

925

TAHOE BLVD UNIT 205
INCLINE VILLAGE, NV 89451

OFFICE FOR LEASE

LEASE RATE | \$1.95 *NNN

BUILDING SIZE | 1,755 SF

ZONING | TA-IVC (TAHOE - INCLINE VILLAGE COMMERCIAL)

APN | 132-231-06

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CORFAC
INTERNATIONAL



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INCLINE VILLAGE, NV 89451

ABOUT THE **PROPERTY**



925 Tahoe Blvd is located in the heart of Incline Villages' commercial corridor. The second floor suite features a large open work area, two offices and a small conference room/office.. The building is one of the few purpose built, professional office properties in Incline Village, and features one assigned parking spot located in the covered parking area as well as ample surface parking onsite.

AREA MAP

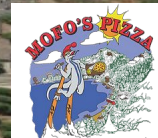
HYATT REGENCY



925 TAHOE BLVD UNIT 205



TAHOE BLVD



INCLINE ELEMENTARY SCHOOL



INCLINE VILLAGE COMMUNITY HOSPITAL

NORTHWOOD BLVD



VILLAGE BLVD

SOUTHWOOD BLVD

PARCEL MAP



925 TAHOE BLVD

3 miles
9,354

5 miles
13,110

POPULATION

VILLAGE BLVD

UMPQUA BANK

ACE
Hardware

Raley's

ROSEWOOD

ROOKIES
SPORTS BAR
AND GRILL

CHASE

TAHOE BLVD

925
TAHOE BLVD
UNIT 205

7
ELEVEN

INCLINED
burgers & brews

bite
TAHOE

T'S MESQUITE
ROTISSERIE

RAINBOW
PRINTING & OFFICE SUPPLY

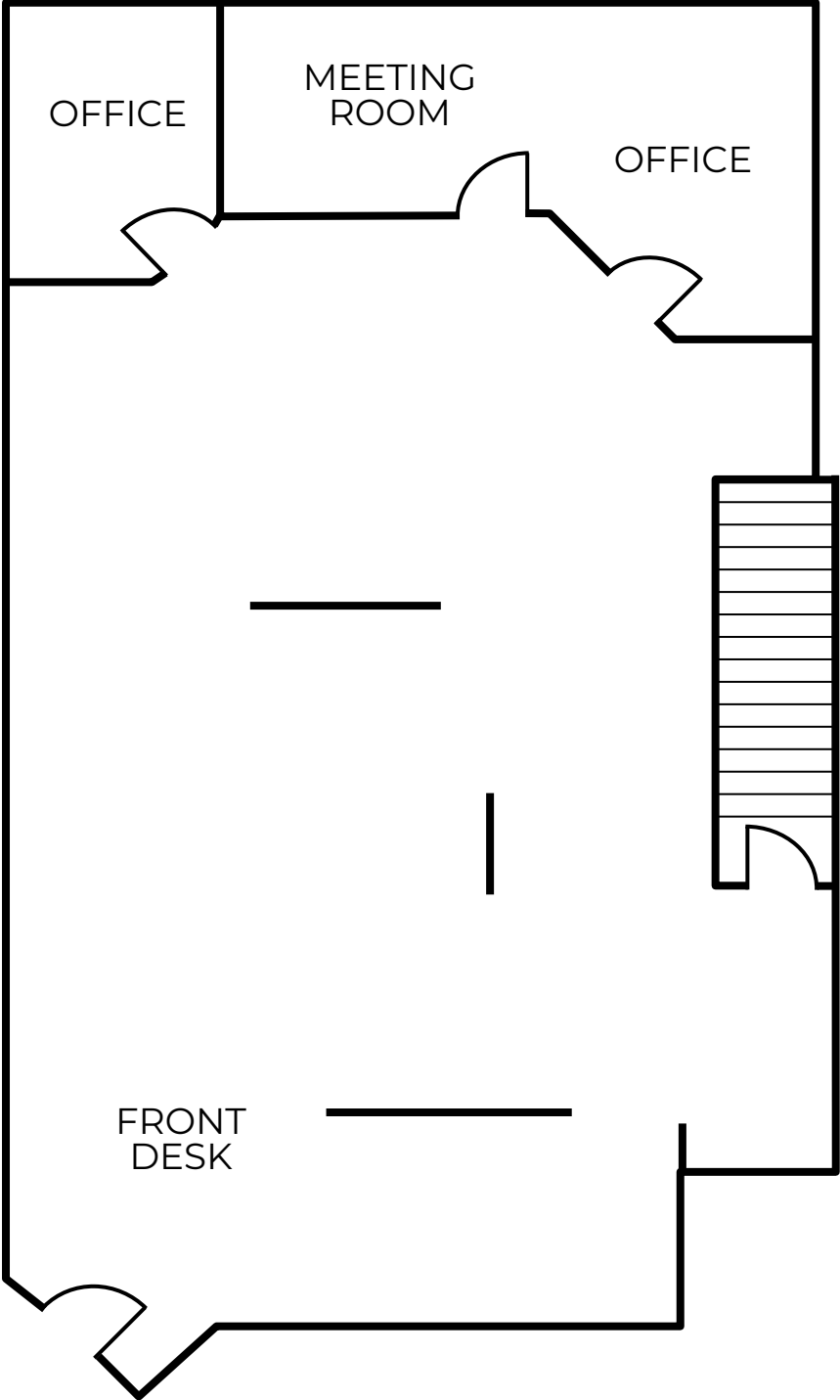
usbank

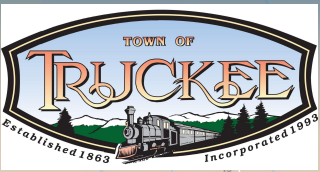
PROPERTY FEATURES

- CAM ≈ \$0.39
- Large open room, two offices and a small conference room/office on the 2nd floor
- 1,755 square feet of office space
- Garage parking included



FLOOR PLAN





30 MINUTES AWAY



CITY OF RENO

45 MINUTES AWAY

SUBJECT PROPERTY

LAKE TAHOE

INCLINE VILLAGE LIVABILITY FACTORS



18 SKI RESORTS
Within 1 hour



50 CHAMPIONSHIP GOLF COURSES
Within 1.5 hours



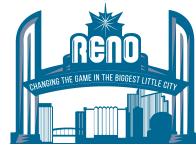
The Incline Village median home price reached \$2.5 million in Spring of 2021, nearly triple the number from 2020 as Tahoe luxury real estate continues to soar.



The University of Nevada, Reno at Lake Tahoe in Incline Village began operations on July 1, 2022, after entering into an agreement to acquire Sierra Nevada University. Current student enrollment is about 200 undergraduate and 350 graduate students per semester. The campus totals nearly 170,000 square feet of facilities, including residence halls, library, art center, dining facilities, parking and a research building.



30 MINUTES
TO TRUCKEE



45 MINUTES
TO RENO



3 HOURS
TO BAY AREA





WHY NORTHERN NEVADA?

TOP 10 RANKED STATE FOR BUSINESS

BUSINESS COST COMPARISONS

RENO NV

BAY AREA CA

	RENO NV	BAY AREA CA
Office lease rates (Class A)	Reno \$30-39	San Jose \$60-\$66 San Francisco \$78-\$84
State Corporate Income Tax	NO	8.84%
State Income Tax	NO	< 13.3%
Capital Gains Tax	NO	< 13.3%
Unemployment tax	0.3%-5.4%	1.5%-6.2%
Average hourly earnings (software developer/programmer)	\$43.09	\$64.97
Workman's comp	Average cost (per \$100 payroll)- \$1.18 Payroll cap \$36,000	Average cost (per \$100 payroll)- \$2.87 Payroll cap NA
Utility (elec.) rates for medium size office	\$.078/kWh	San Francisco \$.157/kWh
Right-to-work state	YES	NO

45
MINUTES TO
RENO



3 HRS
TO BAY AREA

GROWING TECHNOLOGY ECOSYSTEM

- Tesla, Apple, Google, Microsoft, Blockchains, Intuit, Switch, Clear Capital, Figure Technologies, Talage, rfxcel, Rackspace, Alchemy/Workday, SoFi, Bombora, Sierra Nevada Corp, Redwood Materials, Figure and Ridgeline

FINTECH & BIOTECH HEADQUARTERS

- Home to StemExpress, PayCertify Headquarters - creating over 200 new jobs
- Nanotech Energy — a leading manufacturer of graphene and the sole producer of non-flammable, graphene batteries

MORE ADVANTAGES

- Fintech development: Nevada Sandbox Program
Data latency Reno-Las Vegas-Los Angeles-Bay Area < 7ms
- Home to the University of Nevada, Reno — 17,000 students
Ranked Tier 1 and Carnegie R1

HELPFUL LINKS

- Nevada Business advantages [CLICK HERE](#)
- Nevada New Market Tax Credit (NMTCT) [CLICK HERE](#)
- Nevada Sandbox Program [CLICK HERE](#)
- Nevada Business FAQ [CLICK HERE](#)

THE NEW NEVADA

Grow Your Business Here.

NORTHERN NEVADA



CITY OF RENO

- **Over 100 new start up companies** have set up shop in Northern Nevada in the past 2 years.
- Ranked in **TOP 10** places to live.
- Ranks **6TH** in Gen Z City Index for best places to live.
- Average commute time is **20 MINUTES**.

BUSINESS FRIENDLY



- Ranked in **TOP 10** states for best business tax climate.
- Ranked in **TOP 10** states for business incentives.

TECHNOLOGY INFRASTRUCTURE



- Major data centers: **Switch, Apple, Rackspace**.
- Research Collaboration.
- Home to **New Deantronics, Panasonic, Sierra Nevada Corporation**
- **“Super-Loop”** Fiber Network in Progress.

REAL ESTATE, LAND, RESOURCES



- Affordable large-scale real estate and water available.
- Large Industrial Space.
- (**Tesla Gigafactory** in the Tahoe Reno Industrial Center).

ENTREPRENEURIAL ECOSYSTEM



- Ranked as one of the **14 best** startup cities in America.
- Support for entrepreneurs from education, mentorship and funding.
- Home to **Switch, Filament, Flirtey, Bombora, Iris Automation, Clickbio, My-Vr and Many More**

SHIPPING HUB



- Less Than **1-Day** Truck Service To **> 60 M Customers, 8 States, 5 Major Ports**.
- **2-Day** Truck Service to **11 States**.

TAX ADVANTAGES



- **No** Corporate Tax
- **No** Personal Income Tax
- **No** Inventory Tax
- **No** Franchise Tax
- **No** Special Intangible Tax

TIER 1 UNIVERSITY



- University of Nevada Reno, more than **20,000 students**
- **R1** - University for Research by Carnegie Classifications

WORKFORCE DEVELOPMENT



- Meeting the changing needs of industry through higher education, new college technical programs, industry certifications, steam programs, and attracting talent to the region.



ICONIC COMPANIES IN **NORTHERN NEVADA**

Tesla plans to invest \$3.6 billion to expand Gigafactory, introducing two new factories; a battery manufacturing facility and a truck factory that can support approximately 3,000 new team members.



TESLA

Gigafactory Nevada currently spans 5.4 million square feet and represents a \$6.2 billion investment for Tesla to date. Annually Tesla produces 7.3 billion battery cells, 1.5 million battery packs, 3.6 million electric vehicles and 1 million energy modules, employing over 11,000 staff members.

Switch is the largest, most advanced data center campus in the world encompassing up to 1.3 million square feet on 2,000 acres in the Tahoe Reno Industrial Center. The facility is powered 100-percent by renewable energy.



Google/Alphabet owns 1,210 acres in The Tahoe Reno Industrial Center a few miles south of Tesla's Gigafactory. The land will reportedly house a future data center and could also host a testing track for Waymo, the Alphabet-owned autonomous driving company.



ITS Logistics is a premier Third-Party Logistics company that provides creative supply chain solutions. ITS logistics headquarters is located in Sparks, Nevada. ITS logistics also has a 40,000 square foot office located in the heart of Downtown Reno and over 1.5 million square feet of warehouse in Reno/Sparks.



New Deantronics built a 200,00 square foot medical device technology campus in the Spanish Springs Industrial Park in 2021. The industrial park is home to well known companies like U-Haul, San Mar and Foot Locker.



Panasonic

Panasonic added 94,483 square foot campus located in Reno's airport submarket. The location is the PENA's division headquarters and features state of the art engineering labs, employee recruitment and training facilities and other functions.



Dragonfly Energy has a 99,000 square foot facility in Reno Nevada and has created over 150 jobs. Dragonfly Energy is an industry-leading manufacturer of deep cycle lithium-ion batteries and is spearheading conventional and solid-state lithium-ion battery research and development worldwide.



Apple's \$1 Billion data campus at the Reno Technology Park continues to expand years after its announcement in 2017 with over 100 employees and claims to get 100% of its power from renewable energy sources.



Redwood Materials is creating a closed-loop, domestic supply chain for lithium-ion batteries across collection, refurbishment, recycling, refining, and remanufacturing of sustainable battery materials. Headquartered in Carson City, with a 173 acre battery recycling operation at the Tahoe-Reno Industrial Center and leasing 670,000 square feet of Class A industrial space inside the Comstock Commerce Center. Redwood expects to invest \$3.5 billion in Northern Nevada over the coming decade and hire more than 1,500 people at their Tahoe-Reno Industrial Center site.

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