

620

E Plumb Lane

Reno, NV 89502



OFFICE
FOR LEASE



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CORFAC
INTERNATIONAL

620

PLUMB LANE - ADT
25,900



ABOUT THE PROPERTY

- Located off Plumb Lane near the new Reno Experience District and Reno Public Market, with close access to Hwy 580 and the Reno-Tahoe International Airport.
- Available suites feature abundant natural light and new LED lighting.
- Excellent visibility with frontage along heavily traveled Plumb Lane.
- Ample off-street parking.
- Monument signage available, along with door placards at tenant entries and directory signage at the main entrance.
- Tenant responsible for internet service and in-suite janitorial.
- Generac generator that services the entire building in the event of a power outage



Lease Rate | \$2.40/SF FSG

Available Spaces

Suite 211 | 365 SF

Suite 212 | 355 SF

Suite 215 | 527 SF

Zoning | PO

Professional Office

APN | 015-191-03



SECOND FLOOR PLAN

SECOND FLOOR	
SUITE 211	365 SF
SUITE 212	355 SF
SUITE 215	527 SF

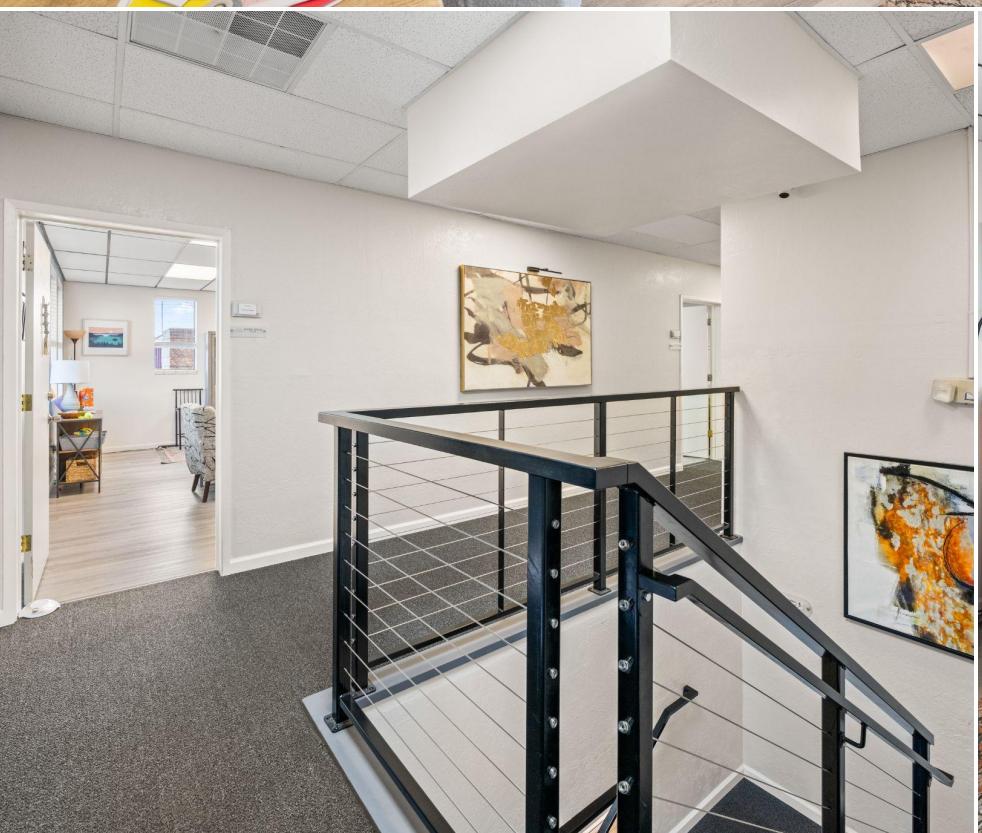


Take a Tour

*Suites 211-212 can be combined
for a total size of 720 SF



SUITE 211



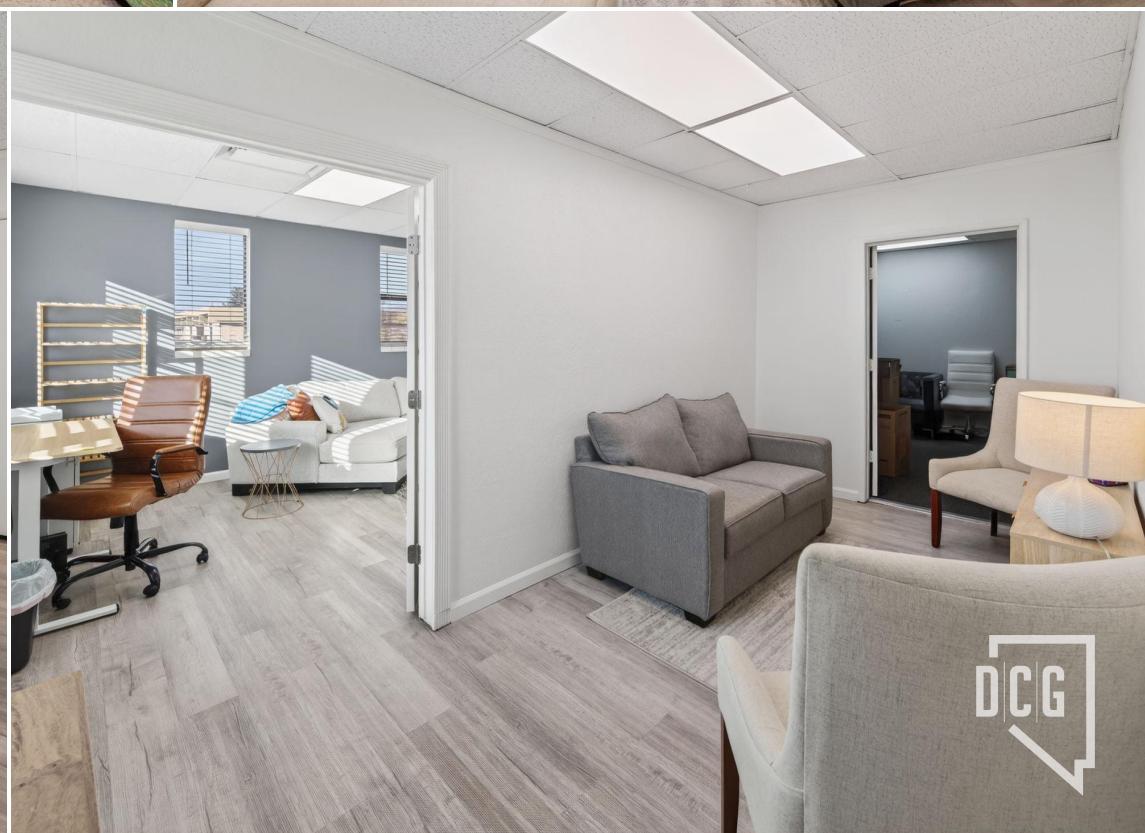
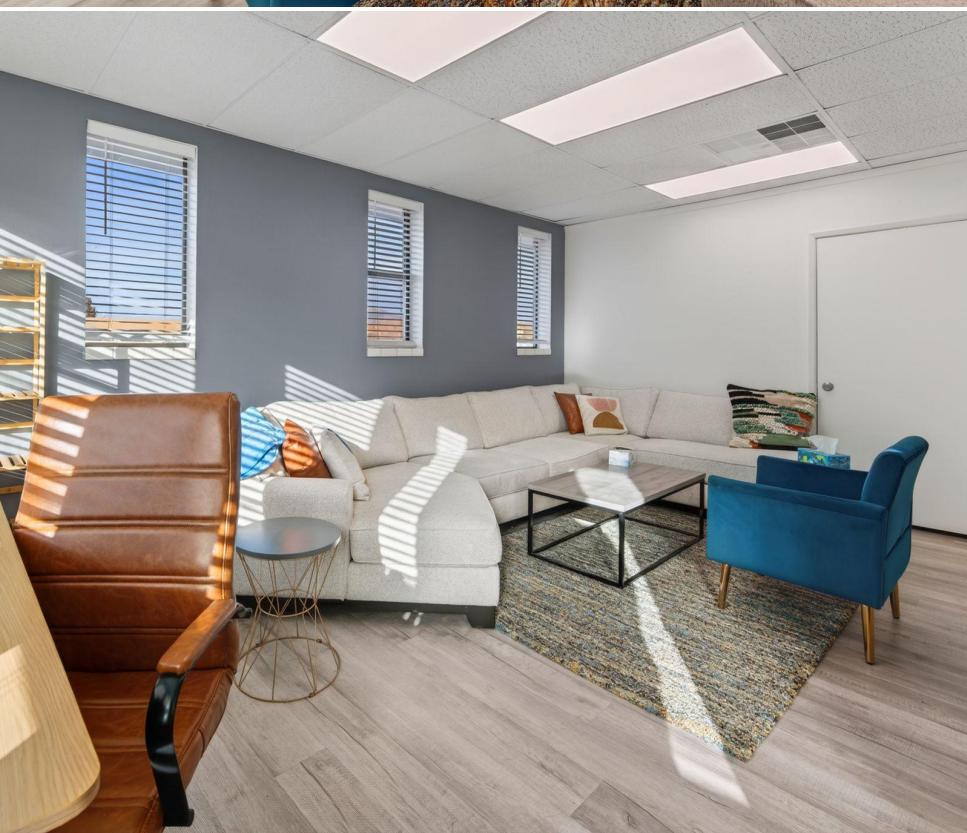
DCG

SUITE 212



DCG

SUITE 215



DCG

AREA MAP

SOUTHWEST VIEW



AREA MAP

SOUTHEAST VIEW



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

4K

GRADUATE
STUDENTS

R1 - 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

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

– **US News (2024)**

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

– **U.S. Census Bureau (2025)**



Business Assistance Programs



Sales, Use &
Modified
Business Tax
Abatements



Incentives for
Equipment,
Property &
Recycling



Specialized
Programs for
Data Centers and
Aviation

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.

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

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%





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