

FOR LEASE

421 COURT STREET



Office

PRODUCT TYPE



±143 – 678 SF

SIZE



Immediately

AVAILABLE



Dan Oster Sr.

Sr. Vice President / Principal
(775) 336 4665
doster@naalliance.com
NRED N°: B.0143648.LLC,
BUSB.0007166.BKR

NA Alliance

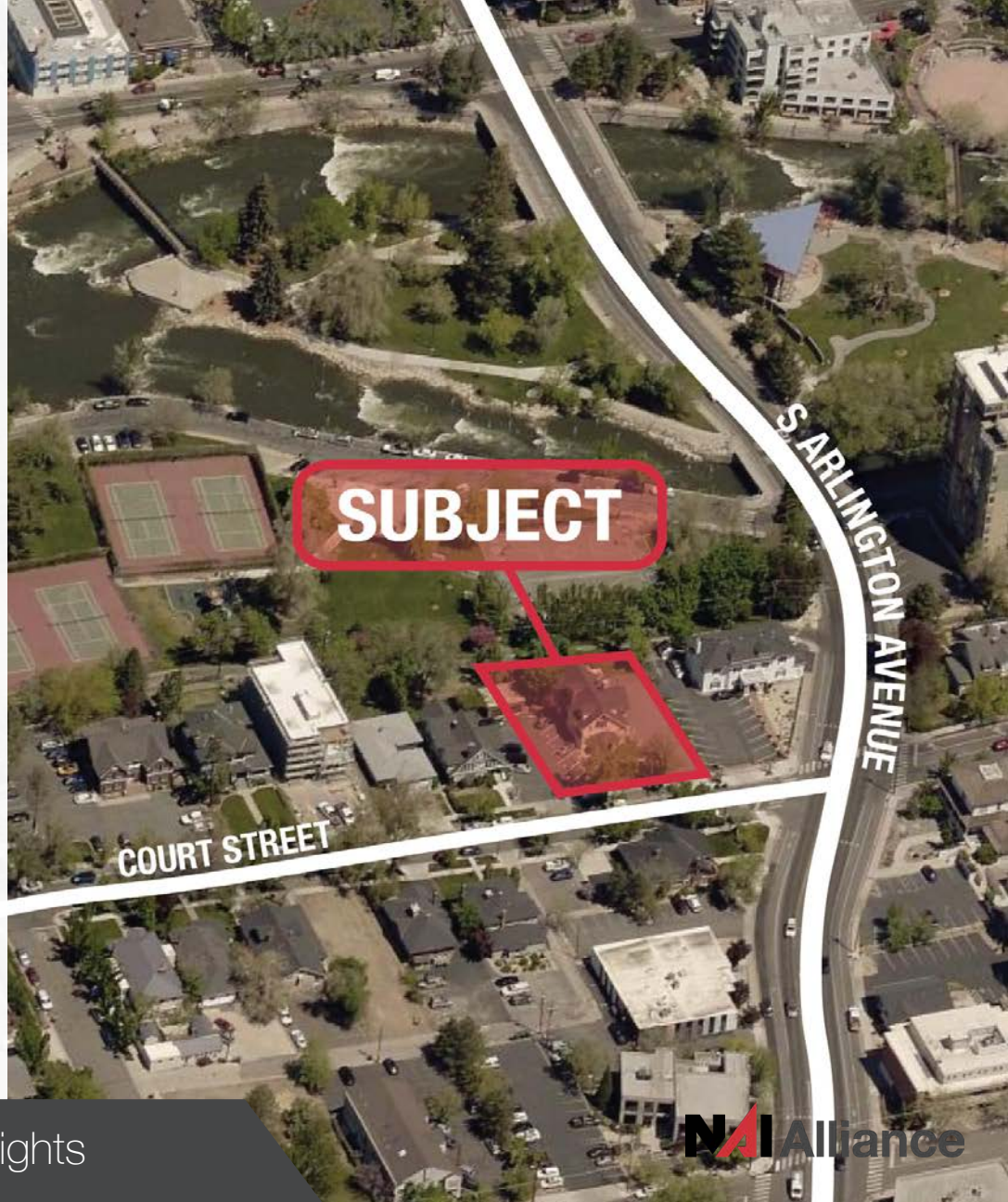


Property Highlights

This office building is located near downtown allowing excellent access to shopping, restaurants, entertainment & housing. Located off of South Arlington Avenue places the building between midtown and downtown with quick and easy access to I-80.

Property Details

Address	421 Court Street Reno, NV 89501
Available SF	±143 - 678 SF
Lease Type	Full Service Gross
Zoning	PO - Professional Office
APN	011-101-06
Year Built	1910
Parking Spaces	15
Amenities	Proximity to Truckee River, Restaurants, Midtown. Dedicated paved parking. Hardwood flooring and large floor to ceiling book shelves.



FOR LEASE || **421** COURT STREET




Office
PRODUCT TYPE


±143 – 303 SF
AVAILABLE SF


FSG
LEASE TYPE


Now
AVAILABLE



Unit	Size (SF)	Rate/Mo	Available
Suite 1	±143	\$500	Immediately
Suite 2	±303	\$750	Immediately
Suite 5	±232	\$750	Immediately

5-MILE KEY FACTS



243,326
POPULATION



5.5%
UNEMPLOYMENT



HOUSEHOLD
SIZE (AVG.)



MEDIAN
AGE

5-MILE INCOME FACTS



\$67,312

MEDIAN
HOUSEHOLD
INCOME



\$40,557

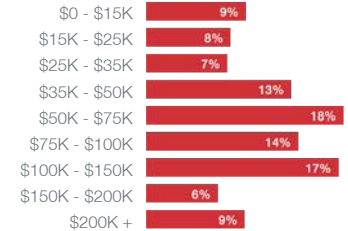
PER CAPITA
INCOME



\$94,803

MEDIAN
NET WORTH

HOUSEHOLDS BY ANNUAL INCOME



5-MILE BUSINESS FACTS



11,958
BUSINESSES



168,818
EMPLOYEES

5- MILE EDUCATION FACTS

14%

NO HIGH
SCHOOL
DIPLOMA



26%

HIGH
SCHOOL
GRADUATE



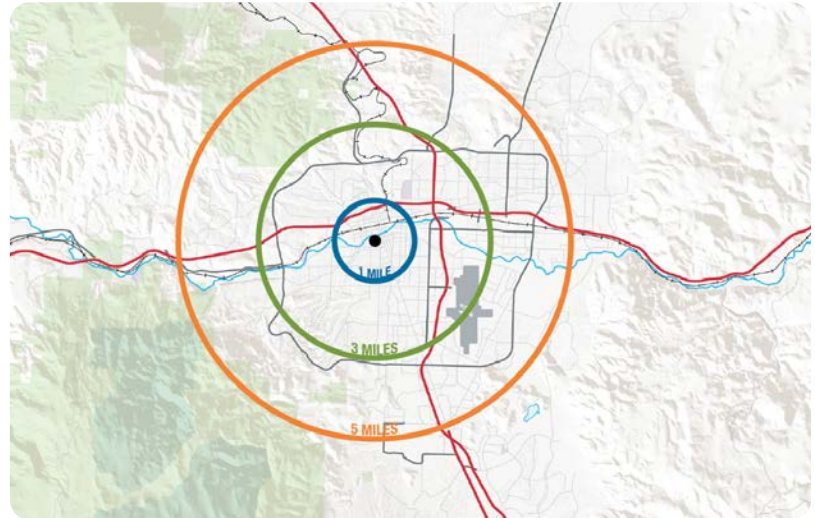
30%

SOME
COLLEGE



30%

BACHELOR'S
DEGREE



Source: 5 Mile Demographic Profile by ESRI



SUBJECT

COURT STREET

S ARLINGTON AVENUE

DISTANCE FROM SUBJECT

NEAREST  ON-RAMP	1 MI 5 MIN DRIVE
RENO-TAHOE AIRPORT	4 MI 15 MIN DRIVE
SOUTH RENO	11 MI 16 MIN DRIVE
CARSON CITY	30 MI 37 MIN DRIVE









Nevada is a business-friendly state with a very low-regulation environment, a streamlined licensing and approval processes, and a favorable tax environment for business and industry. A state with the workforce, education, and infrastructure in place to support economic development.



THE BEST IN THE WEST

The Tax Foundation's 2023 State Business Tax Climate Index named Nevada the 7th best in the country. The Index looks at five areas of taxation including corporate tax, individual income tax, sales tax, unemployment insurance tax, and property tax. It is designed to show how well states structure their tax systems and provides a road map for improvement.

No Tax on

-  Corporate Income Tax
-  Corporate Shares Tax
-  Franchise Tax
-  Personal Income Tax
-  Franchise Tax on Income
-  Inheritance or Gift Tax
-  Unitary Tax
-  Estate Tax

Tax Abatement on

-  Sales & Use Tax
-  Modified Business Tax
-  Personal Property Tax
-  Real Property Tax (for Recycling)
-  Aviation Parts Tax
-  Data Center Tax



61 OPPORTUNITY ZONE DESIGNATIONS

In June 2018, 61 of Nevada's low-income census tracts received official designation as Qualified Opportunity Zones (QOZ) by the U.S. Department of Treasury and the IRS. The tax incentives reduce taxes on realized capital gains that are quickly reinvested into these designated census tracts by providing three benefits:

-  The deferral of taxes
-  A reduction in taxes by 10 to 15 percent
-  The exclusion of capital gains tax on appreciation if held for 10 years

Sources: 2022 State Business Tax Climate Index provided by the Tax Foundation
Tax + Opportunity Zone incentive details provided by the Nevada Governor's Office of Economic Development

FOR LEASE

421 COURT STREET



Dan Oster Sr.

Sr. Vice President | Principal
(775) 336 4665
doster@naalliance.com
NRED N#: B.0143648.LLC,
BUSB.0007166.BKR

NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.

NAAlliance