

# 620

**E Plumb Lane**  
Reno, NV 89502



**OFFICE**  
**FOR LEASE**



**CORFAC**  
INTERNATIONAL

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**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

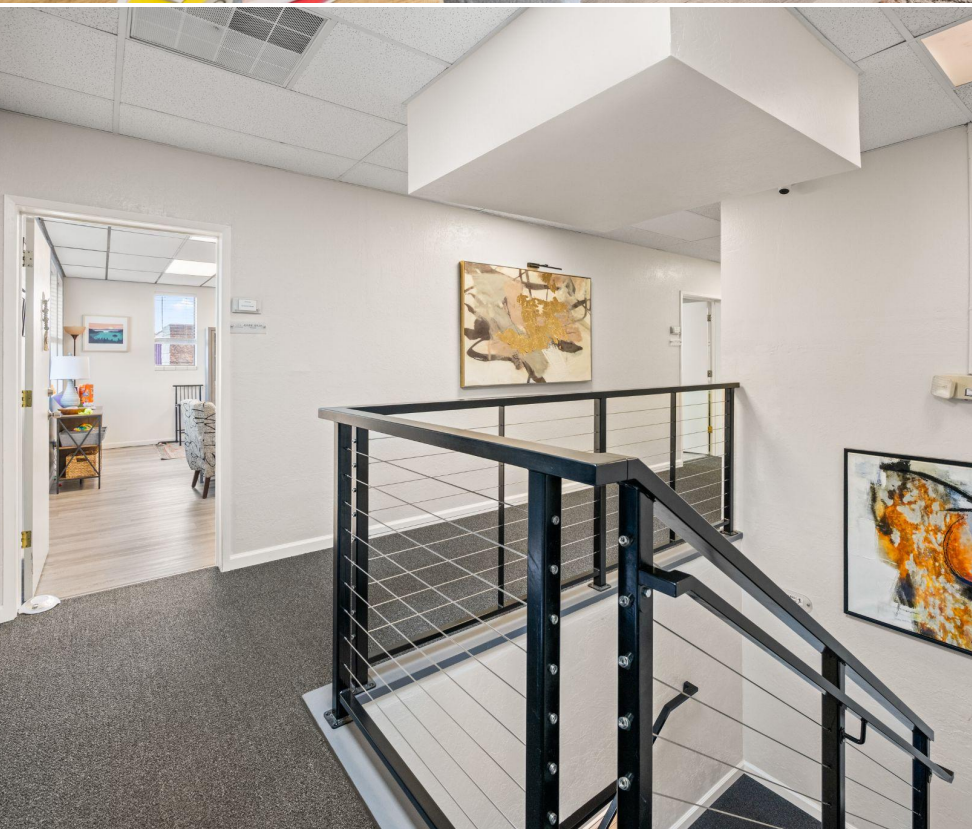


*\*Suites 211-212 can be combined  
for a total size of 720 SF*



**SECOND FLOOR**



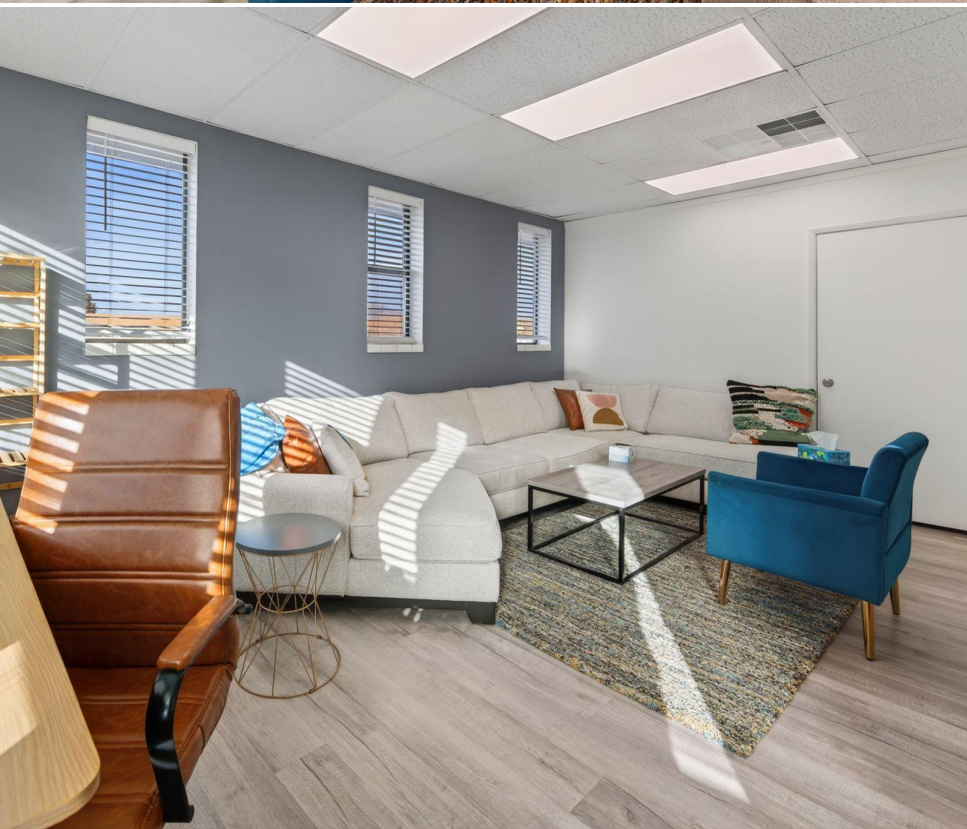








# SUITE 215





AREA MAP  
SOUTHWEST VIEW



**RED**  
RENO EXPERIENCE DISTRICT

**PEPPERMILL**  
RESORT • SPA • CASINO • RENO

**ihop**  
**COLD STONE**  
CREAMERY  
**SPROUTS**  
FARMERS MARKET  
**MCDONALD'S**  
**PORT OF SUBS**  
RENO PUBLIC MARKET  
**JUNKEE**  
CLOTHING EXCHANGE

**WELLS FARGO**

**SUBWAY**

**CINEMARK**

**620**  
**E PLUMB LN**

**CUMULUS**  
MEDIA

**WING STOP**





# AREA MAP

## SOUTHEAST VIEW



WOOSTER HIGH SCHOOL

SAINT THERESE CHURCH OF THE LITTLE FLOWER

Panasonic

LITHIA  
CHRYSLER JEEP  
OF RENO

Mor  
FURNITURE

urbanair  
RESTAURANT

COSTCO  
WHOLESALE

TOYOTA

Jack  
in the box

COMING SOON  
IN-N-OUT  
BURGER

620  
E PLUMB LN

WINGSTOP

RENO-TAHOE  
INTERNATIONAL  
AIRPORT

INTERSTATE 580  
US 395

YORI AVE

N



## 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

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

## 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



**Renown**  
HEALTH



## 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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