



### Property Description

1,637 SF Office Building

### Property Highlights

- Zoned Residential/Office (RO)
- Fresh Remodel
- 5 Offices
- Conference Room
- 2 Bathrooms
- Ample Parking
- Great Downtown Location

### Offering Summary

Lease Rate:	Negotiable
Available SF:	1,637 SF
Lot Size:	13,015 SF

Demographics	1 Mile	10 Miles	30 Miles
Total Households	5,363	33,139	279,755
Total Population	10,935	73,816	551,479
Average HH Income	\$57,883	\$79,217	\$76,729

### Bryan Upton, CCIM

Sr. Advisor  
NV #S.0196468  
775.741.4100  
Bupton@NVCG.US

### Bruce Robertson, CCIM

Sr. Advisor  
NV #S.0038721.LLC  
775.721.7904  
Robertsonb@NVCG.US

### Rocky Joy

Sr. Advisor  
NV #BS.0144649  
530.310.0048  
Rjoy@NVCG.US







**Bryan Upton, CCIM**

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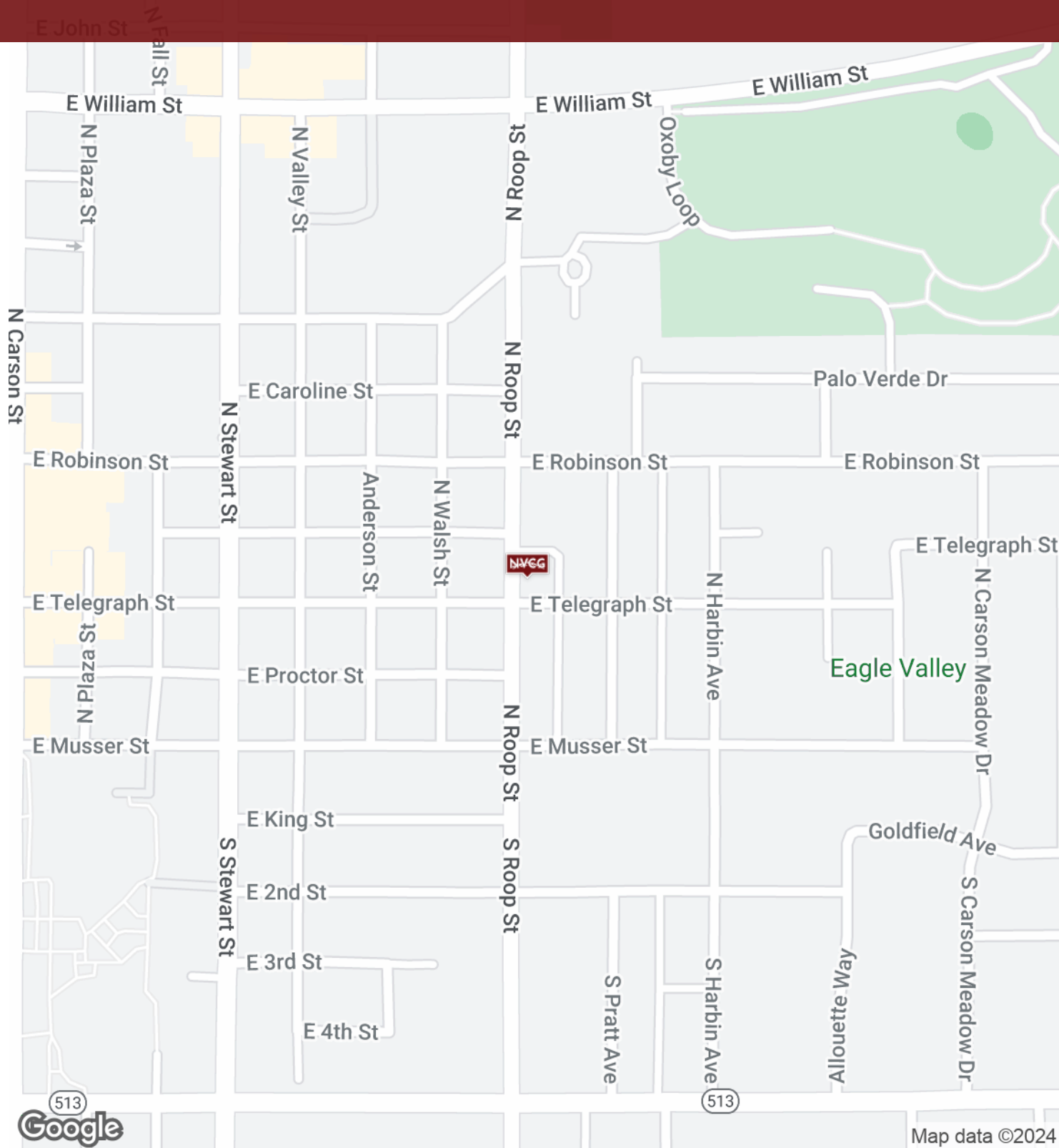
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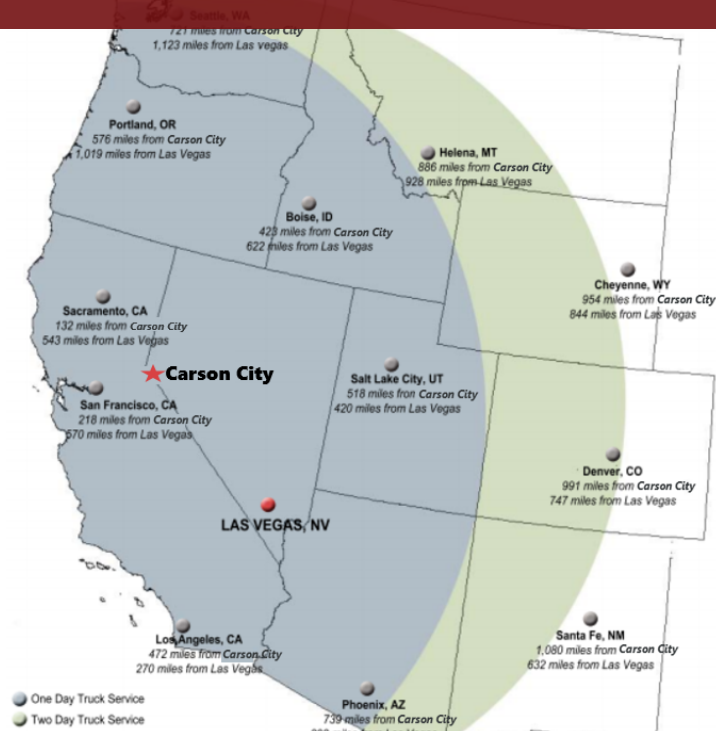
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## Nevada State Tax System

- NO Corporate Income Tax
- NO Taxes on Corporate Shares
- NO Franchise Tax
- NO Personal Income Tax
- NO Franchise Tax on Income
- NO Inheritance or Gift Tax
- NO Unitary Tax
- NO Estate Tax
- Competitive Sales and Property Tax Rates!

## Geographic Location & Infrastructure

Nevada is a very low regulation and business friendly state. Coupled with a favorable tax environment and robust infrastructure make Nevada the ideal place for business and industry.

## Transportation

- Road: Close proximity to I-80, allowing for 1 day shipping to all major west coast cities including Seattle, San Francisco, Los Angeles, Salt Lake City, and Phoenix.
- Rail: Southern Pacific and Union Pacific connect Northern Nevada from the Pacific Coast to America's heartland and beyond.
- Air: Reno-Tahoe International Airport offers efficient and easy access to cargo & travel. The airport serves more than a dozen cities with nonstop flights, and more and 35 cities with a single stop. In addition, more than 114 million pounds of cargo flow through the airport annually.

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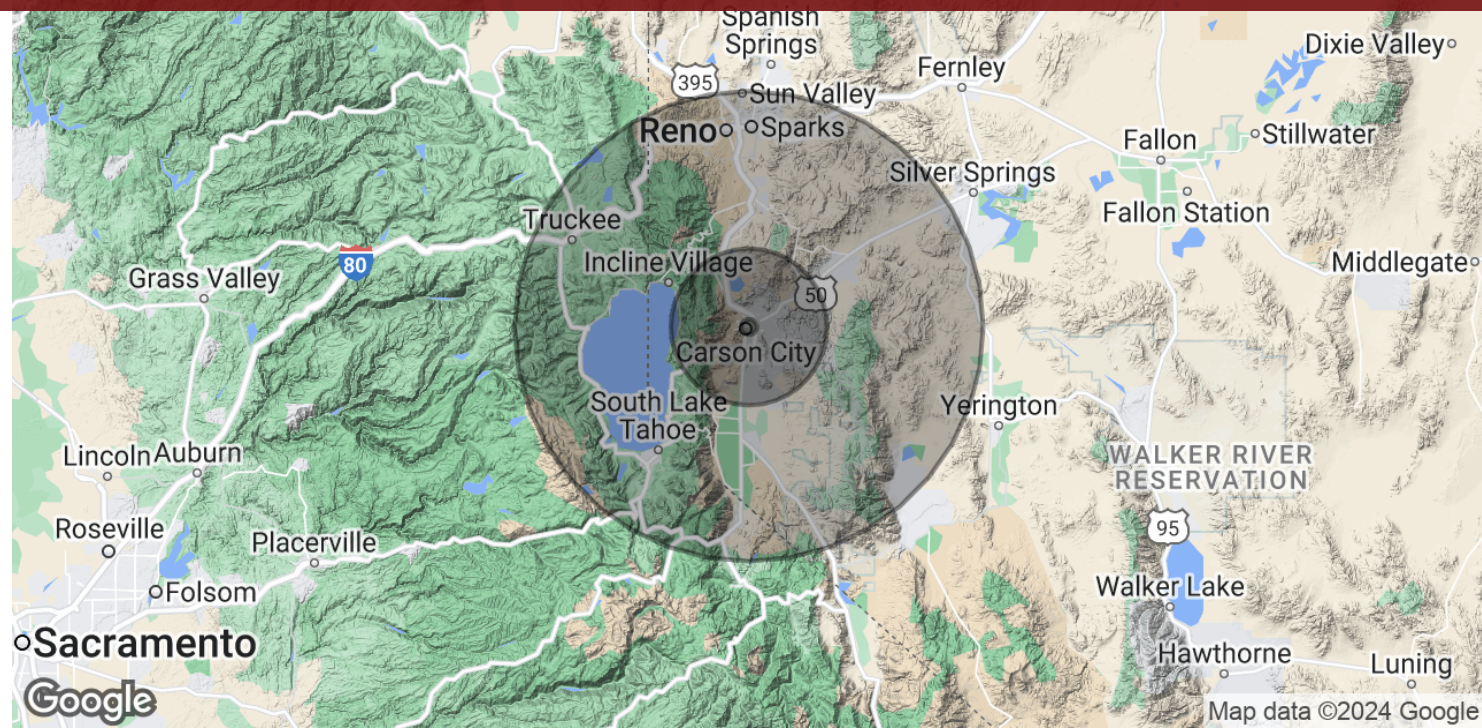
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Population	1 Mile	10 Miles	30 Miles
Total Population	10,935	73,816	551,479
Average Age	40.5	45.3	41.8
Average Age (Male)	42.0	43.9	41.4
Average Age (Female)	38.9	47.3	42.5
Households & Income	1 Mile	10 Miles	30 Miles
Total Households	5,363	33,139	279,755
# of Persons per HH	2.0	2.2	2.0
Average HH Income	\$57,883	\$79,217	\$76,729
Average House Value	\$251,351	\$357,622	\$376,876

2020 American Community Survey (ACS)

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