

FOR LEASE

THE TIMBERS OFFICE PARK



±319-789 SF
AVAILABLE SIZE



Office
PRODUCT TYPE



\$1.55/SF
LEASE RATE

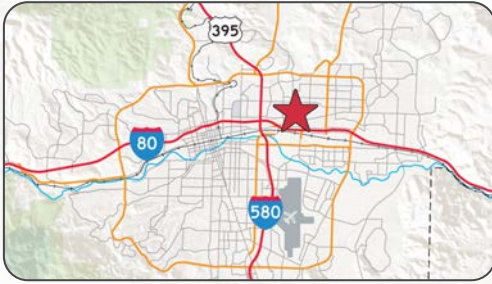


FSG
LEASE TYPE



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

The Timbers Office Park is a two-story, multi-tenant office building located in at 1855 Sullivan Ln in Sparks. The recently remodeled property offers private office space and a shared conference room available to all tenants. Tenants will enjoy ample surface parking on a recently resurfaced lot.

The neighborhood is less than 5 minutes from the nearest Interstate 80 and 580 on ramps and is close to numerous shopping and dining amenities including 7-Eleven, Starbucks, WinCo, Home Depot, PetCo and more.

Property Details

| | |
|----------------|--|
| Address | 1855 Sullivan Lane Sparks, NV 89431 |
| Total SF | ±14,432 |
| Zoning | Multifamily Residential District |
| Submarket | Sparks |
| Lot Size | 0.58 acres |
| Year Built | 1979 |
| Year Remodeled | 2019 |
| APN | 026-422-01 |



FIRST FLOOR



SECOND FLOOR



| Suite | Available | Size | Rate | Lease Type | Lease Term | Notes |
|------------------|-------------|---------|--------------|--------------|------------|--|
| Suite 130 | Nov 1, 2025 | ±707 SF | \$1.55/SF/Mo | Full Service | Negotiable | 1 Reception, 2 Private Offices, 1 Storage closet |
| Suite 230 | Nov 1, 2025 | ±648 SF | \$1.55/SF/Mo | Full Service | Negotiable | 1 Large Office |
| Suite 265 | Immediately | ±319 SF | \$1.55/SF/Mo | Full Service | Negotiable | Single Open Room Office |
| Suite 275 | Immediately | ±789 SF | \$1.55/SF/Mo | Full Service | Negotiable | 2 Large Offices w/ Storage Room |



±319-789 SF

AVAILABLE SIZE



\$1.55/SF

LEASE RATE



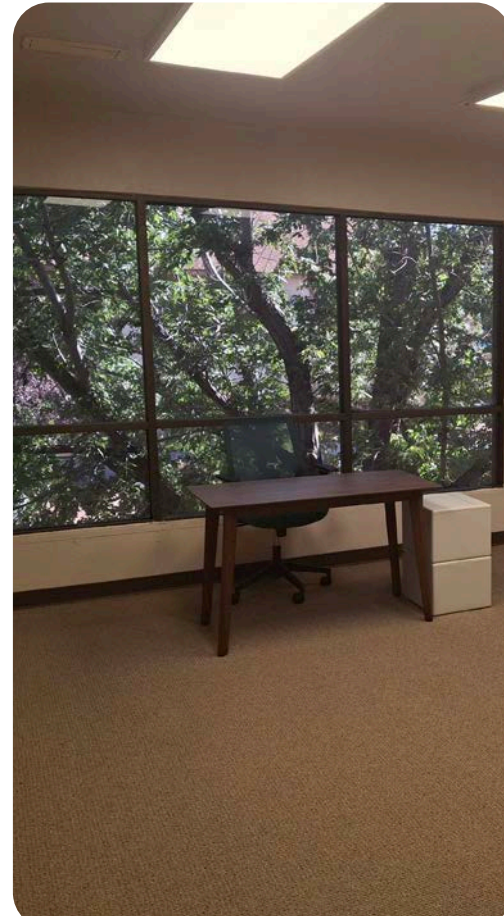
FSG

SERVICE TYPE



Immediately

AVAILABLE



Suite Photos

NAI Alliance

KEY FACTS



257,145
POPULATION



4.0%
UNEMPLOYMENT



2.4
HOUSEHOLD
SIZE (AVG.)



36
MEDIAN
AGE

INCOME FACTS



\$60,897

MEDIAN
HOUSEHOLD
INCOME



\$33,373

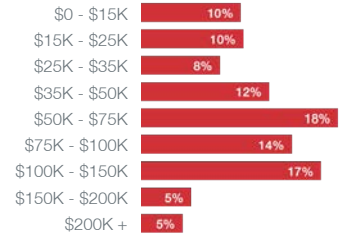
PER CAPITA
INCOME



\$66,187

MEDIAN
NET WORTH

HOUSEHOLDS BY ANNUAL INCOME



BUSINESS FACTS



10,885
BUSINESSES



156,067
EMPLOYEES

EDUCATION FACTS

14%



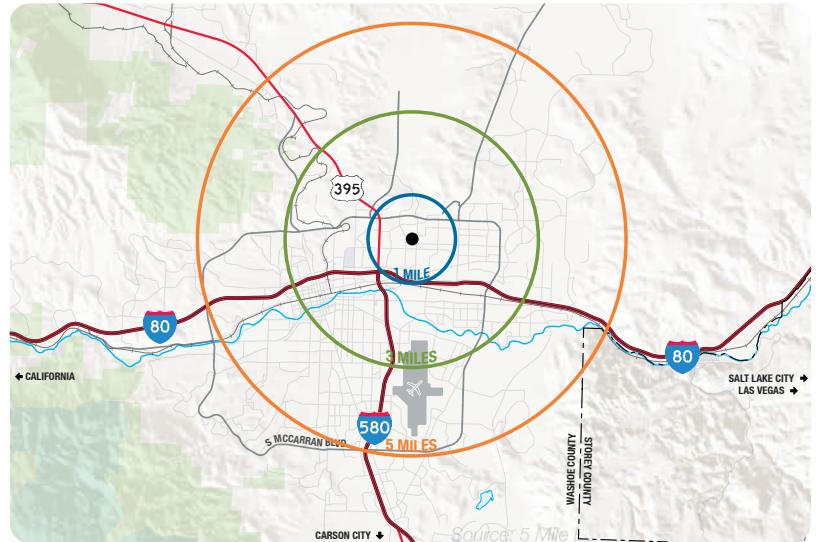
27%




32%



26%



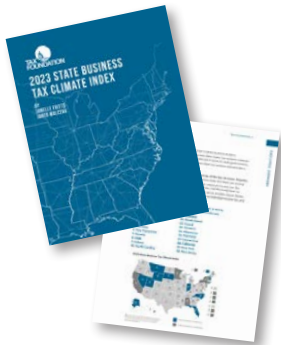

±319–789 SF
AVAILABLE SIZE


\$1.55/SF
LEASE RATE


FSG
SERVICE TYPE


Immediately
AVAILABLE









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

THE TIMBERS OFFICE PARK



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

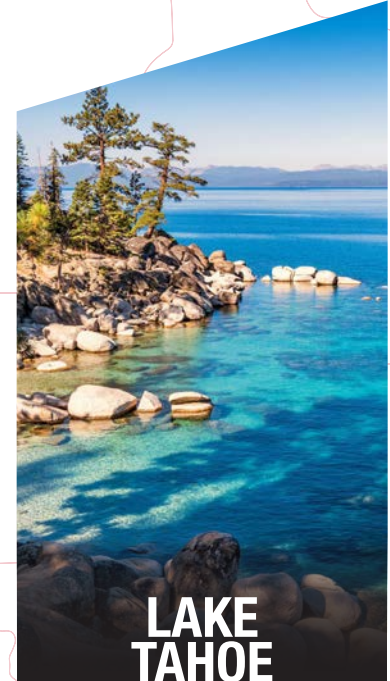
Named #1 Small City by *BestCities.org* in 2020, the Reno area hosts over 5m annual visitors for events like the Reno Rodeo, Street Vibrations, and more.

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

FOR LEASE

THE TIMBERS OFFICE PARK



Dan Oster sior

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.

NAI Alliance