

125

Brinkby Ave

RENO, NV 89502

**OFFICE &
EMPTY LOT**

**RETAIL
FOR SALE**



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CORFAC
INTERNATIONAL

125 Brinkby Ave
RENO, NV 89502



ABOUT THE PROPERTY

- Modern office buildout with flexible open workspaces
- Mezzanine level provides additional storage space
- Dedicated on-site parking lot
- High-end tenant improvements throughout
- Originally built as professional studios for sound and video with premium construction for acoustics and lighting
- Double-thick walls and solid-core doors offer exceptional privacy and sound insulation
- High ceilings accommodate a variety of office, creative, and production uses
- Rear storage area with additional storage shed
- Prime location with convenient access to surrounding amenities and major transportation routes



**OFFICE &
LOT PRICE** | \$1,690,000

OFFICE SIZE | 4,800 SF

LOT SIZE | 0.121 AC

ZONING | MU
MIXED-USE URBAN

YEAR BUILT | 1979

APN | 019-321-09 &
019-323-01

**per Washoe County Assessor*



DOWNTOWN RENO

PEPPERMILL
RESORT • SPA • CASINO

APN: 019-321-09



EUROPEAN FITNESS CENTER

N VIRGINIA ST

125
Brinkby Ave

BRINKBY AVE

GENTRY WAY

APN: 019-323-01









PHOTOS



AREA MAP | SOUTHWEST



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.

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)



DCG

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%



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