

10 State St
RENO, NV 89501

**OFFICE
FOR SALE
OR LEASE**



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CORFAC
INTERNATIONAL

10 State St
RENO, NV 89501



Sale Price | NEGOTIABLE

Lease Rate | \$1.80 **FSG**

Office Building Size | 18,726 SF

Lot Sizes | 0.357 AC

Year Built | 1950

Zoning | MD-RD

MIXED-USE DOWNTOWN RIVERWALK DISTRICT

APN | 011-603-03, 05





ABOUT THE PROPERTY

- Four-story office building located in the heart of Downtown Reno, just one block from the Truckee River and near the Reno Courthouse.
- Available for sale or lease, offering flexibility for both owner-users and investors
- Currently vacant, providing immediate occupancy and repositioning opportunity.
- Each floor is elevator served and set up for multi-tenant or single-tenant use.
- Functional office layouts throughout, featuring a mix of private offices and open areas
- 21 on-site parking spaces with additional parking available in the county garage on Center Street
- Walkable Downtown location with convenient access to public transportation, restaurants, and amenities.

SITE MAP



S CENTER ST

10
STATE ST

STATE ST

PINE ST

N



AREA MAP
SOUTHWEST

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



RESTAURANT
Churrasco
BRAZILIAN STEAKHOUSE

RESTAURANT
Peg's
Glossified
Ham n Eggs

N NEVADA MUSEUM OF ART

RESTAURANT
OLD STREET
Cafe

RENO JUSTICE COURT

RENO CITY HALL
ONE EAST FIRST STREET

RESTAURANT
TOP GUN
BRAVO

RESTAURANT
wild river
GRILLE

Discovery
Terry Lee Wells Nevada Discovery Museum



Pine State
BISCUITS

DOPO
pizza & pasta

patagonia

NATIONAL AUTOMOBILE MUSEUM
RENO, NEVADA

10
State St

PIONEER
CENTER

TRUCKEE RIVER

HOTEL
R
RENAISSANCE®
RENO DOWNTOWN HOTEL

BALLPARK

RENO Aces

COURTYARD
BY MARRIOTT



3 miles
134,062

5 miles
242,235

State St

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

RI - 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

Nevada is the 6th **fastest-growing state in the nation**,
according to the latest *U.S. Census* data.

– U.S. Census Bureau (2025)

Recognized by *US News* for being the No. 7
across the nation for Business Environment.

– US News (2024)



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



ORMAT



STATE OF
NEVADA



switch



CAESARS
ENTERTAINMENT.



INSURANCE



AMERCO



SNC
SIERRA
NEVADA
CORPORATION



Renown
HEALTH



its
logistics



MONARCH
CASINO RESORT SPA - BLACK HAWK



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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