



**1475 Terminal Way**

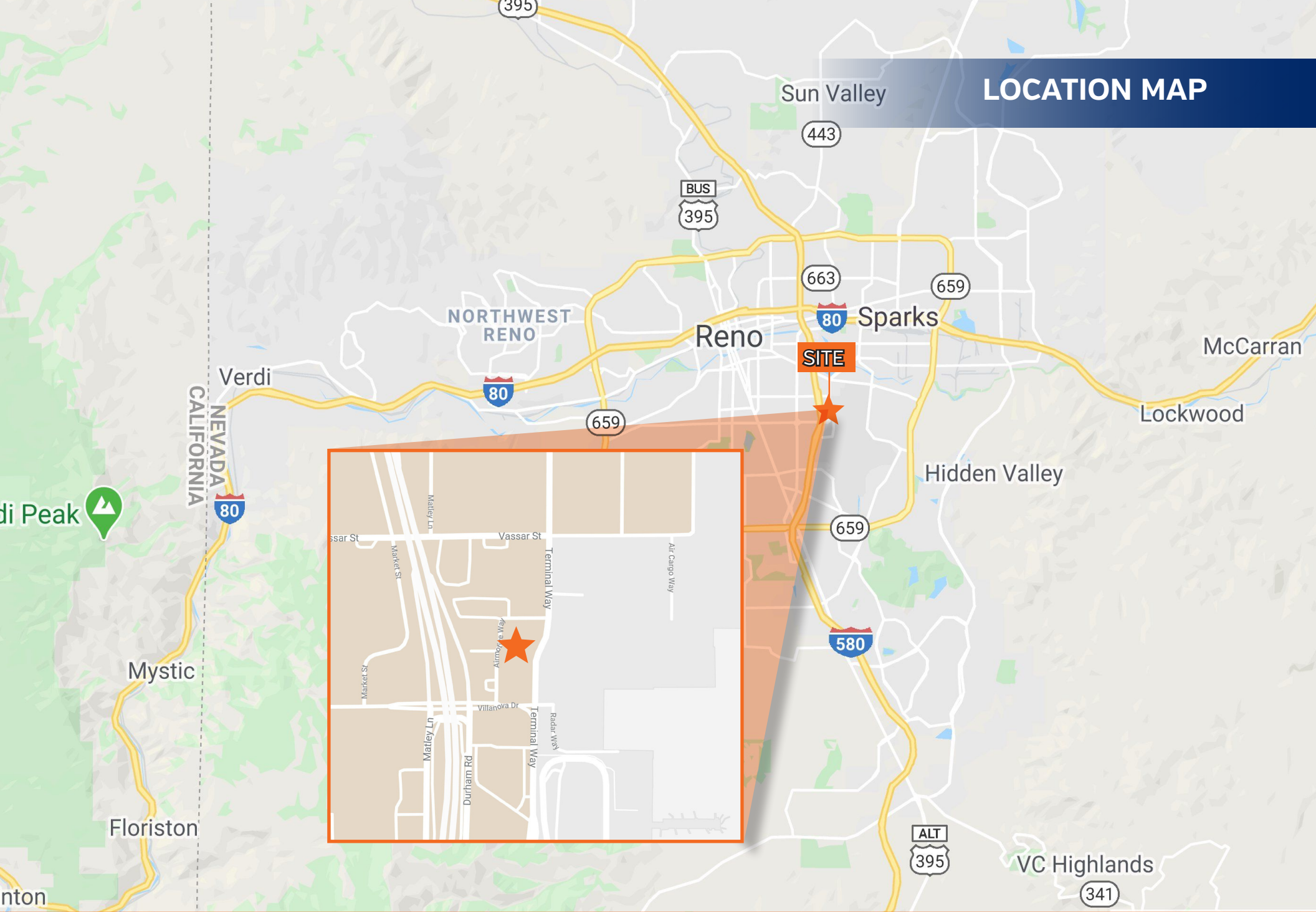
**Professional Office Space**

RENO, NV 89502 | **2,183 SF AVAILABLE**

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# LOCATION MAP



# PROPERTY HIGHLIGHTS

-  2,183 SF Available
-  \$1.20 PSF Mo. (FS)
-  Reno Airport Submarket
-  Stand-alone Building



**Lease Rate:**

**\$1.20/SF MG**

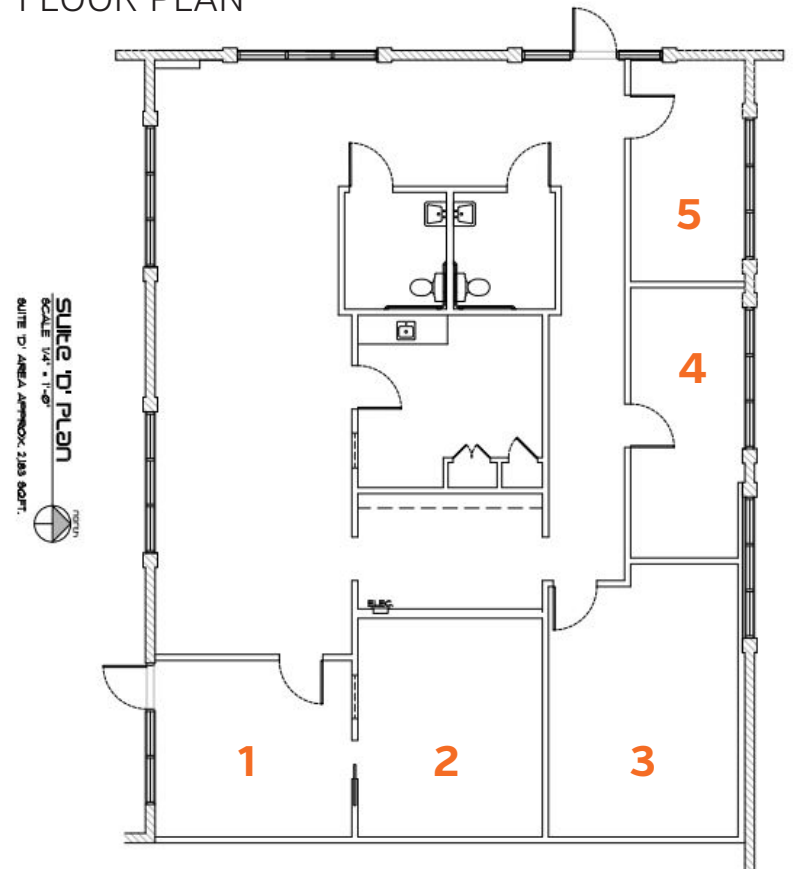
**SF Available:**

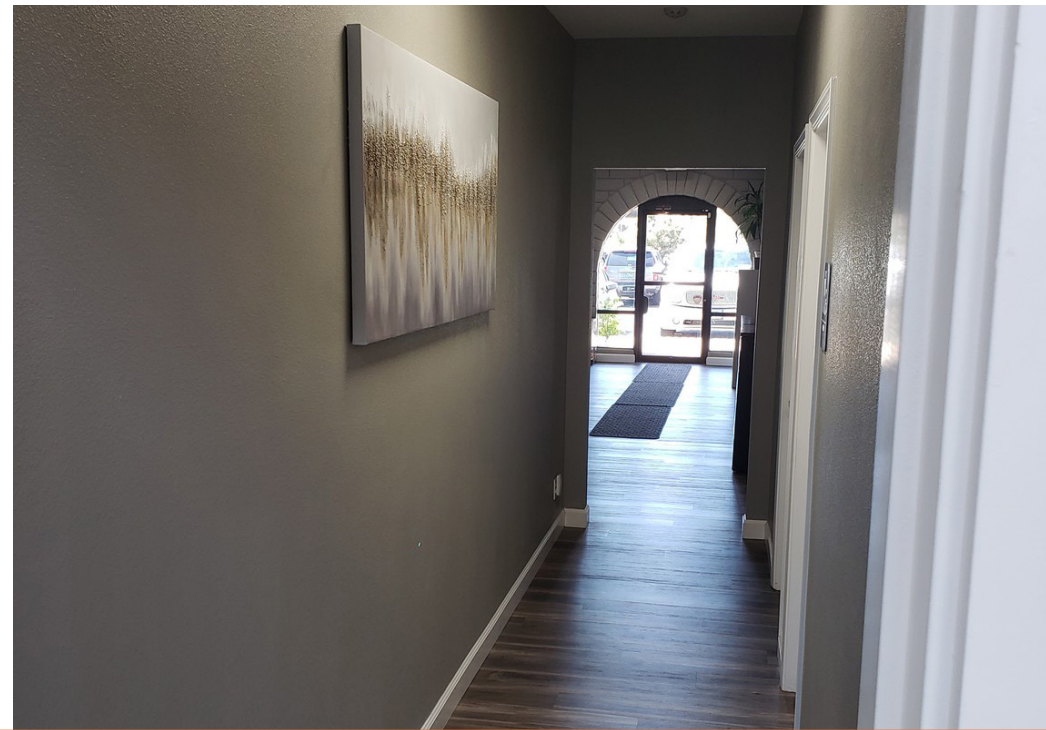
**2,183 SF**



- **Five** private offices, open bullpen, break room, and two restrooms
- **Professional** management
- **Close** to Reno-Tahoe International Airport
- **Excellent** Freeway Access
- **Ample** Parking

FLOOR PLAN





## Why Reno?

What's your reason for doing business in Greater Reno-Sparks-Tahoe?

Greater Reno-Sparks-Tahoe is the perfect package. A business friendly and tax friendly environment is hard to find, but add strategic operating benefits as well as unmatched quality of life, and the answer is clear.

### TAX ADVANTAGE

- » NO corporate income tax
- » NO personal income tax
- » NO franchise tax
- » NO unitary tax
- » NO inventory tax
- » NO inheritance tax
- » NO estate tax

### OPERATING ADVANTAGE

- » Strategic location – central among the 11 western states
- » Room for new and expanding companies – over 72 million square feet of industrial space
- » Diverse labor market
- » Wide range of financial resources
- » Entrepreneurial services and support

### QUALITY OF LIFE ADVANTAGE

- » Affordable living costs
- » Emerging new downtown
- » Strong sense of community
- » Four vibrant seasons
- » Endless recreation opportunities
- » Burgeoning arts and culture lifestyle
- » A balanced life pace

### THE NEW NORTHERN NEVADA

- » 100 companies have relocated here in the last 3 years
- » Home to Tesla's new gigafactory, Switch, Apple, E-Bay, Rackspace, Amazon, Zulily, Jet.com, Cimpress, Alltrade Tools, Micorsoft, Intuit, Sierra Nevada Corp and many more.
- » Affordable large scale real estate and water available
- » Large industrial space
- » Cost of living is .9% lower than national average
- » Ranked #3 in most business friendly tax climate
- » Average commute 22 minutes
- » Ranked #9 in top 100 best places to live

### TRANSPORTATION





## CONTACT INFORMATION:

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