

# SHARLANDS SQUARE

6295 SHARLANDS AVE  
RENO, NV 89523

OFFICE  
FOR LEASE



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CORFAC  
INTERNATIONAL



## ABOUT THE PROPERTY

- Professional office building located in the Sharlands Square shopping center in Northwest Reno on the corner of Sharlands Ave and Robb Dr.
- Convenient and easy access to I-80 East and West
- Well appointed office layout with two private offices and open bullpen room area.
- Next to an array of retail amenities including Eagle Fitness, Moxies restaurant, Port of Subs, Burger Me, Starbucks, and more.



**LEASE RATE | NEGOTIABLE**

**NNN EXPENSES | \$0.60/PSF**

**SUITE 104B | 601 RSF**

**APN | 212-134-02**

**ZONING | PD**  
*PLANNED DEVELOPMENT*

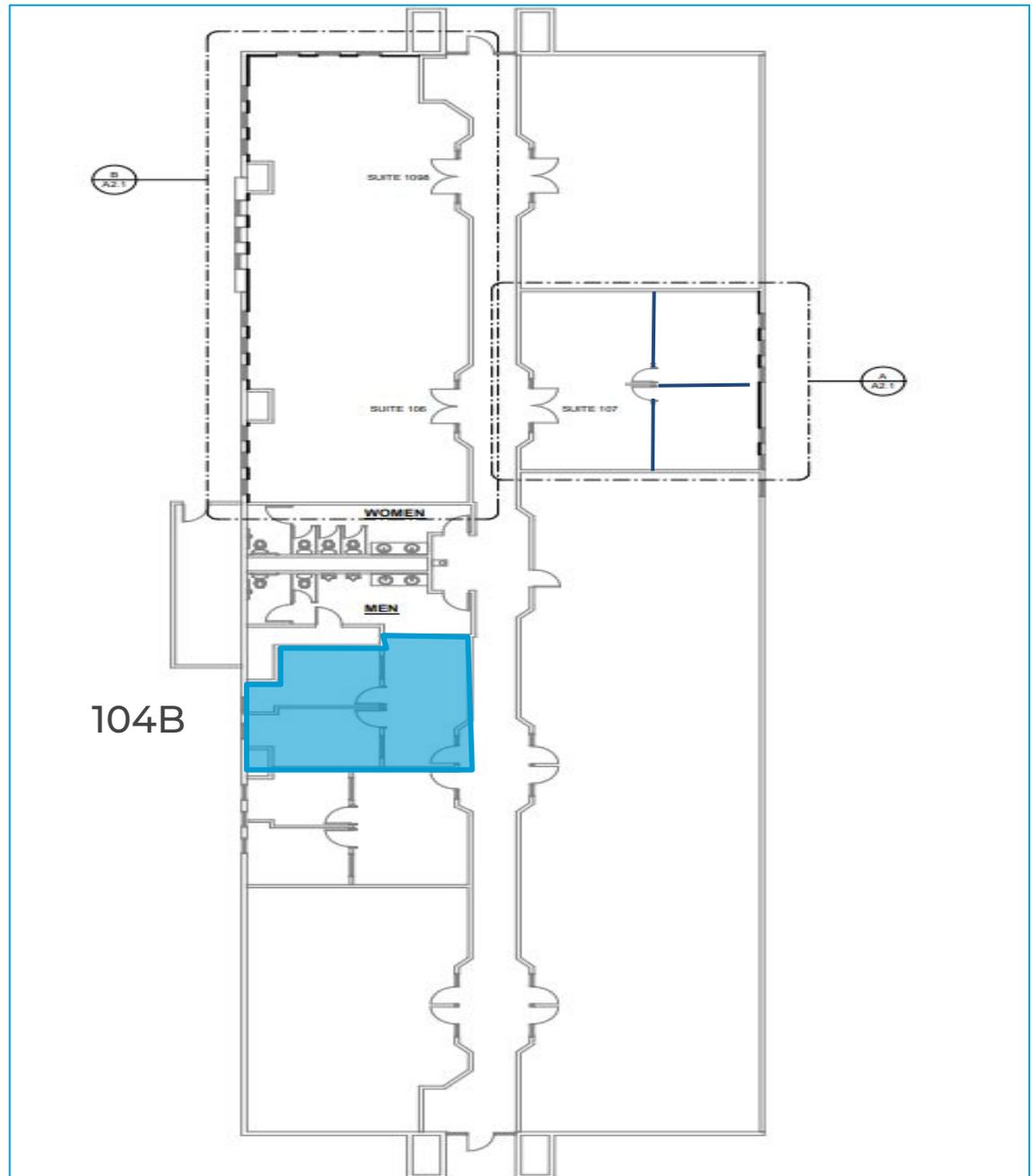
**YEAR BUILT | 2004**



**SUITE 104B**  
**FLOOR PLAN**

**601**  
**RENTABLE SQUARE FEET**

**2**  
**PRIVATE OFFICES**



**PARCEL MAP**

**ROBB DR**

**SHARLANDS AVE**

**6295  
SHARLANDS AVE**



AREA MAP

ADVENTURE'S FIRST STOP  
**MAVERIK**



**6295**  
SHARLANDS AVE



**PORT OF SUBS**  
Sliced Fresh Sandwiches!

**SAINT MARY'S**  
MEDICAL GROUP

**Renown**  
HEALTH

**Eagle**  
*Fitness*



SHARLANDS AVE

**Hampton**  
Inn & Suites



# Demographics



Primary Traffic Counts (24 hrs.)

**Robb Dr - 17,600 AADT**



Units in 1 Mile radius

**5,450+**

**6295  
SHARLANDS AVE**

**5 MILES**

**3 MILES**

**1 MILE**

	1 Mile	3 Miles	5 Miles
<b>Population</b>	12,176	62,740	139,472
<b>Average Household Income</b>	\$120,613	\$139,172	\$118,098
<b>Households</b>	5,450	27,218	63,948
<b>Population Growth Rate 2023-2028</b>	0.47%	0.41%	0.78%

**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%





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