

FOR LEASE

405 - 425 GENTRY WAY



Office / Retail
PRODUCT TYPE



±636 - 6,173 SF
AVAILABLE SF



\$0.75 - \$1.00
RATE




NNN
LEASE TYPE



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BUSB.0007166.BKR

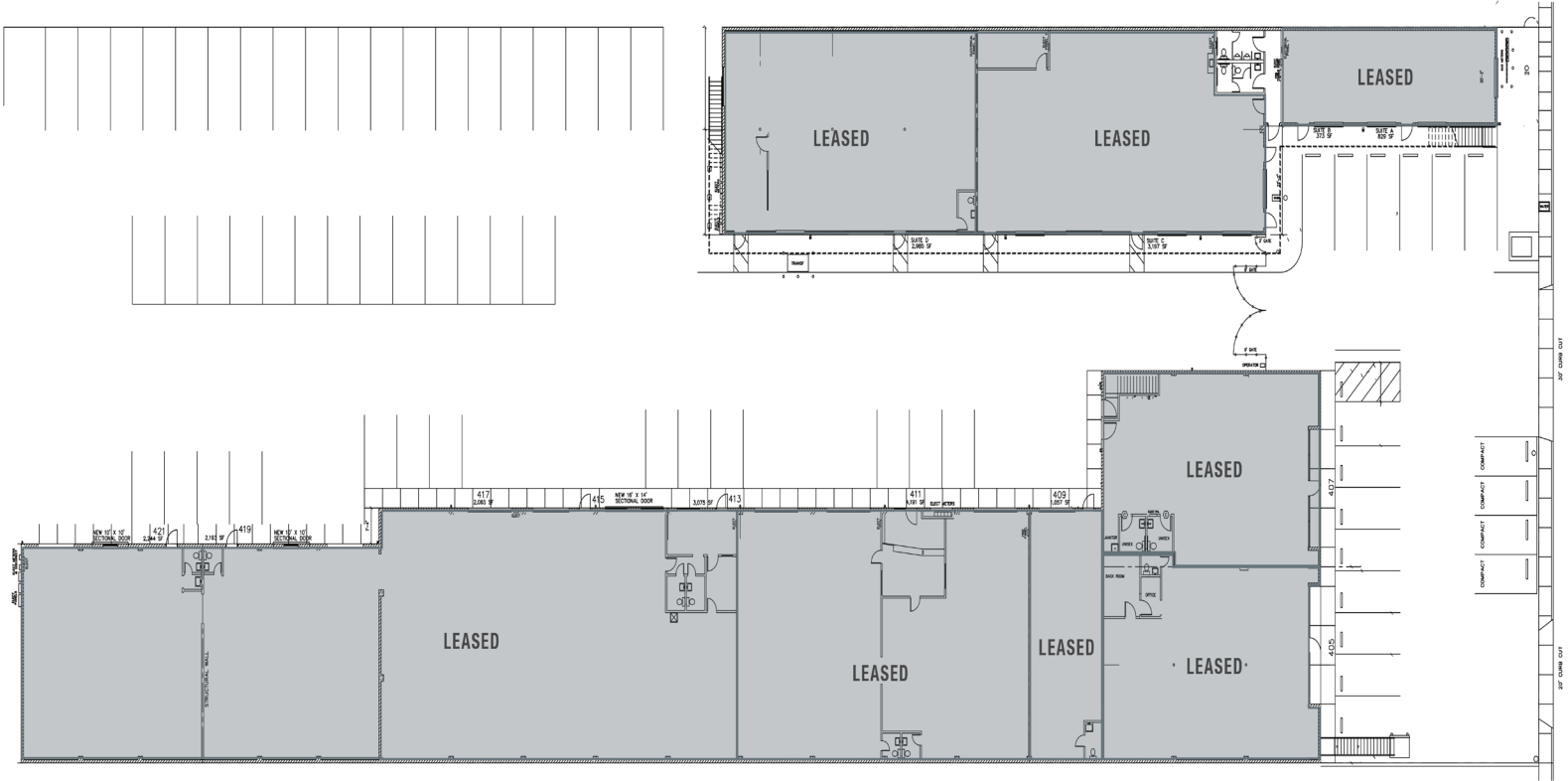



±636 - 6,173 SF
SIZE


\$0.75 - \$1.00
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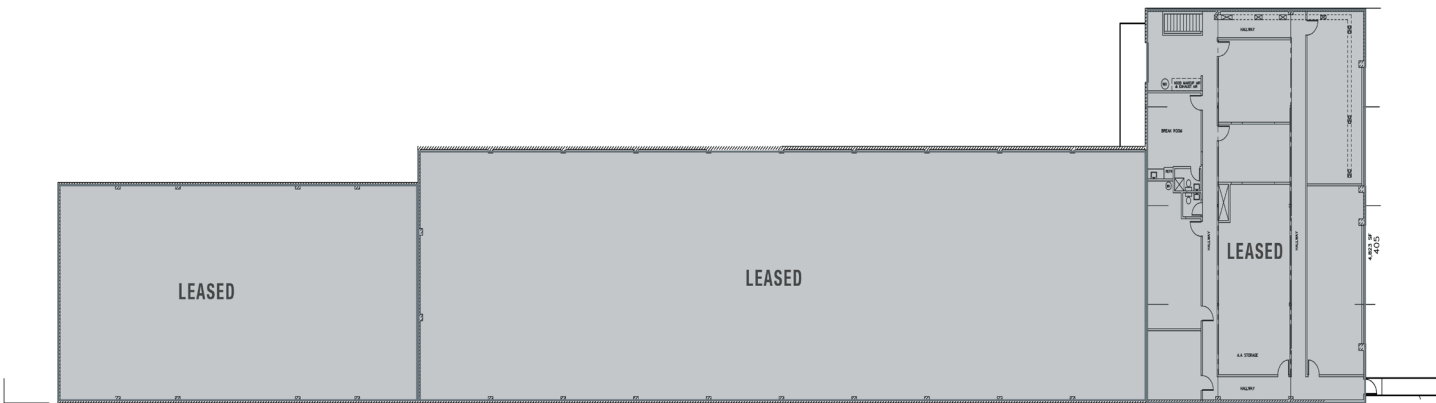
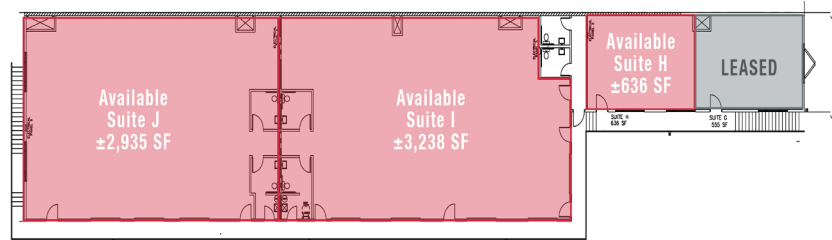
1ST FLOOR

±636 - 6,173 SF
SIZE

\$0.75 - \$1.00
RATE

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Available Units

SQ.FTG

Rate

425 Gentry Way Suite H	±636 SF	\$1.00 /PSF
425 Gentry Way Suite I	± 3,238 SF	\$0.75 /PSF
425 Gentry Way Suite J	± 2,935 SF	\$0.75 /PSF
425 Gentry Way Suite J-I (Combined)	±6,173 SF	\$0.75 /PSF

2ND FLOOR



±636 - 6,173 SF

SIZE



\$0.75 - \$1.00

RATE



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Office / Retail

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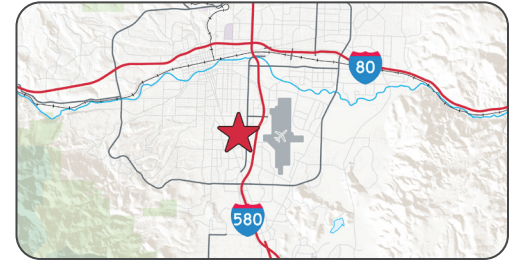


Exterior Photos

NAIAlliance

FOR LEASE

405 - 425 GENTRY WAY



SUBJECT



GENTRY WAY

Property Highlights


405-421 & 425 Gentry is a office/retail complex with a wide range of layouts for office, storage, and retail spaces. This location is set up with multiple open spaces that can be divided up to create smaller spaces. Owner is a general contractor and can facilitate quick TIs.


Located ±0.5 miles north of East Moana Lane with easy access to I-580 and only minutes a way from Reno / Tahoe International airport.

Property Details

Address	405 - 425 Gentry Way Reno, NV 89502
Available SF	±636 - 6,173 SF
Lease Rate	\$0.75 - \$1.00/SF
Lease Type	NNN
OPEX	\$0.08
Parking	18 Available Spaces Open 47 Available Spaces Secured Ample Street parking
APN	020-191-15 020-191-23
Year Built	1968 - 1981
Zoning	GC - General Commercial

Aerial Map + Property Highlights


±636 - 6,173 SF
SIZE


\$0.75 - \$1.00
RATE


NNN
LEASE TYPE


Office / Retail
PRODUCT TYPE

5-MILE KEY FACTS



231,791
POPULATION



5.9%
UNEMPLOYMENT



2.3
HOUSEHOLD
SIZE (AVG.)



37
MEDIAN
AGE

5-MILE INCOME FACTS



\$61,061

MEDIAN
HOUSEHOLD
INCOME



\$39,693

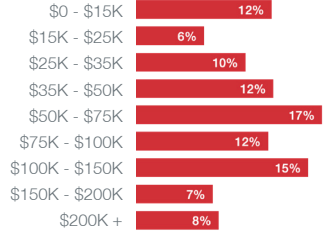
PER CAPITA
INCOME



\$61,398

MEDIAN
NET WORTH

HOUSEHOLDS BY ANNUAL INCOME



5-MILE BUSINESS FACTS



12,672
BUSINESSES



185,711
EMPLOYEES

5- MILE EDUCATION FACTS

12%

NO HIGH
SCHOOL
DIPLOMA



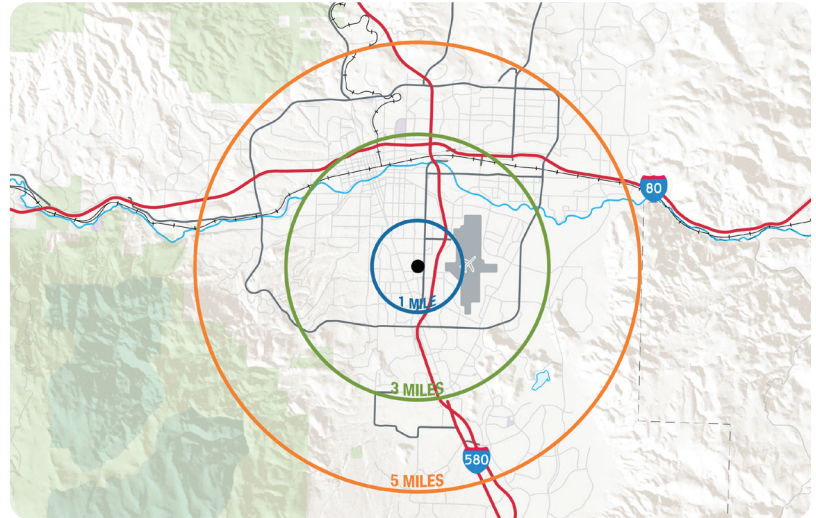
25%
HIGH
SCHOOL
GRADUATE



29%
SOME
COLLEGE



34%
BACHELOR'S
DEGREE



Source: 5 Mile Demographic Profile by ESRI

FOR LEASE

405-425
GENTRY WAY

580

SUBJECT

RENO-TAHOE
INTERNATIONAL AIRPORT

GENTRY WAY

W MOANA LN

S VIRGINIA ST

DISTANCE FROM SUBJECT

NEAREST 580 ON-RAMP	0.5 MI 2 MIN DRIVE
RENO-TAHOE AIRPORT	2.5 MI 10 MIN DRIVE
SOUTH RENO	4 MI 15 MIN DRIVE
CARSON CITY	25 MI 30 MIN DRIVE

Area Map



±636 - 6,173 SF

SIZE



\$0.75 - \$1.00

RATE



NNN

LEASE TYPE



Office / Retail

PRODUCT TYPE

407 Gentry Way 1st Floor



Available Units - Interior



±636 - 6,173 SF

SIZE



\$0.75 - \$1.00

RATE



NNN

LEASE TYPE



Office / Retail

PRODUCT TYPE

425 Gentry Way Suite I



425 Gentry Way Suite J



Available Units - Interior



±636 - 6,173 SF

SIZE



\$0.75 - \$1.00

RATE



NNN

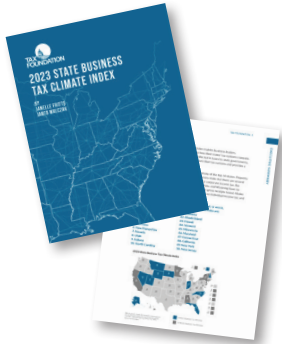
LEASE TYPE



Office / Retail

PRODUCT TYPE

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

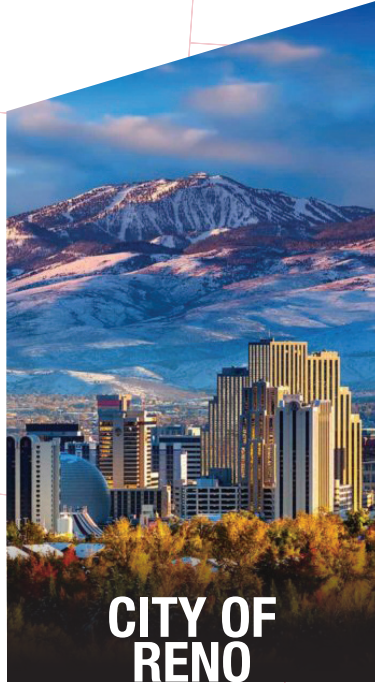
405 - 425
GENTRY WAY



WASHOE COUNTY

Washoe County is in the Northwest corner of Nevada, along the California and Oregon borders.

Since 2010, the population of Washoe County has grown by nearly 20%. It is the second most populous county in Nevada, behind Clark County.



CITY OF RENO

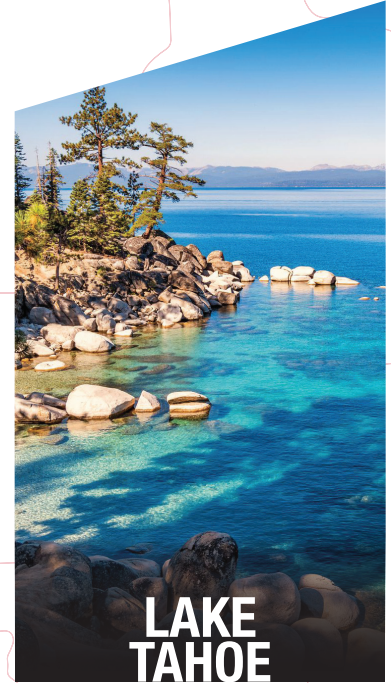
Named #1 Small City by *BestCities.org* in 2020, the Reno area hosts over 5m annual visitors for events like the Reno Rodeo, Street Vibrations, and more.

Reno is home to a robust mix of the world's top businesses and a burgeoning arts community.



TRI CENTER

Tahoe Reno Industrial Center is the largest industrial park in the world. It offers many unparalleled benefits including pre-approved industrial uses, 7-day turnaround on grading permits, 30-day turnaround on building permits, and in-place roads and utilities.



LAKE TAHOE

Lake Tahoe is less than 25 miles from downtown Reno, a short drive for Northern Nevada's residents and visitors.

Tahoe is a year-round outdoor attraction offering beautiful beaches and views, sports and relaxation, and gourmet food and beverage experiences.

About Northern Nevada

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