

MidTown

Over the past five years, MidTown has transformed into a sought-after destination for investors, who are infusing modern art and architecture into existing buildings. This revitalization is not only enhancing the aesthetic appeal but also bolstering the Reno economy. By fostering collaboration between entrepreneurs and business developers through a blend of redeveloped commercial spaces and residential conversions, the MidTown district is driving economic growth. Additionally, annual events organized by retail and office users are fostering community engagement, attracting residents from Reno and Sparks alike.

Greater Nevada Field

Greater Nevada Field serves as the home stadium for the Reno Aces Minor League Baseball team, the Triple-A affiliate of the Arizona Diamondbacks, since their inaugural season in 2009.



A Look at Northern Nevada

TRIC

The Tahoe-Reno Industrial Center (TRIC), the world's largest industrial park at **over 15,000 acres**, lies just nine miles east of Reno/Sparks. Accessible via I-80 and Hwy. 50, thanks to the USA Parkway expansion into Silver Springs, TRIC offers expedited shipping to seven western states within a day and the remaining four within two days.

SouthEast Connector

Completed in 2018, the SouthEast Connector offers an alternative transportation route between east Sparks and south Reno, comprising a new 5.5-mile arterial road, seven bridges, two signalized intersections, and a multi-use path for recreational users. This new roadway serves as a bypass from the congested US-395/I-580 freeway and the southwest section of McCarran Blvd.

Carson City

Carson City, the capital of Nevada, lies just south of Washoe County and boasts an estimated **population of 57,978 in 2024**. During the day, the population swells to over 65,000, driven by government employees commuting from Washoe and Douglas counties. Recent downtown renovations have spurred business growth and foot traffic, complementing Carson City's rich history and scenic allure, which consistently attract tourists year-round.

Douglas County

Douglas County, positioned along the Nevada/California border just south of Carson City, encompasses the towns of Minden, Gardnerville, and Genoa, hosting a **population exceeding 49,311 residents**. The area's sample land has attracted numerous manufacturing companies, such as Starbucks Roasting Plant, GE, and North Sails, establishing a robust industrial presence in the region.



Confidentiality Agreement

Affiliated Business Disclosure

LOGIC Reno, LLC engages in a broad range of commercial real estate businesses including, but not limited to brokerage services, property management and investment fund management. At times different LOGIC affiliates may have or represent clients who have competing interests in the same transaction. For example, affiliates or their clients may have or express an interest in the property described in this Memorandum **1100 & 1150 E. William St., Carson City, NV 89701**, and may be the successful bidder for the Property. Your receipt of this Memorandum constitutes your acknowledgment of that possibility and your agreement that neither LOGIC Reno, LLC nor any affiliate has an obligation to disclose to you such affiliates' interest or involvement in the sale or purchase of the Property. In all instances, however, LOGIC Reno, LLC and its affiliates will act in the best interest of their respective client(s), at arms' length, not in concert, or in a manner detrimental to any third party. LOGIC Reno, LLC and its affiliates will conduct their respective businesses in a manner consistent with the law and all fiduciary duties owed to their respective client(s).

Confidentiality Agreement

Receipt of this Memorandum constitutes your acknowledgment that (i) it is a confidential Memorandum solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property, (ii) you will hold it in the strictest confidence, (iii) you will not disclose it or its contents to any third party without the prior written authorization of the owner of the Property ("Owner") or LOGIC Reno, LLC, and (iv) you will not use any part of this Memorandum in any manner detrimental to the Owner or LOGIC Reno, LLC.

Disclaimer

This Memorandum contains select information pertaining to the Property and the Owner, and does not purport to be all-inclusive or contain all or part of the information which prospective investors may require to evaluate a purchase of the Property. The information contained in this Memorandum has been obtained from sources believed to be reliable, but has not been verified for accuracy, completeness, or fitness for any particular purpose. All information is presented "as is" without representation or warranty of any kind. Such information includes estimates based on forward-looking assumptions relating to the general economy, market conditions, competition and other factors which are subject to uncertainty and may not represent the current or future performance of the Property. All references to acreages, square footages, and other measurements are approximations. This Memorandum describes certain documents, including leases and other materials, in summary form. These summaries may not be complete, nor accurate descriptions of the full agreements referenced. Additional information and an opportunity to inspect the Property may be made available to qualified prospective purchasers. You are advised to independently verify the accuracy and completeness of all summaries and information contained herein, to consult with independent legal and financial advisors, and carefully investigate the economics of this transaction and Property's suitability for your needs.

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LOGIC Commercial Real Estate

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