

**50**  
**West Liberty**  
RENO, NV 89501

**DOWNTOWN**  
**OFFICE**  
**FOR LEASE**

**Vibrant space in the  
Financial and Legal Districts**

**1,416 SF - 9,670 SF  
Space Available**

 **View Drone Video**

 **BASIN STREET**  
PROPERTIES EST. 1974

**DOMINIC BRUNETTI, CCIM**  
PRINCIPAL  
775.850.3109 OFFICE  
dbrunetti@dicksoncg.com  
S.58419

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



## LOCATION HIGHLIGHTS

- Premier downtown location, in the center of it all
- Large lobby with upscale, professional look and feel
- Two onsite restaurants and the 50 West Eats lobby café
- Secure, ample covered parking for your employees and clients
- On-site property management & facility engineer
- On-site concierge to provide tenant services
- Less than five minutes to multiple entrances to both I-80 and HWY 395
- Direct access to public transit
- Next to federal and county courts
- Close proximity to the Reno/Tahoe International Airport





**"Basin Street provides wonderful office spaces and facilities. We appreciate their excellent communication and ability to answer our demands quickly and efficiently."**

*- Mike Richardson, Branch Manager Bay Equity Home Loans*









# AREA MAP



Walk Score - **95**  
Walker's Paradise



**Discovery**  
Terry Lee Wells Nevada Discovery Museum

**Churrasco**  
BRAZILIAN STEAKHOUSE



**Peg's**  
Glorified Ham n Eggs

**NEVADA MUSEUM OF ART**



**OLD STREET**  
Culinary



**RENO CITY HALL**  
ONE EAST FIRST STREET

**Pine State**  
BISCUITS

**DOPO**  
pizza & pasta

**wild river**  
GRILLE

**patagonia**

**La Famiglia**

**PIONEER CENTER**

**TRUCKEE RIVER**



**RENAISSANCE**  
RENO DOWNTOWN HOTEL

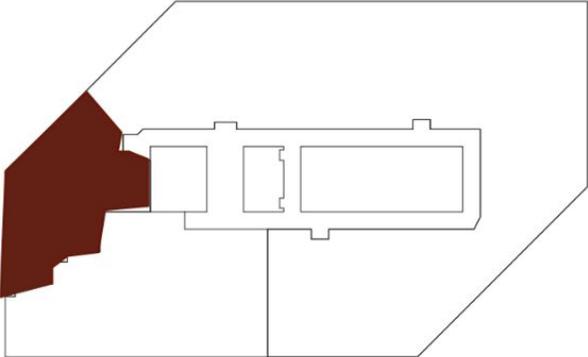
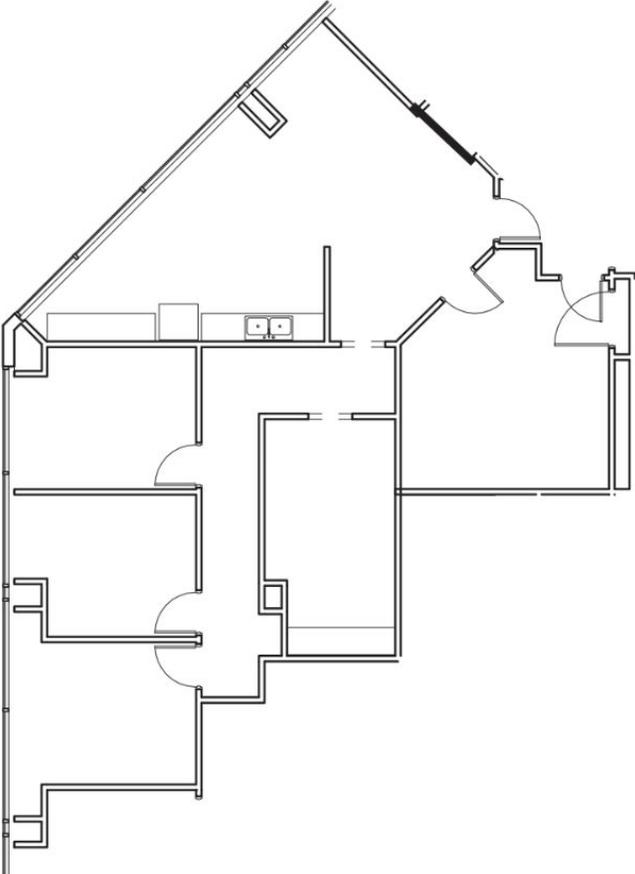
**RENO Aces**

**COURTYARD**  
BY MARRIOTT



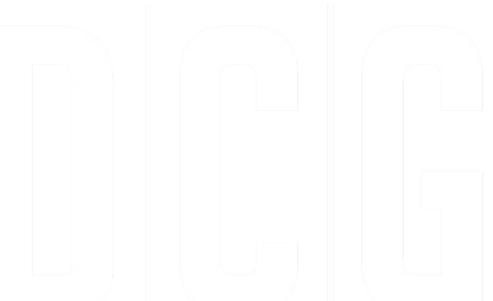
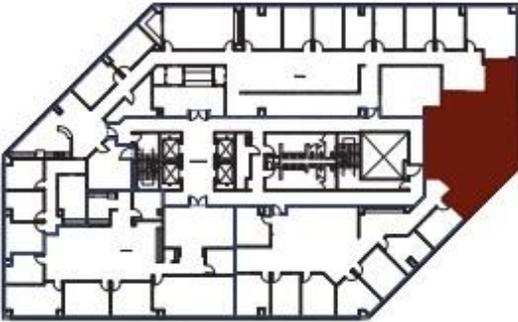
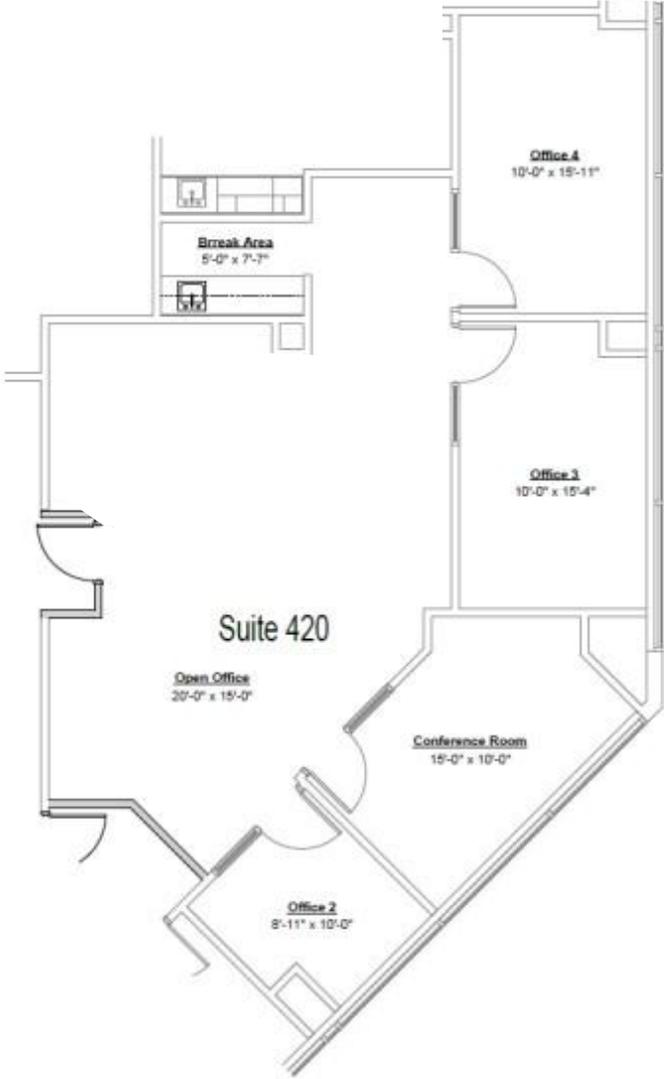
**FLOOR PLAN**

**Suite 405 | 1,904 SF**



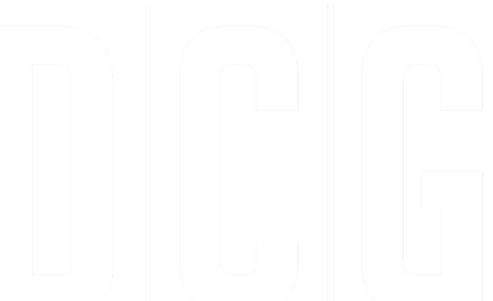
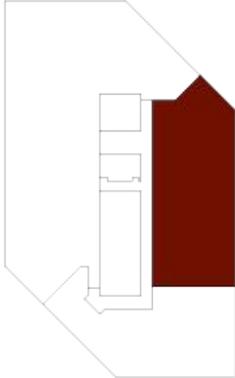
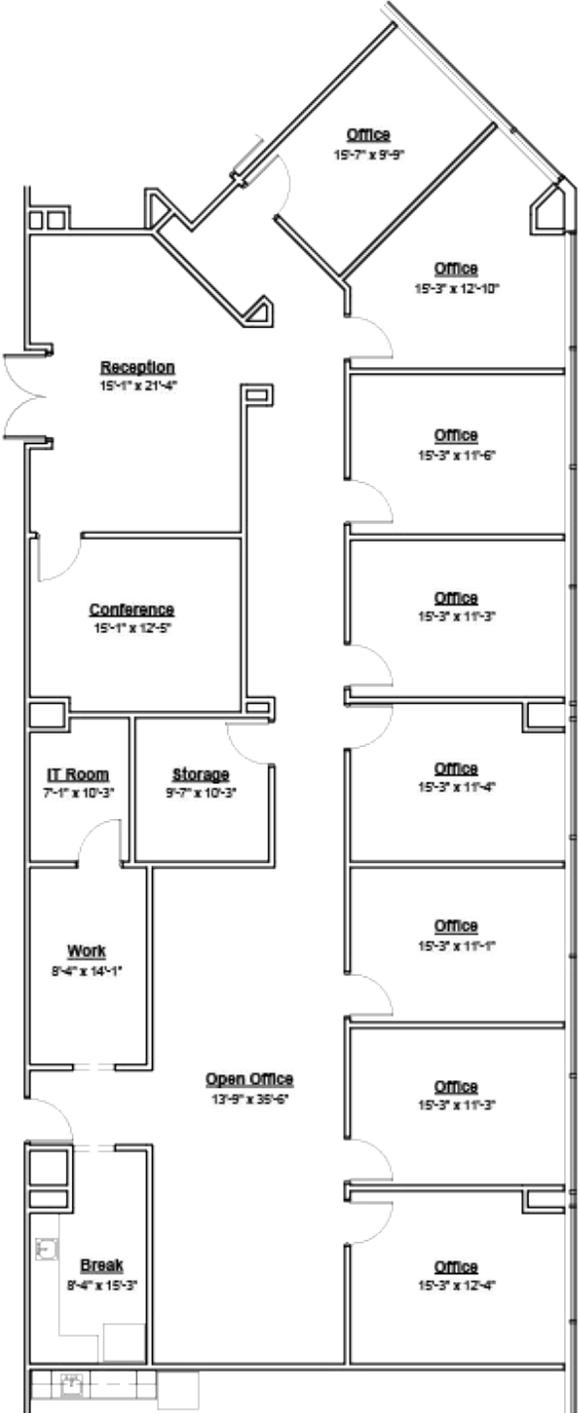
# FLOOR PLAN

Suite 420 | 1,560 SF



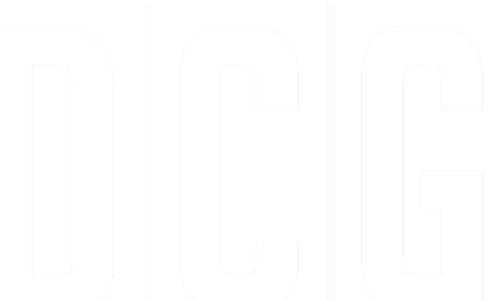
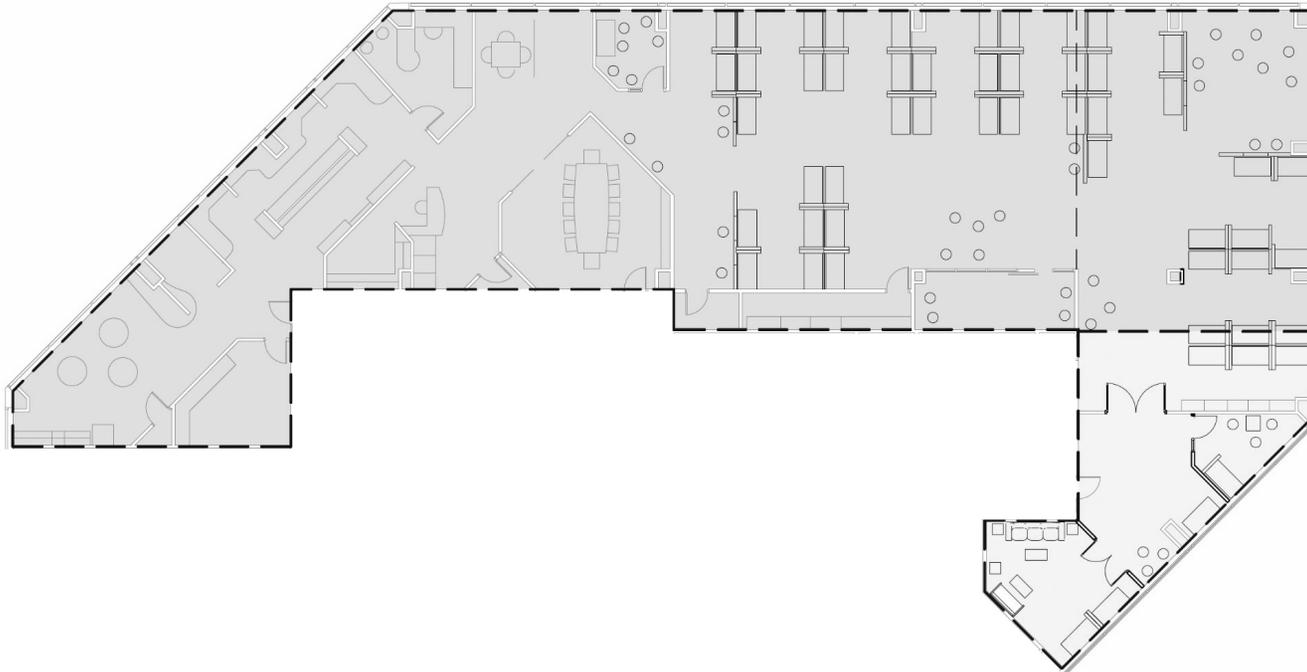
# FLOOR PLAN

Suite 510 | 4,040 SF



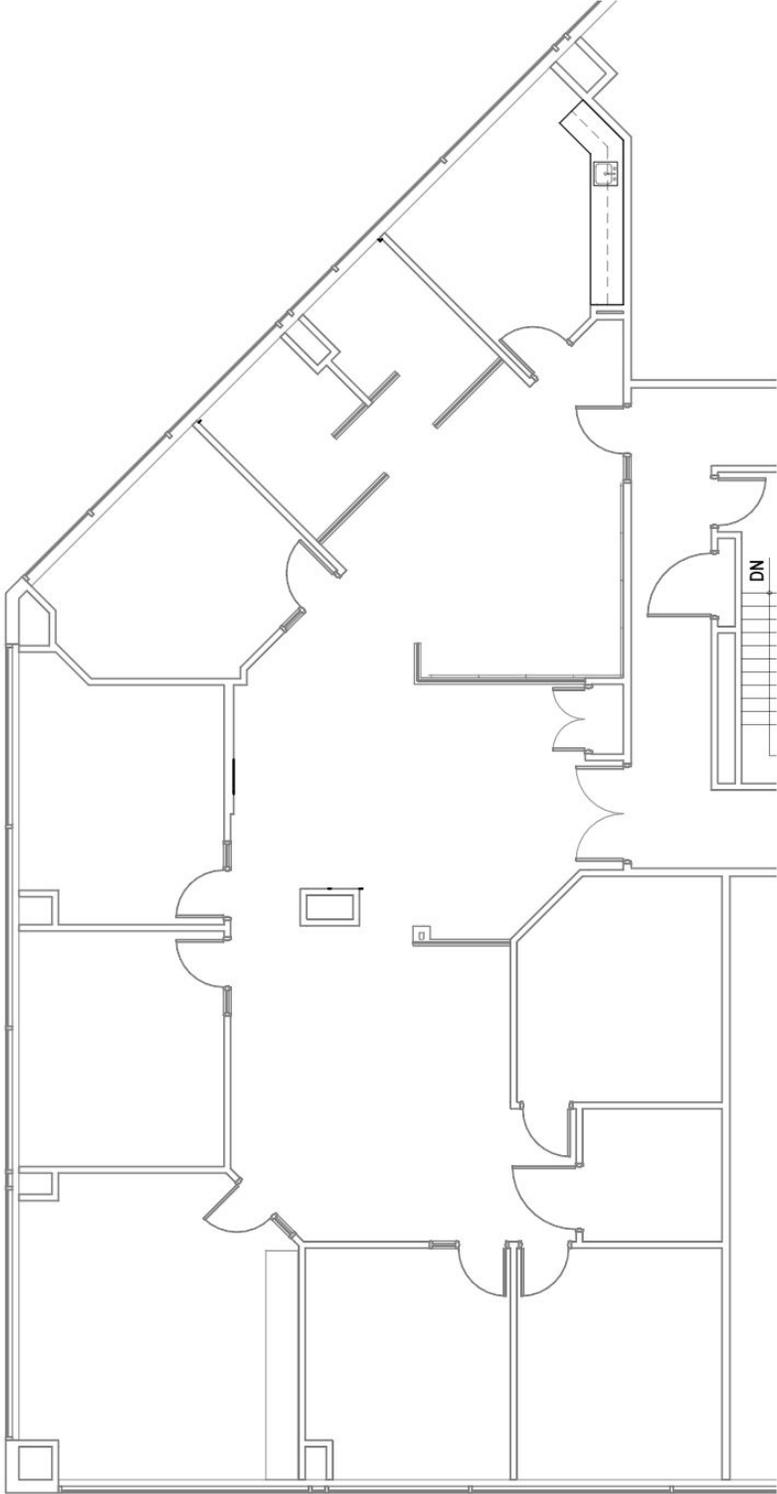
**FLOOR PLAN**

**Suite 800 | 9,670 SF**



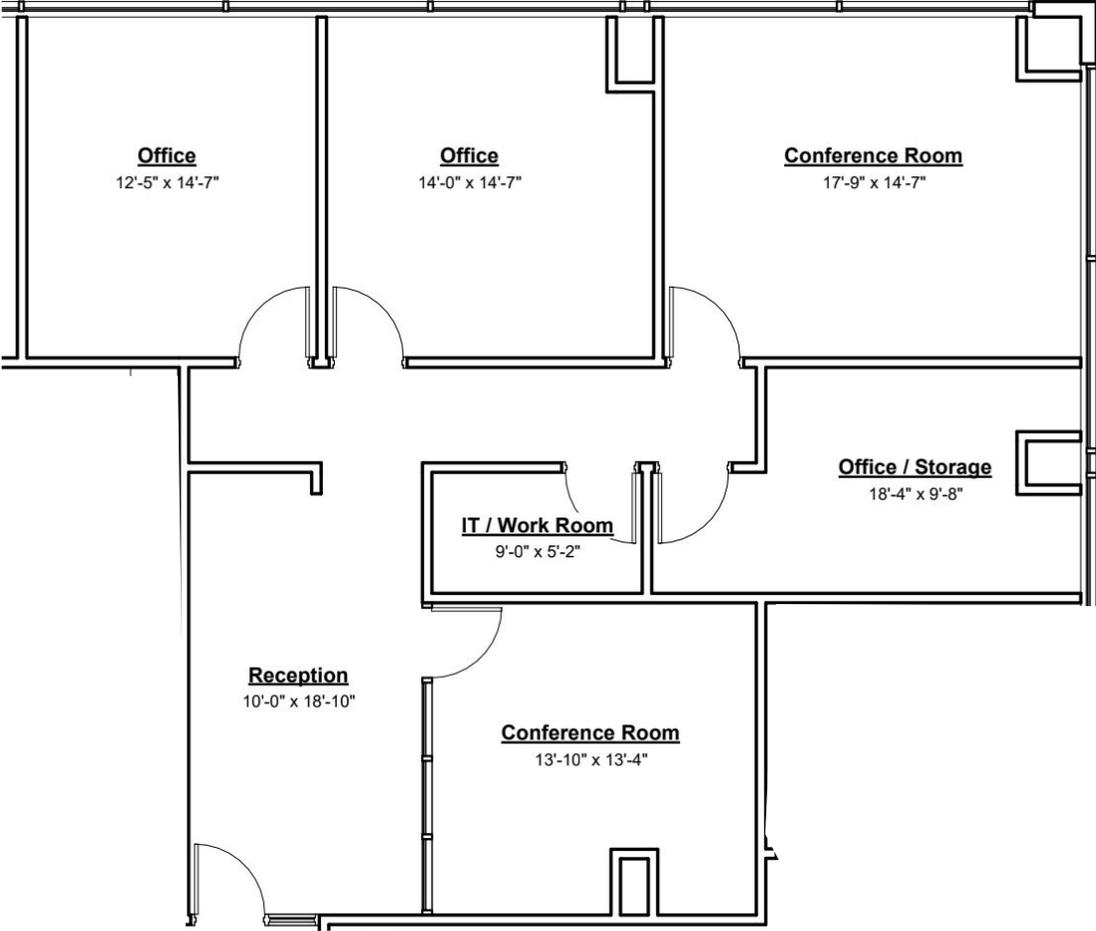
**FLOOR PLAN**

Suite 980 | 4,091 SF



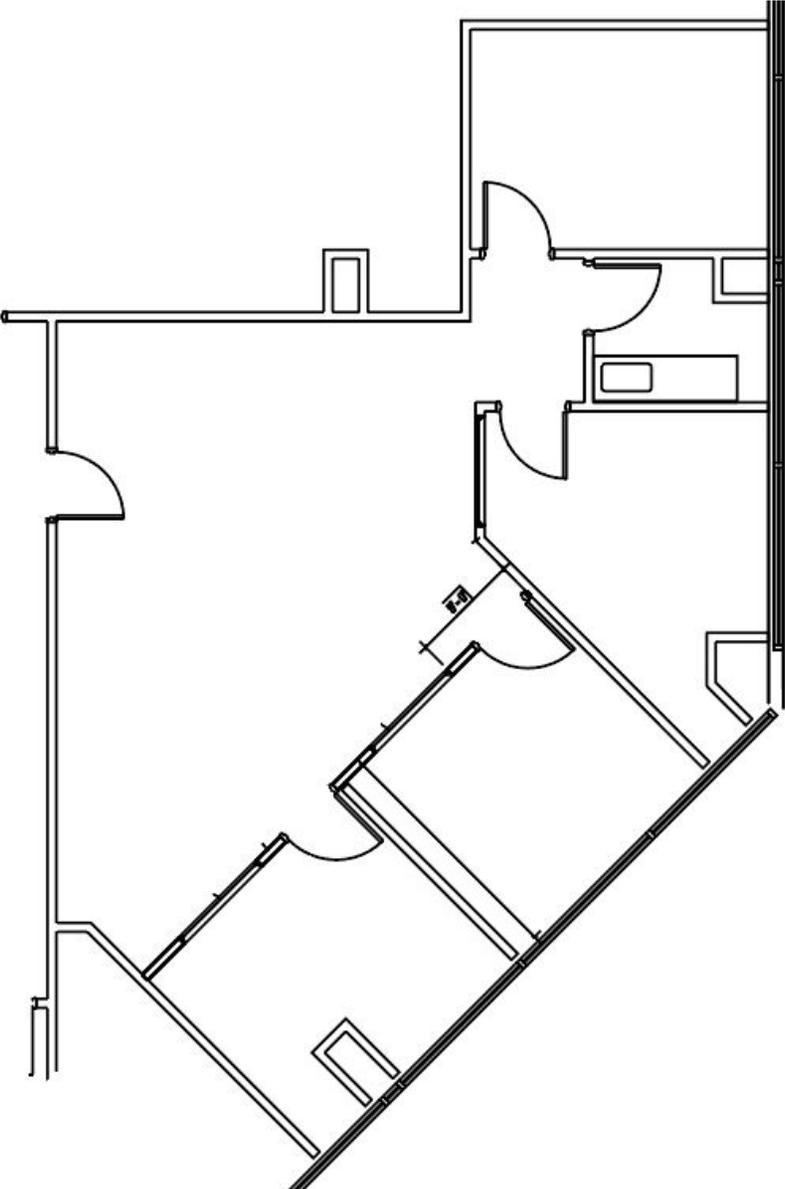
**FLOOR PLAN**

**Suite 1050 | 1,703 SF**



**FLOOR PLAN**

**Suite 1080 | 1,416 SF**



**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

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



**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



**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.

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

| 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%     |

