

OFFICE FOR LEASE

320 W. LIBERTY
RENO, NV 89501

SIZE | 1,744 SF

RATE | \$1.50 NNN

APN | 011-157-26

DOWNTOWN

DOMINIC BRUNETTI
PRINCIPAL

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DCG

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PROPERTY AREA



California Ave

SUBJECT PROPERTY

W Liberty St

S Arlington Ave

PROPERTY HIGHLIGHTS

- Professional office located in Downtown Reno.
- Complete interior renovation completed in 2020.
- Functional office layout that consists of 3 private offices, conference room, bullpen area and copy/storage area.
- Highly visible Liberty Street location with close proximity to court houses, retail and dining amenities and Reno's Riverwalk District.
- Onsite parking.



DCG



RESIDENTIAL

- 1. 3RD STREET FLATS
- 2. THE MONTAGE
- 3. THE PALLADIO
- 4. PARK TOWERS
- 5. RIVERWALK TOWER

INSTITUTIONAL

- 6. UNIVERSITY OF NEVADA RENO
- 7. UNR - INNEVATION CENTER
- 8. COUNTY COURTHOUSE
- 9. STATE COURTHOUSE
- 10. FEDERAL COURTHOUSE

AMENITIES

- 11. CHILDREN'S DISCOVERY MUSEUM
- 12. CINEMARK CENTURY THEATER
- 13. FREIGHT HOUSE DISTRICT
- 14. CARGO
- 15. GREATER NEVADA FIELD
(RENO ACES AND 1868 FOOTBALL)
- 16. NEVADA MUSEUM OF ART
- 17. PIONEER CENTER
- 18. FITNESS FOR 10
- 19. WEST ELM
- 20. PATAGONIA
- 21. LIBERTY FOOD AND WINE EXCHANGE

HOSPITALITY

- 22. MARRIOTT COURTYARD INN
- 23. WHITNEY PEAK AND BASE CAMP
- 24. HARRAHS
- 25. CAMPO
- 26. THE STICK
- 27. THE ROW - SILVER LEGACY/
ELDORADO/CIRCUS CIRCUS
- 28. THE RENAISSANCE RENO HOTEL
- 29. SIZZLE PIE - PIZZA
- 30. PINE STATE BISCUITS

- 31. TRUCKEE BAGEL COMPANY
- 32. PEGS GLORIFIED HAM N EGGS
- 33. OLD WORLD COFFEE LAB

OFFICE BUILDINGS

- 34. 50 W. LIBERTY
- 35. 100 W. LIBERTY
- 36. 200 S. VIRGINIA
- 37. 1 EAST LIBERTY
- 38. 350 S CENTER
- 10. FEDERAL COURTHOUSE

WHY RENO?

#2 & #11

“Reno, Nevada #2 in job growth and #11 Best Places for business and careers in 2019”
According to Forbes Lists, October 2019

#2

“Reno the #2 market for companies relocating from California after Austin, Texas.”
According to Bureau of Labor Statistics, January 2019

#1

“Nevada tops nation for inbound movers”
According to Reno Gazette Journal, January 2019

#1

Reno ranks #1 in the 2020 ranking of America’s 100 best small cities
According to bestcities.org, June 2020

#25

"25 of America’s best towns ever"
According to Outside Magazine, a popular publication focused on the outdoors, January 2020

#4

Nevada remained in the top 15 for the last six years, This year, it skyrocketed to #4.
According to Fox Business, December 2019

#3

“Nevada ranked #3 for year-over-year personal income growth in the U.S.”
According to CarsonNow.org, January 2019

#2

Among the top 100 metros in the nation for families looking to buy a house, *according to financial technology firm SmartAsset, August 2019*





WHY RENO

Business Cost Comparisons



2019 Highlighted By Technology Sector and Corporate Headquarters Growth

45
Minutes to
Lake Tahoe



\$1/2
The Price
Of Bay Area

RENO NV

BAY AREA CA

Office lease rates (Class A)	Reno \$30-39	San Jose \$60-\$66 San Francisco \$78-\$84
State Corporate Income Tax	NO	8.84%
State Income Tax	NO	< 13.3%
Capital Gains Tax	NO	< 13.3%
Unemployment tax	0.3%-5.4%	1.5%-6.2%
Average hourly earnings (software developer/programmer)	\$43.09	\$64.97
Workman's comp	Average cost (per \$100 payroll)-\$1.18 Payroll cap \$36,000	Average cost (per \$100 payroll)-\$2.87 Payroll cap NA
Utility (elec.) rates for medium size office	\$.078/kWh	San Francisco \$.157/kWh
Right-to-work state	YES	NO

GROWING TECHNOLOGY ECOSYSTEM

Home to Tesla, Apple, Google, Microsoft, Intuit, Switch, Clear Capital, Figure Technologies, rfxcel, Alchemy/Workday, Bombora, Sierra Nevada Corp.

2019 Highlighted By Technology Sector and Corporate Headquarters Growth

[CLICK HERE](#)

MORE ADVANTAGES

Fintech development: Nevada Sandbox Program
Data latency Reno-Las Vegas-Los Angeles-Bay Area < 7ms
Home to the University of Nevada, Reno - Ranked Tier 1 and Carnegie R1

WORK-LIFE

Reno cost of living 40% less than Bay Area
Reno average commute time 15 minutes
3-hour drive to Bay Area
45 minutes to Lake Tahoe and ski resorts

HELPFUL LINKS

Business advantages [CLICK HERE](#)

Nevada 2020 video [CLICK HERE](#)

Nevada Sandbox Program [CLICK HERE](#)



Sources:

Economic Development Authority of Western Nevada (EDAWN), www.edawn.org