



145 Mt Rose Street

Professional Office Building

RENO, NV 89509 | ±1,955 SF AVAILABLE

Casey Prostinak

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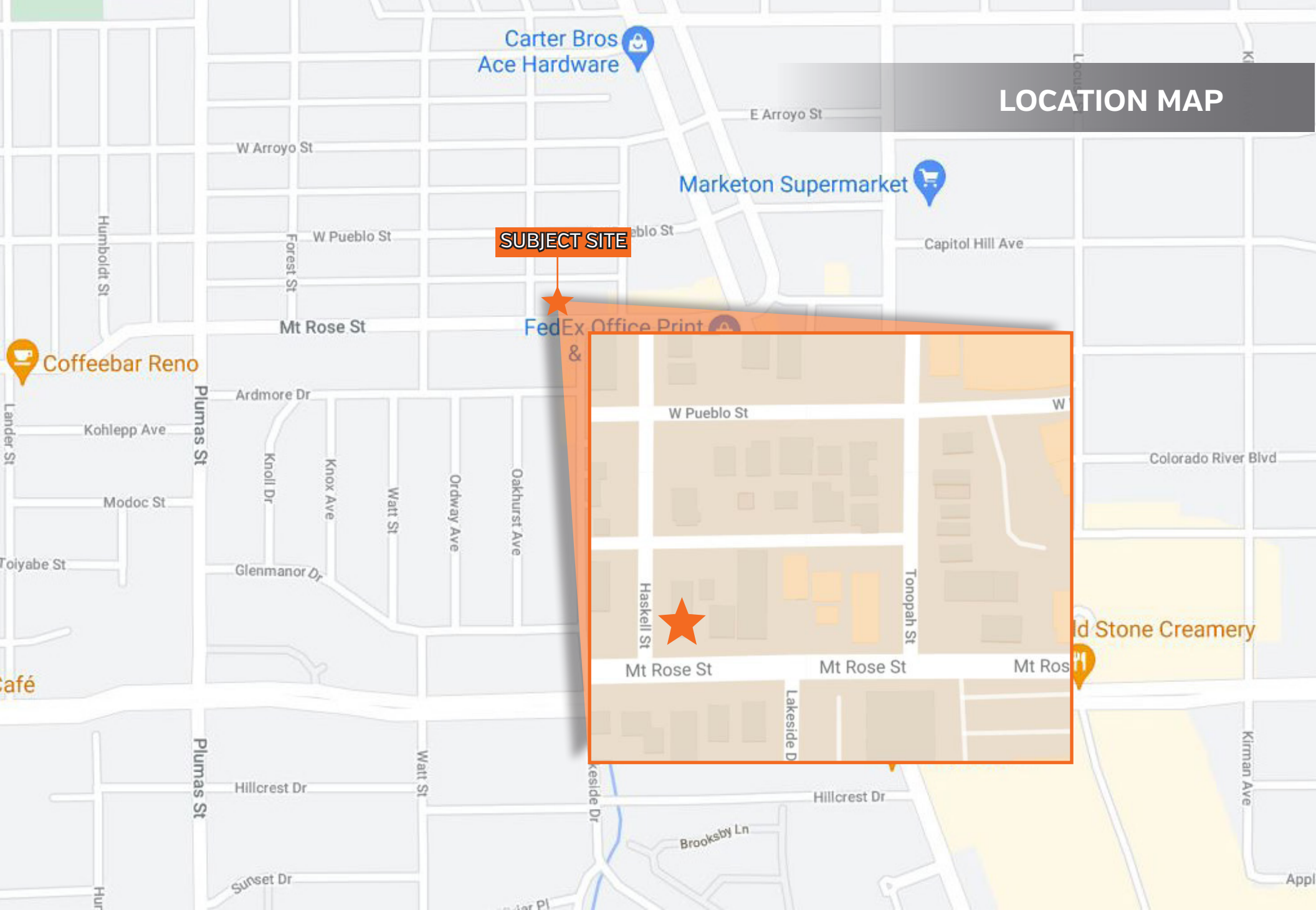
Sean Field

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LOCATION MAP



SUBJECT SITE



PROPERTY HIGHLIGHTS



±1,955 SF Available



\$1.80 PSF/ MO (NNN)

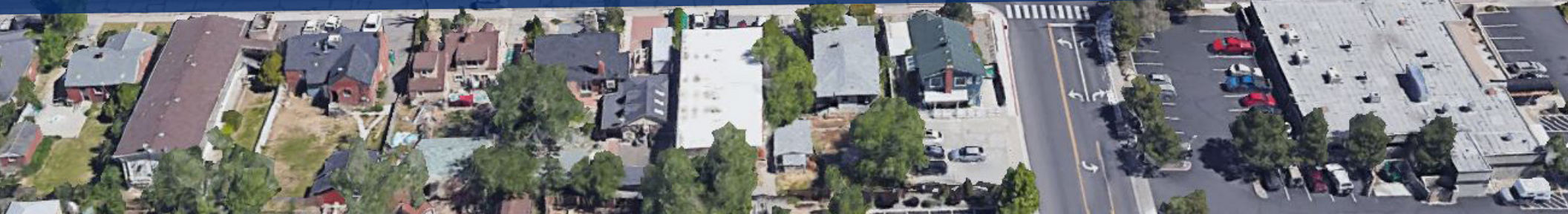


Mixed-Use Commercial



SUBJECT SITE

Mt Rose Street



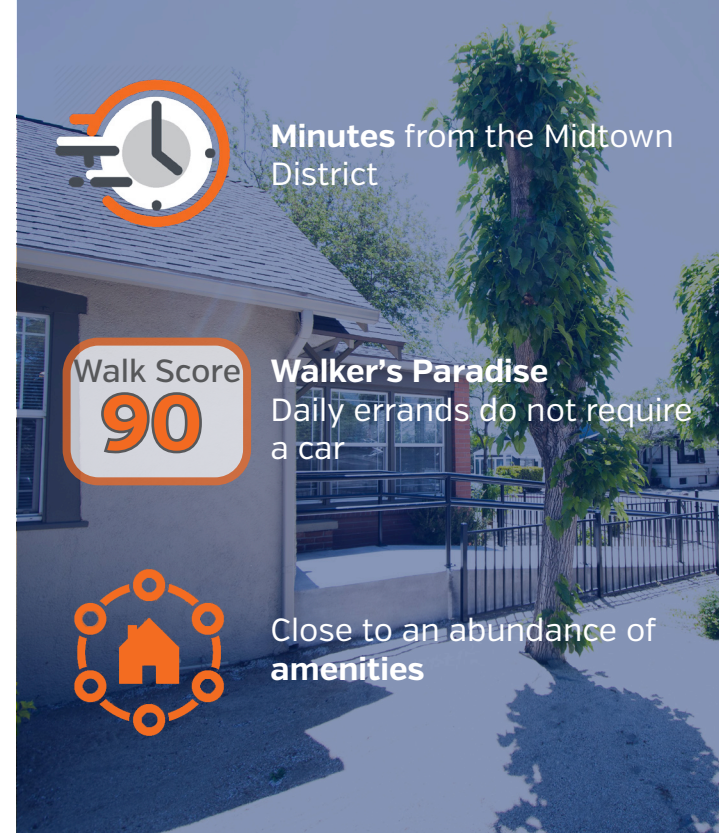


AVAILABLE

±1,955 SF | \$1.80 PSF/Mo. (NNN)

FEATURES

- Open space with private offices and conference room
- Private parking lot and outdoor patio
- Hardwood Floors
- Modern HVAC
- Full Kitchen
- ADA Access
- Additional Storage Space
- Turn-key Condition



Minutes from the Midtown District

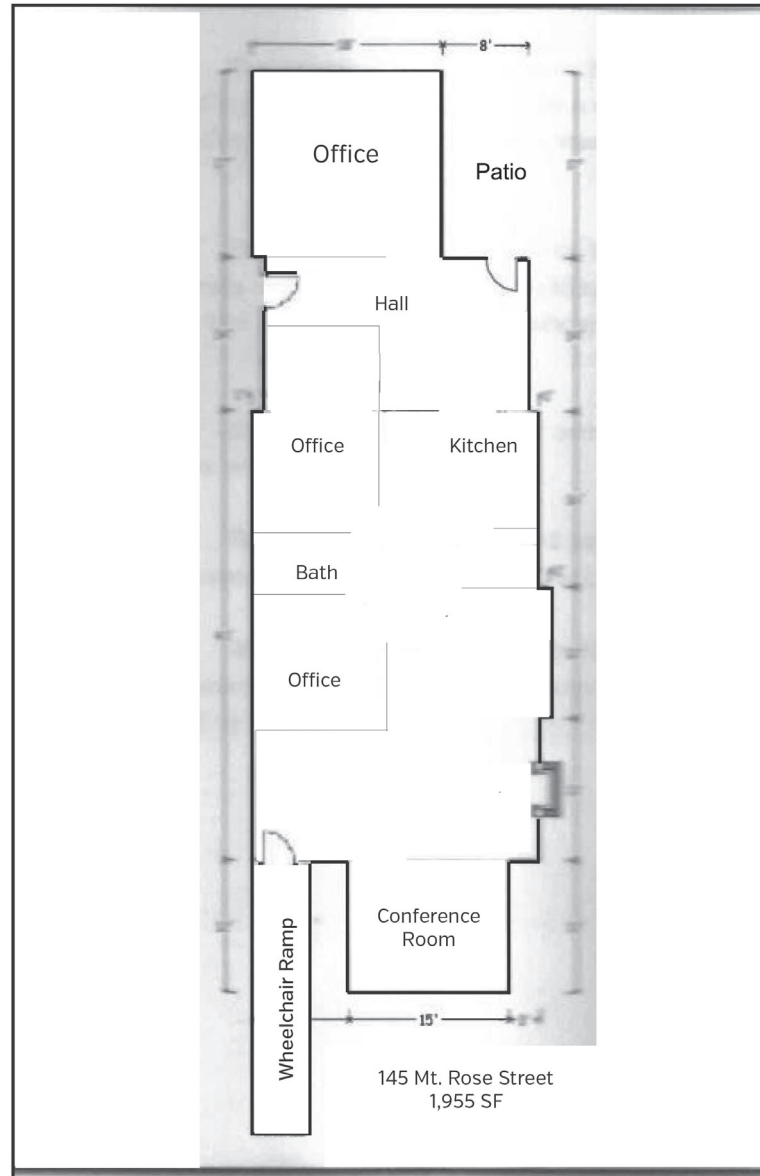


Walker's Paradise
Daily errands do not require a car



Close to an abundance of amenities

FLOOR PLAN







Why Northern Nevada?

What's your reason for doing business in Greater Northern Nevada? 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

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

TRANSPORTATION



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

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

Less than 1-day truck service to >60 MM customers, 8 states, and 5 major ports.
2-day truck service to 11 states.

*Source - www.EDAWN.org

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