

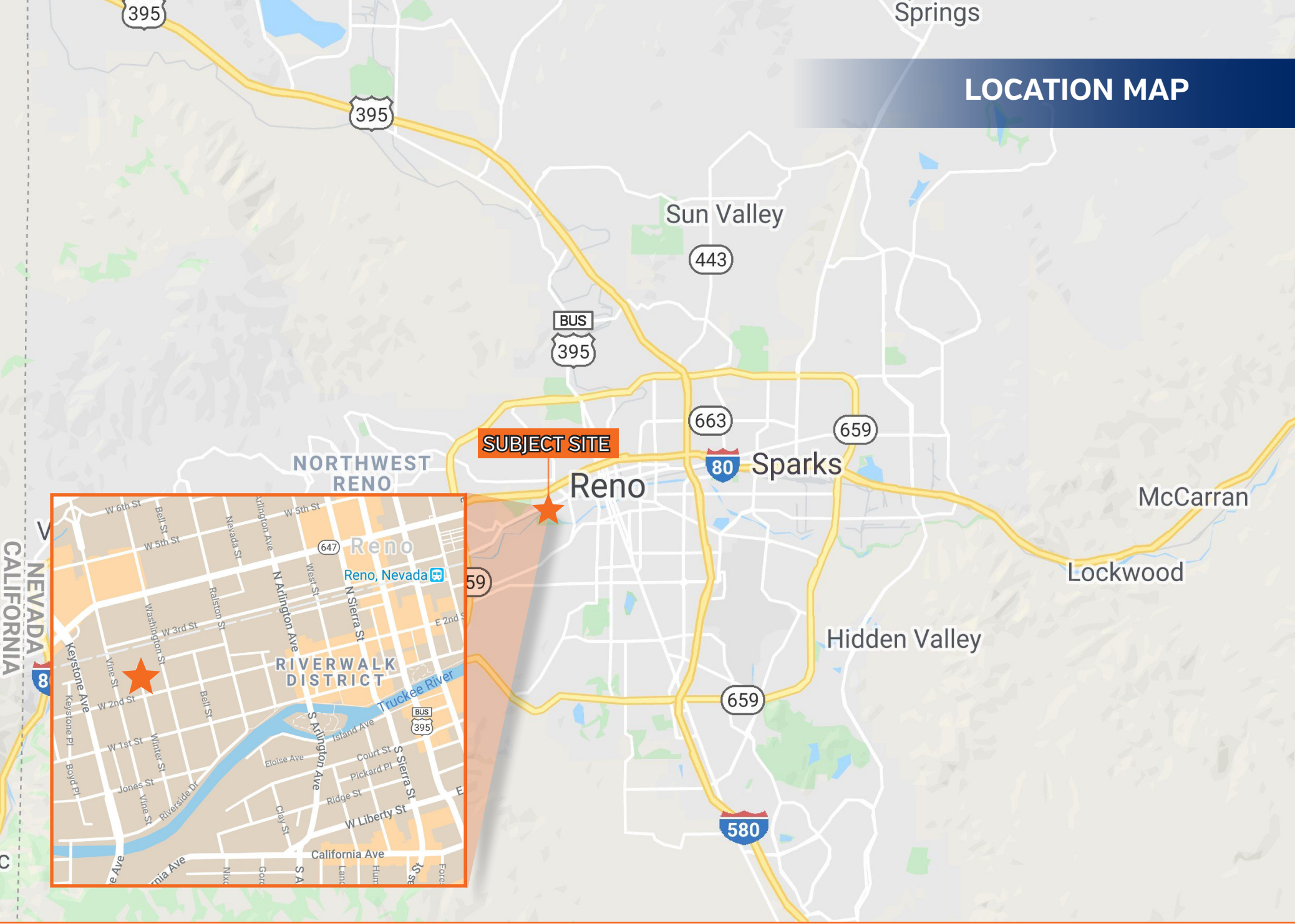


**98 Winter Street**  
Office Space for Lease

98 WINTER STREET, RENO , NV 89503 | **540 SF AVAILABLE**


**Casey Prostinak**  
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Lic. # S. 0177148


**LOCATION MAP**



PROPERTY HIGHLIGHTS

 540 SF Available

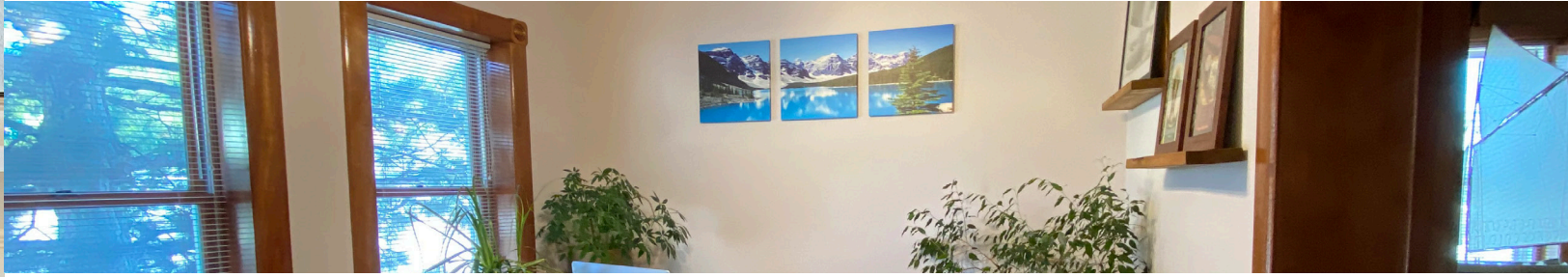
 \$2.10 PSF Mo. [FS]

 Located in the Riverwalk District

 Unique Brick Building with Oak Accents



# PROPERTY FEATURES

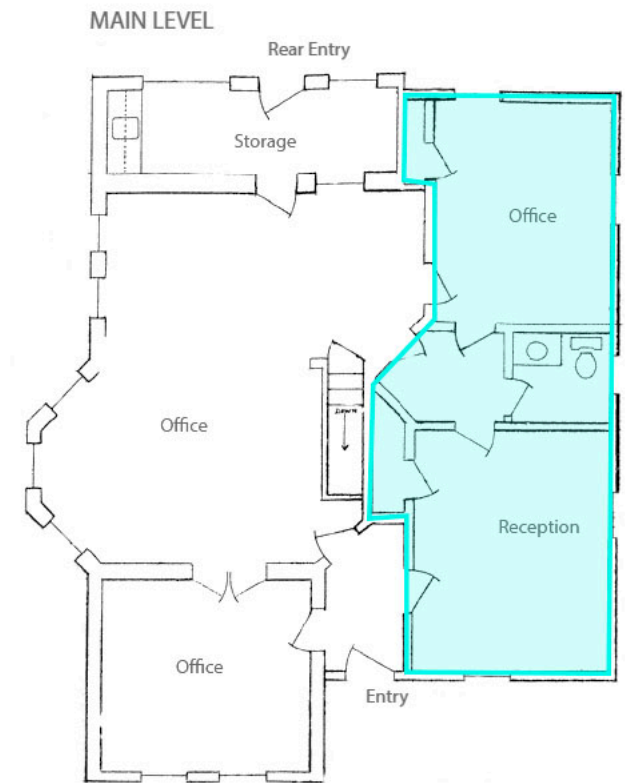


**Lease Rate :** \$2.10/SF FS

**SF Available :** 540 SF

- **Fully Furnished** turn-key professional office
- **Open** reception area with private executive office
- **Wood** work with high quality finishes, natural light, and creative architecture
- **Shared** backyard space with bbq and tables
- **High** walkability and close to amenities
- **Property** is located in the Riverwalk District on the corner Winter St and W 1st St.

## 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



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

CONTACT  
INFORMATION:

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