

95

La Rue Ave

Reno, NV 89509

OFFICE FOR SALE



TOM FENNELL, SIOR, CCIM

PRINCIPAL
775.850.3117 OFFICE
tfennell@dicksoncg.com
B.1001434

PATRICK RIGGS

VICE PRESIDENT, OFFICE
775.220.4957 CELL
priggs@dicksoncg.com
S.180878



CORFAC
INTERNATIONAL

95

LA RUE AVE

Reno, NV 89509



Sale Price | \$817,500.00

Building Size | 2,162 SF

Parking | 4 spaces
1 handicap | 3 regular

Year Built | 2002

Lot Size | 0.12 AC

Zoning | MUSV
Mixed-Use Suburban

APN | 011-331-08

ABOUT THE PROPERTY

- Newer construction on corner lot in the fast-growing Midtown area.
- Parking lot has 4 spaces (1 handicap, 3 regular) plus off-street parking.
- High-quality construction with upgrades.
- The first floor features a reception area, 5 offices, and two bathrooms plus shower on ground floor.
- The second floor features a conference area, 3 additional offices, and break room

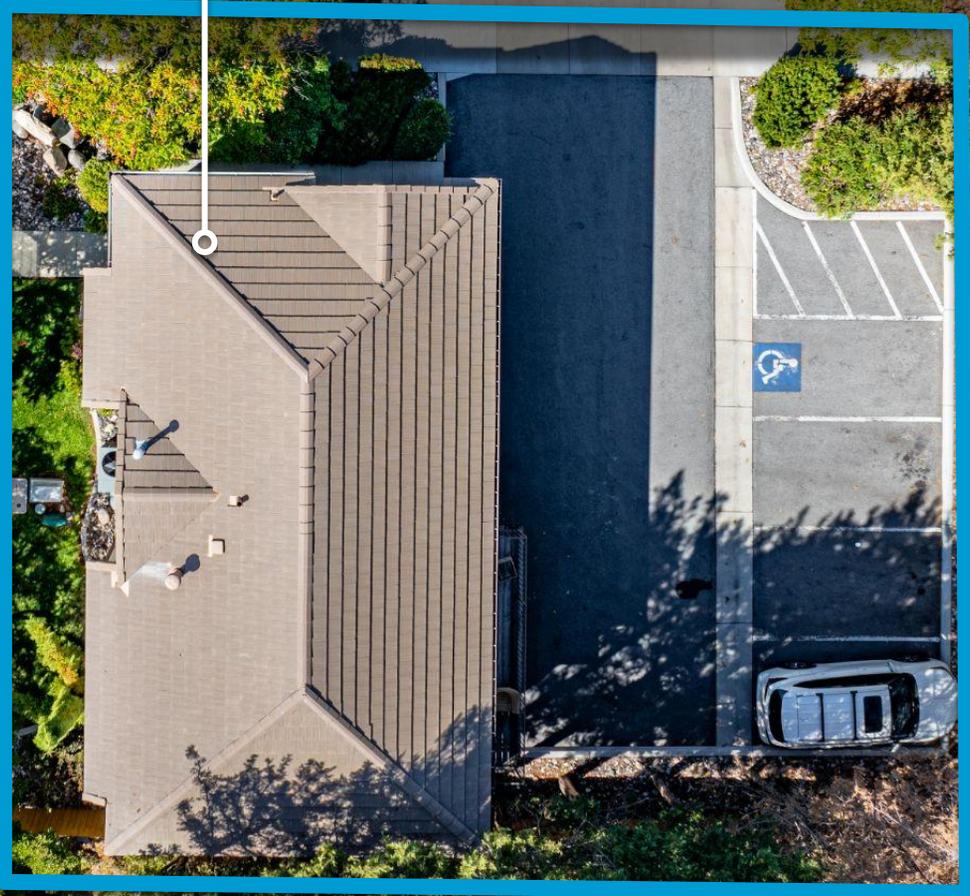


PARCEL MAP

HASKELL ST

LA RUE AVE

95
LA RUE AVE



AREA MAP

DOWNTOWN RENO

MIDTOWN
RENO



95
LA RUE AVE



W TAYLOR ST

S VIRGINIA ST

CENTER ST

HASKELL ST

LA RUE AVE





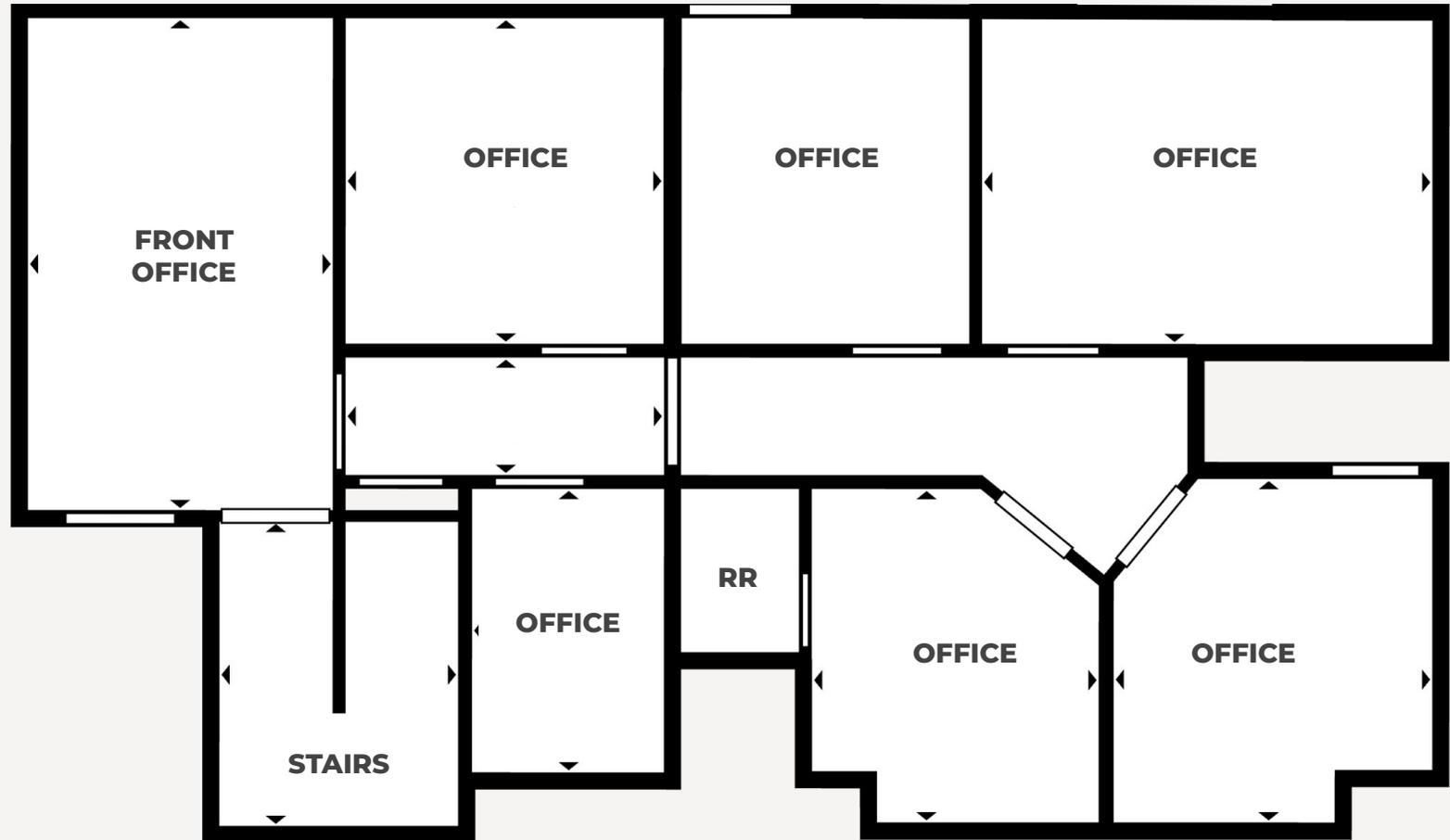
OFFICE

**FIRST
FLOOR PLAN**

**5
OFFICES**

**2
RESTROOM**

**4
PARKING SPACES**





OFFICE

**SECOND
FLOOR PLAN**

4

OFFICES

1

BREAKROOM

1

RESTROOM



CENTRAL BUSINESS DISTRICT

Second Judicial District Court
State of Nevada
Washoe County



AREA MAP



DOWNTOWN
RENO



Bruce R. Thompson
Courthouse & Federal Building



MORAN ST



CALIFORNIA AVE



THOMA ST

PLUMAS ST

MIDTOWN
RENO



95
LA RUE AVE



S VIRGINIA ST

HOLCOMB AVE

S WELLS AVE



**YOUR
COMPETITIVE
ADVANTAGE**

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



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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6140 Plumas St., Ste. 100 | Reno, Nevada 89519 | **775.850.3100** | dicksoncg.com

