

FOR LEASE

421 COURT STREET



Office

PRODUCT TYPE



±143 – 678 SF

SIZE



Immediately

AVAILABLE



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NAI Alliance

NO PARKING
COURT ST
ONLY
FOR OTHERS
TO PARK
ON COURT ST

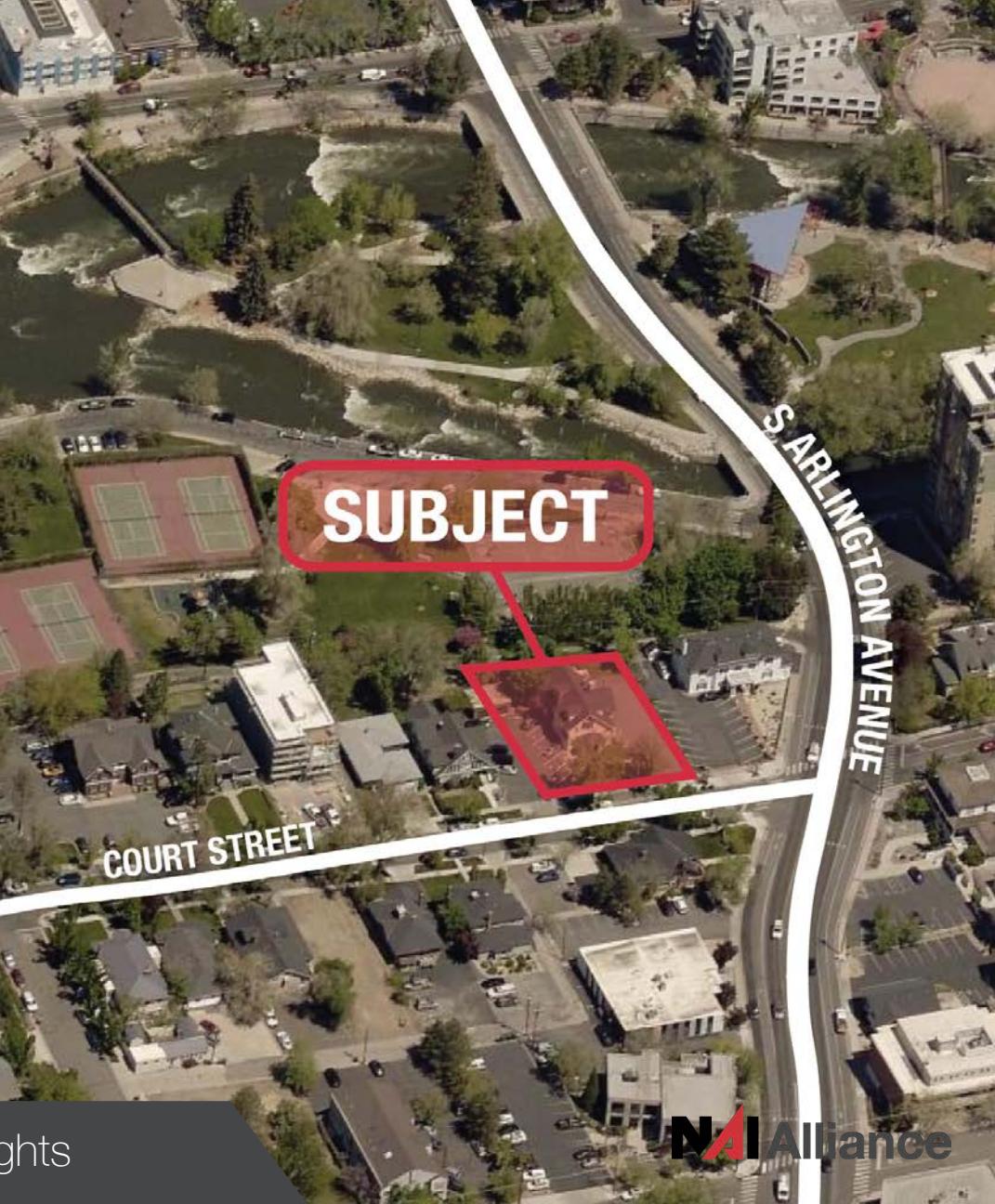


Property Highlights

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
Proximity to Truckee River, Restaurants, Midtown.	
Amenities	Dedicated paved parking. Hardwood flooring and large floor to ceiling book shelves.



Aerial Map + Property Highlights

NAI Alliance

FOR LEASE || **421** COURT STREET



Property Photos



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



2.3
HOUSEHOLD
SIZE (AVG.)



36
MEDIAN
AGE

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

5-MILE INCOME FACTS



\$67,312

MEDIAN
HOUSEHOLD
INCOME



\$40,557

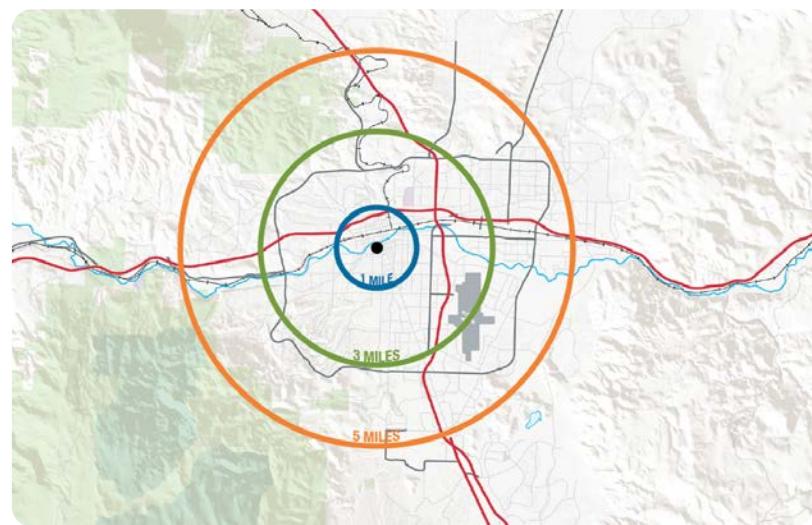
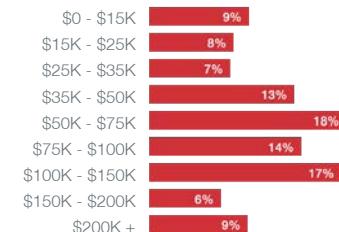
PER CAPITA
INCOME



\$94,803

MEDIAN
NET WORTH

HOUSEHOLDS BY ANNUAL INCOME



Source: 5 Mile Demographic Profile by ESRI



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

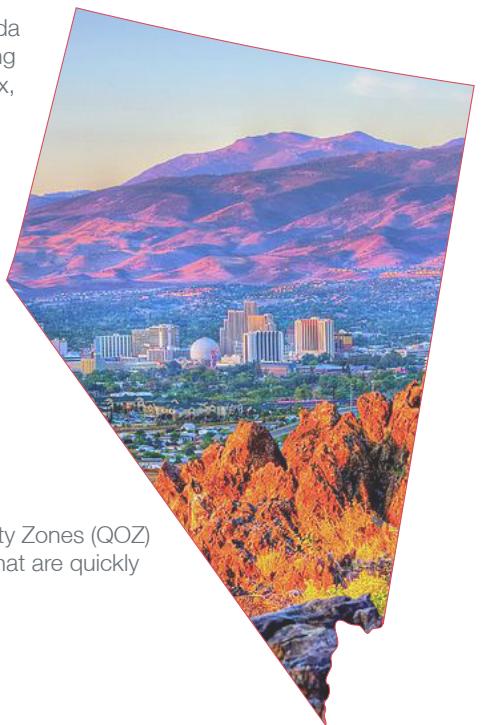
The Tax Foundation's 2023 State Business Tax Climate Index named Nevada the 7th best in the country. The Index looks at five areas of taxation including corporate tax, individual income tax, sales tax, unemployment insurance tax, and property tax. It is designed to show how well states structure their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

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