

105

**Mount Rose St
Suites A, B & I**
Reno, NV 89509

**RETAIL
OFFICE**

FOR LEASE





Lease Rate | \$2.50/SF/MC

Suite Size | 432 SF

Year Built | 1955

Zoning | MU-MC

Mixed-Use Midtown Commercial

105
MOUNT ROSE ST
Suite A

ABOUT THE PROPERTY

- ±432 SF retail or office suite located in Midtown.
- Near the corner of Mount Rose Street and Lakeside Drive.
- Separate, private entrance into the building.
- A reception area, two (2) rooms with existing sinks, and a restroom.



SUITE A







Lease Rate | \$2.50/SF/MC

Suite Size | 579 SF

Year Built | 1955

Zoning | MU-MC

Mixed-Use Midtown Commercial

105
MOUNT ROSE ST
Suite B

ABOUT THE PROPERTY

- ± 579 SF retail or office suite located in Midtown.
- Near the corner of Mount Rose Street and Lakeside Drive.
- Reception area and two (2) private rooms..
- One existing sink with cabinet storage.



SUITE B





Lease Rate | \$2.75/SF/MG

Suite Size | 171 SF

Year Built | 1955

Zoning | MU-MC

Mixed-Use Midtown Commercial

105
MOUNT ROSE ST
Suite I

ABOUT THE PROPERTY

- ± 171 SF retail or office suite located in Midtown.
- Near the corner of Mount Rose Street and Lakeside Drive.
- Existing sink with cabinet storage.



SUITE I



PARCEL MAP

105
MOUNT ROSE ST

TONOPAH ST

MOUNT ROSE ST



AREA MAP



105
MOUNT ROSE ST

S VIRGINIA ST

PLUMB LN

LAKESIDE DR

MT. ROSE ST

PLUMAS ST



NORTHERN NEVADA A Smart Choice for Growth

HOME TO INDUSTRY GIANTS

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

TESLA

EdgeCore
Digital Infrastructure



Google

switch

LYTEN

NEW DEANTRONICS

Microsoft

Panasonic.

its
logistics

REDWOOD
MATERIALS



19K
UNDERGRADUATE
STUDENTS

23K
TOTAL
STUDENTS

4K
GRADUATE
STUDENTS

R1 - 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



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



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.

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

– US News (2024)

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

– U.S. Census Bureau (2025)



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:

NO

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



ORMAT



STATE OF
NEVADA



switch



CAESARS
ENTERTAINMENT.



INSURANCE



AMERCO



SNC SIERRA
NEVADA
CORPORATION



Renown
HEALTH



its
logistics



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%

JOSH MENANTE

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