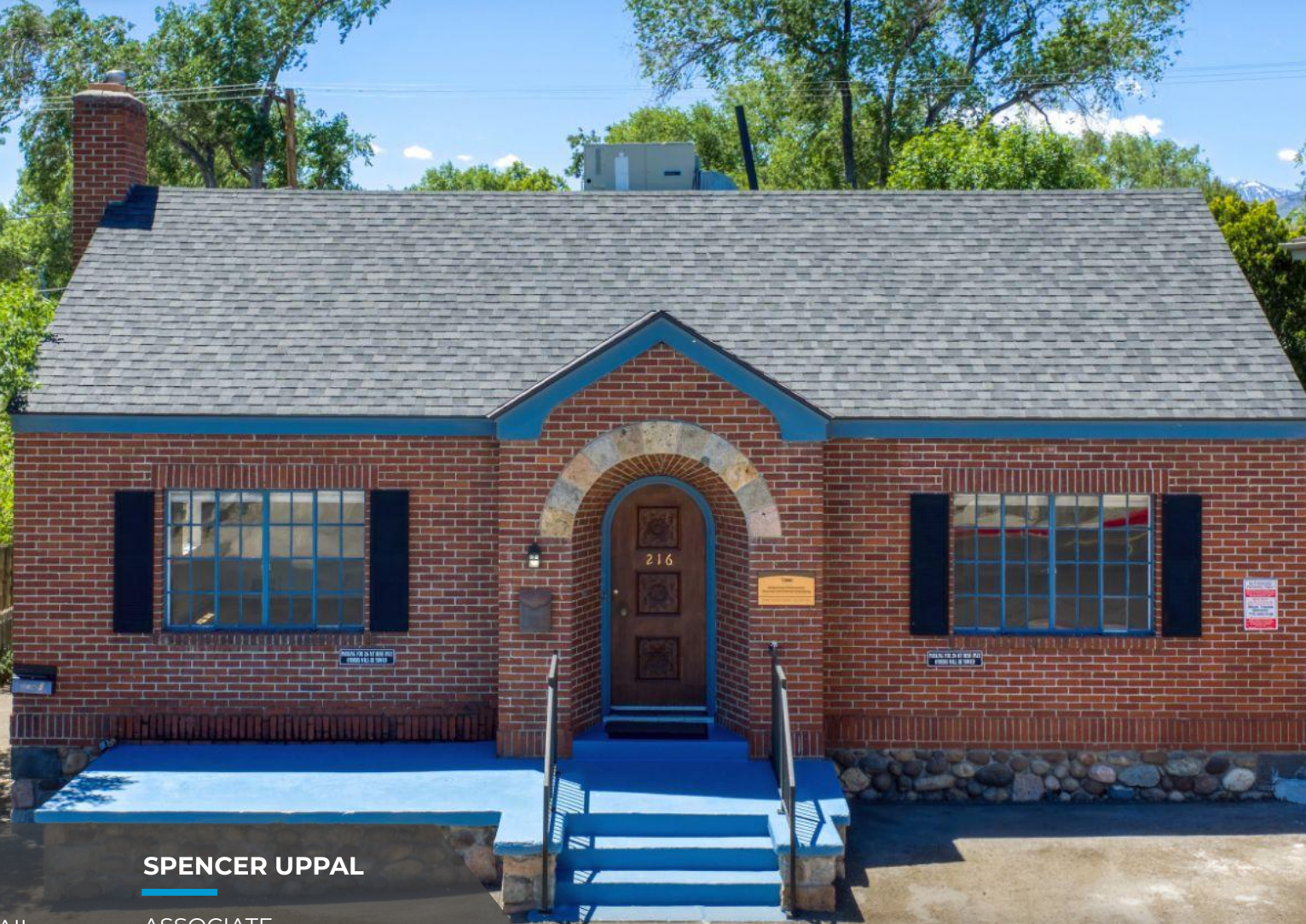


216

Mt Rose St
RENO, NV 89509

OFFICE
FOR LEASE



GARY TREMAINE

SENIOR VP OF RETAIL
775.745.2060 **CELL**
gtremaine@dicksoncg.com
S.29033

SPENCER UPPAL

ASSOCIATE
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CORFAC
INTERNATIONAL



ABOUT THE PROPERTY

- Two private offices on the first floor plus reception area and open work area
- Finished basement with high ceilings all open for any configuration you want with a full bathroom and entry
- Private parking plus street parking in front of the property
- Convenient location off Mt. Rose Street, near South Virginia Street and the Midtown district's



Lease Per Month | \$3,250
MG

Building Size | 2,088 SF

Lot Size | 0.138 AC

Year Built | 1936

APN | 1014-215-06

Zoning | MU-RES
MIXED-USE MIDTOWN RESIDENTIAL

FLOOR PLAN



2,088 SF

Total Available Space

1,152 SF

Main Floor

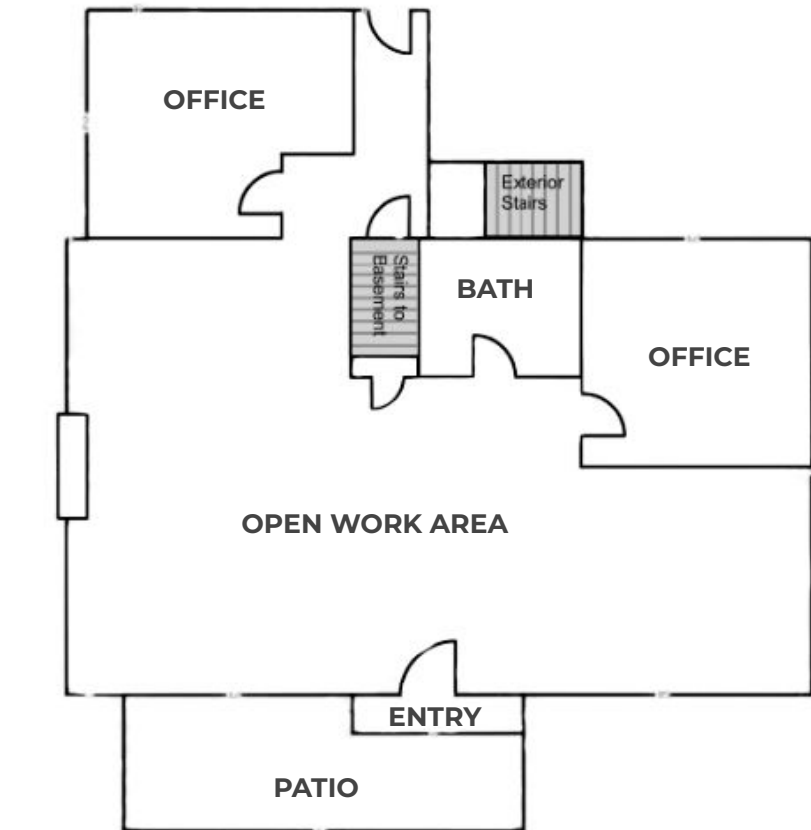
936 SF

Finished Basement

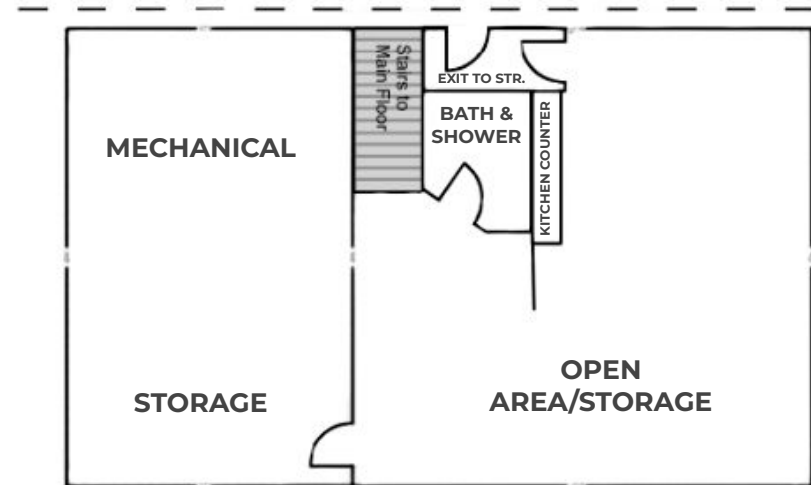
PROPERTY FEATURES

- Main floor (1,152 SF) has 2 private offices, a bright open work area and bathroom.
- Finished basement has a bathroom with a shower, kitchenette and open storage (936 SF).
- Mixed Use zoning allows for a wide range of uses.
- Previous uses include an engineering office and therapy offices.
- Asking rent for the entire building is \$3,250 per month, modified gross. 1st floor and basement are being leased together only (total of 2,088 SF).

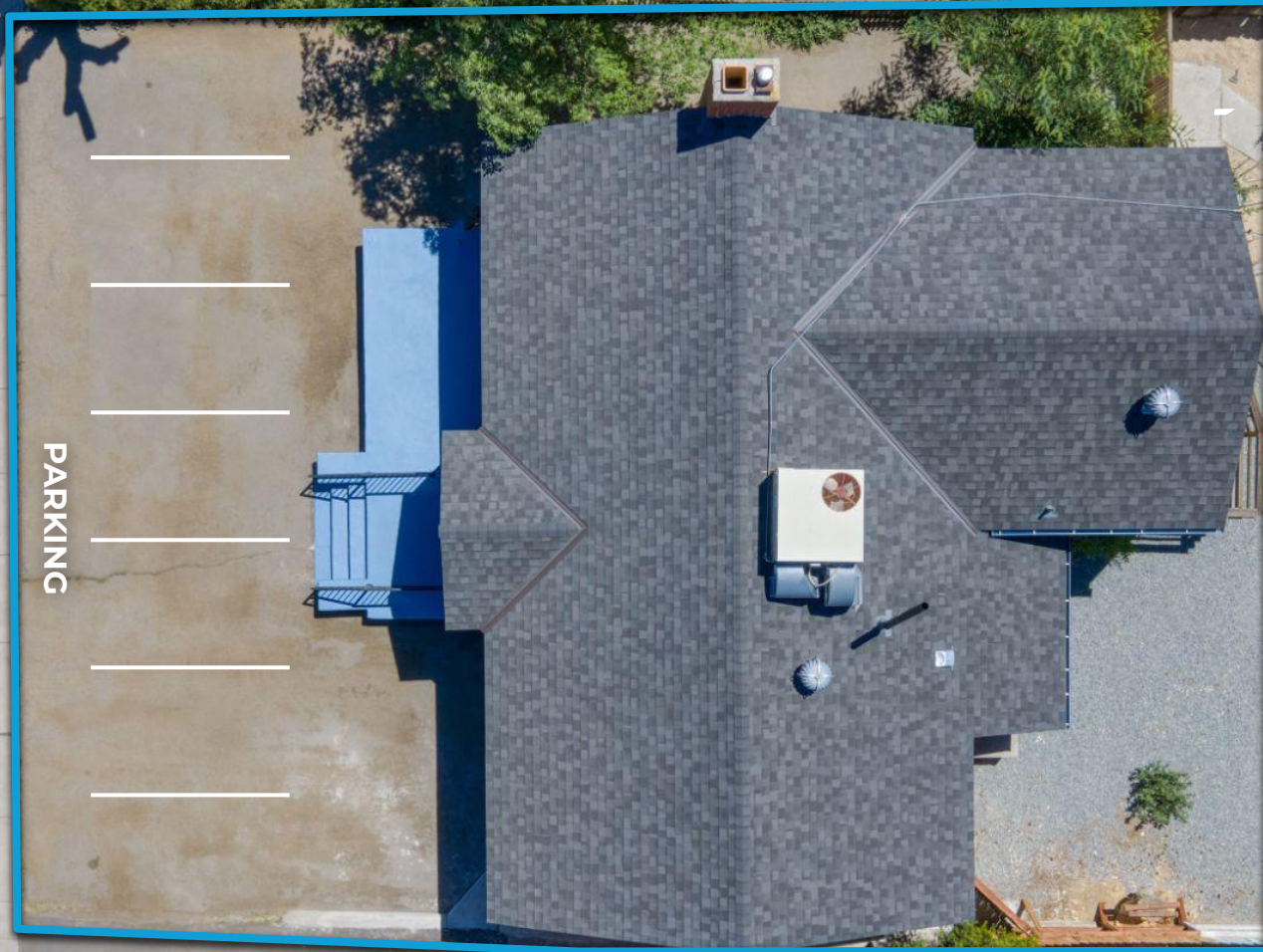
MAIN FLOOR



BASEMENT



PARCEL MAP



PARKING



AREA MAP
NORTHEAST

DOWNTOWN



EL ADOBE CAFÉ



REA Law

216
MT ROSE ST

HASKELL ST

MT ROSE ST



AREA MAP
SOUTHWEST



SOUTH VIRGINIA
PLAZA

VIRGINIA LAKE

LAKESIDE DR

216
MT ROSE ST

MT ROSE ST

N

FIRST FLOOR OFFICE



FIRST FLOOR OFFICE



FINISHED BASEMENT



YOUR COMPETITIVE ADVANTAGE

NORTHERN NEVADA A SMART CHOICE FOR GROWTH



HOME TO INDUSTRY GIANTS

Ranked in TOP 10 states for best business tax climate and business incentives.



19K
UNDERGRADUATE STUDENTS

23K
TOTAL STUDENTS

4K
GRADUATE STUDENTS

RI - University for Research by Carnegie Classifications



20 MINUTES
TAHOE RENO
INDUST. CENTER



"Super-Loop"
Fiber Network
IN PROGRESS



America's
DATA & TECH
Growth Frontier



22 MINUTES
Commute Time



3.5 HOURS
TO BAY AREA



2 HOURS
TO SACRAMENTO



NEVADA LITHIUM LOOP
Closed-loop system for lithium extraction, processing, and battery material recycling to support sustainable domestic EV supply chains.



WORKFORCE DEVELOPMENT

- Lowest labor costs in the Western U.S.
- 35K+ students at UNR & TMCC
- 10-year surge in manufacturing jobs
- MSA population growing 1.4% annually

Nevada is the 6th **fastest-growing state in the nation**, according to the latest *U.S. Census* data.

– U.S. Census Bureau (2025)

Recognized by *US News* for being the No. 7 across the nation for Business Environment.

– US News (2024)



Business Assistance Programs



Sales, Use & Modified Business Tax Abatements



Incentives for Equipment, Property & Recycling



**Specialized
Programs for
Data Centers and
Aviation**

Opportunity Zones

Northern Nevada offers multiple federally designated Opportunity Zones, supporting long-term investment and development.

Qualified Opportunity Zone investments offer:



Deferred capital gains



Step-up in basis



Permanent exclusion of qualifying gains

Nevada Tax Climate

Nevada's tax structure is designed for business success:

- Corporate or Personal Income Tax
- Inventory or Franchise Tax
- Capital Gains or Inheritance Tax

One of the most competitive tax climates in the U.S., ranked among the best for business.



NORTHERN NEVADA TOP COMPANIES

5.4M SF

Tesla Gigafactory

1.3M SF

7.2M SF Planned Switch Campus



FORMAT

STATE OF
NEVADA

switch



INSURANCE



AMERCO



snc SIERRA
NEVADA
CORPORATION

Renown[®]
HEALTH

MONARCH.
CASINO RESORT SPA • BLACK HAWK

TAX COMPARISONS	NV	CALIFORNIA	ARIZONA	UTAH	IDAHO	OREGON	WASHINGTON
state corporate income tax	NO	8.84%	4.9%	4.85%	6.5%	6.6%	NO
individual income tax	NO	<13.3%	<2.5%	4.55%	5.695%	<9.9%	NO
payroll tax	>1.17%	>1.5%	NO	NO	NO	>.9%	.92%
capital gains tax	NO	<13.3%	<2.5%	4.55%	5.695%	<9.9%	7-9.9%

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