

475

Kirman Ave | Suite A

RENO, NV 89502

OFFICE
FOR LEASE



JOSH MENANTE

775.527.6186 **CELL**
jmenante@dicksoncg.com
S.201761

PATRICK RIGGS

775.220.4957 **CELL**
priggs@dicksoncg.com
S.180878

DOMINIC BRUNETTI, CCIM

775.850.3109 **OFFICE**
dbrunetti@dicksoncg.com
S.58419



CORFAC
INTERNATIONAL

475

Kirman Ave | Suite A

RENO, NV 89502



Property Highlights

- Freestanding medical or professional office building located near Renown Health campus
- Close proximity to Wells Ave, I-80, and I-580 on/off ramps
- Centrally located near Downtown Reno



Suite A

Lease Rate | \$2.00/SF/FSG

Size | ±1,671 SF

Zoning | MF14
MULTI-FAMILY (14 UNITS PER AC)

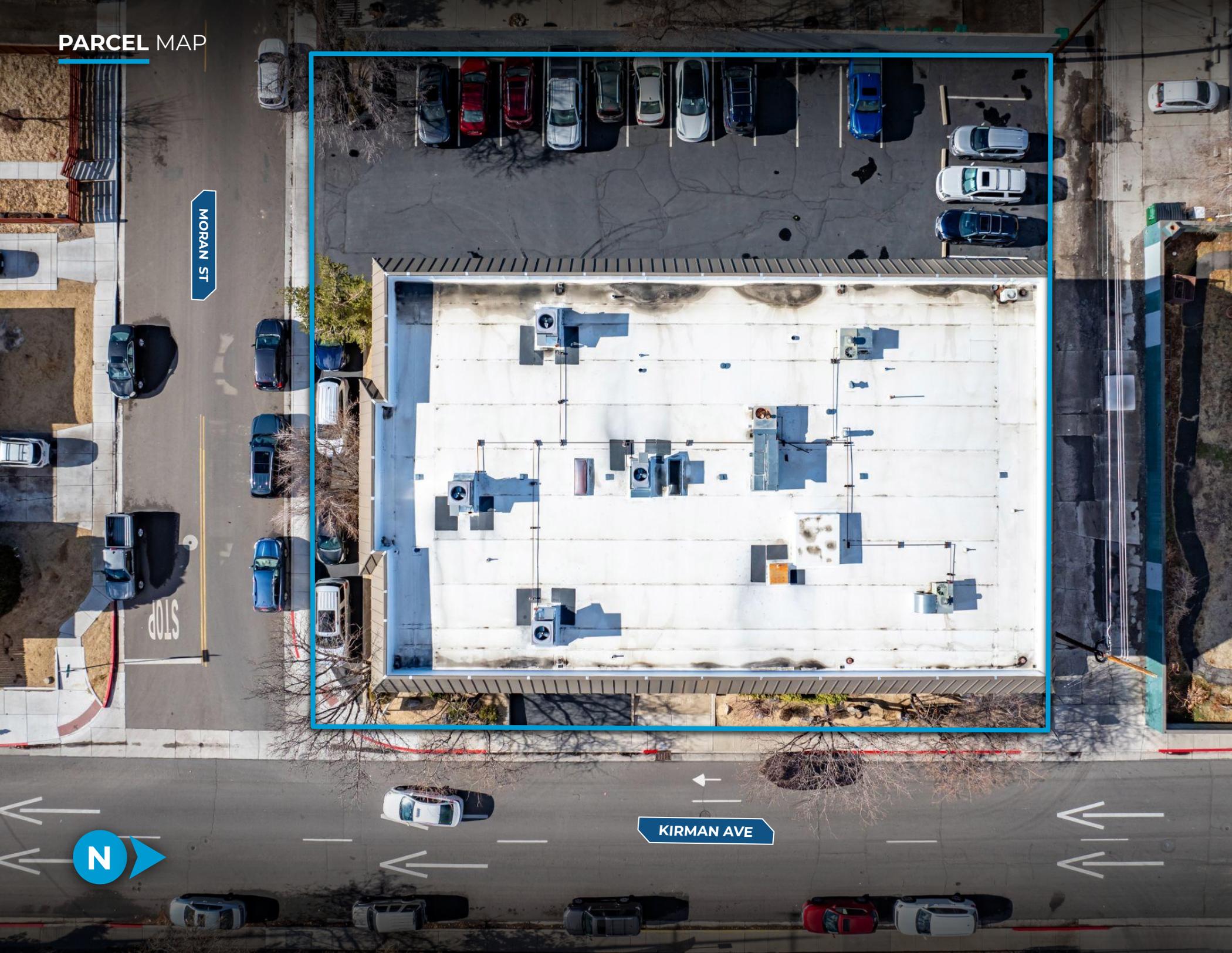
APN | 013-025-28

PARCEL MAP

MORAN ST

KIRMAN AVE

N



AREA MAP



Kirman Ave

1 mile
19,933

3 miles
138,398



Renown
HEALTH

Walmart

La Parada
Restaurant



MILL ST

RYLAND ST

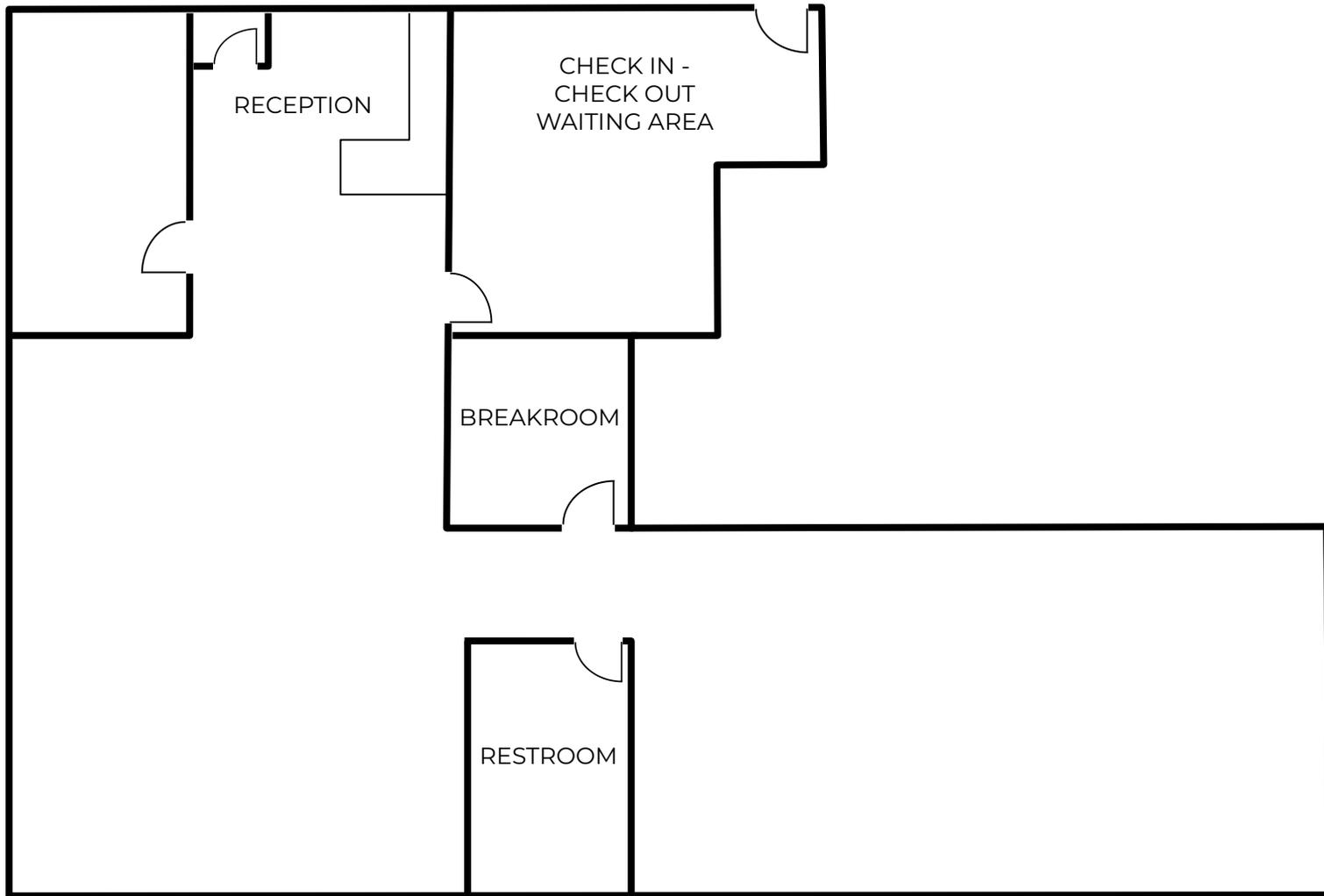
PICKETT PARK

475
Kirman Ave
SUITE A

KIRMAN AVE

N

FLOOR PLAN



SUITE A - (Approx.) not as built

PHOTOS



**YOUR
COMPETITIVE
ADVANTAGE**

NORTHERN NEVADA A SMART CHOICE FOR GROWTH

**HOME TO
INDUSTRY
GIANTS**

Ranked in TOP 10 states for best business tax climate and business incentives.



19K
UNDERGRADUATE
STUDENTS

23K
TOTAL
STUDENTS

4K
GRADUATE
STUDENTS

RI - University for Research by Carnegie Classifications



20 MINUTES
TAHOE RENO
INDUST. CENTER



"Super-Loop"
Fiber Network
IN PROGRESS



America's
DATA & TECH
Growth Frontier



22 MINUTES
Commute Time



3.5 HOURS
TO BAY AREA



2 HOURS
TO SACRAMENTO



NEVADA LITHIUM LOOP
Closed-loop system for lithium extraction, processing, and battery material recycling to support sustainable domestic EV supply chains.



WORKFORCE DEVELOPMENT

- Lowest labor costs in the Western U.S.
- 35K+ students at UNR & TMCC
- 10-year surge in manufacturing jobs
- MSA population growing 1.4% annually

Nevada is the 6th fastest-growing state in the nation, according to the latest *U.S. Census* data.

– U.S. Census Bureau (2025)

Recognized by *US News* for being the No. 7 across the nation for Business Environment.

– US News (2024)



Business Assistance Programs



Sales, Use & Modified Business Tax Abatements



Incentives for Equipment, Property & Recycling



Specialized Programs for Data Centers and Aviation

Opportunity Zones

Northern Nevada offers multiple federally designated Opportunity Zones, supporting long-term investment and development.

Qualified Opportunity Zone investments offer:



Deferred capital gains



Step-up in basis



Permanent exclusion of qualifying gains

Nevada Tax Climate

Nevada's tax structure is designed for business success:

NO

Corporate or Personal Income Tax
Inventory or Franchise Tax
Capital Gains or Inheritance Tax

One of the most competitive tax climates in the U.S., ranked among the best for business.



NORTHERN NEVADA TOP COMPANIES

5.4M SF
Tesla Gigafactory

1.3M SF
7.2M SF Planned
Switch Campus

TAX COMPARISONS	NV	CALIFORNIA	ARIZONA	UTAH	IDAHO	OREGON	WASHINGTON
state corporate income tax	NO	8.84%	4.9%	4.85%	6.5%	6.6%	NO
individual income tax	NO	<13.3%	<2.5%	4.55%	5.695%	<9.9%	NO
payroll tax	>1.17%	>1.5%	NO	NO	NO	>.9%	.92%
capital gains tax	NO	<13.3%	<2.5%	4.55%	5.695%	<9.9%	7-9.9%



JOSH MENANTE

775.527.6186 **CELL**
jmenante@dicksoncg.com
S.201761

PATRICK RIGGS

775.220.4957 **CELL**
priggs@dicksoncg.com
S.180878

DOMINIC BRUNETTI, CCIM

775.850.3109 **OFFICE**
dbrunetti@dicksoncg.com
S.58419



Sourced from credible sources, the broker cannot guarantee the reliability of the information provided. No explicit or implied warranties or representations are made regarding the accuracy of the information. This content is subject to potential vulnerabilities, such as errors, omissions, price fluctuations, rental terms, and other conditions, including prior sale, lease, financing, or unexpected withdrawal. You and your advisors should thoroughly assess the property to ascertain its suitability for your specific needs. Additionally, we strongly recommend seeking guidance from your legal, financial, or other qualified professional advisors.

6140 Plumas St., Ste. 100 | Reno, Nevada 89519 | 775.850.3100 | dicksoncg.com

CORFAC
INTERNATIONAL