

FOR LEASE

850 MILL STREET



Office

PRODUCT TYPE



±1,839 - 3,402

AVAILABLE SF



\$1.95

RATE



MG

LEASE TYPE



Dan Oster, sior

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NRED N°: B.0143648.LLC

BUSB.0007166.BKR

NAI Alliance



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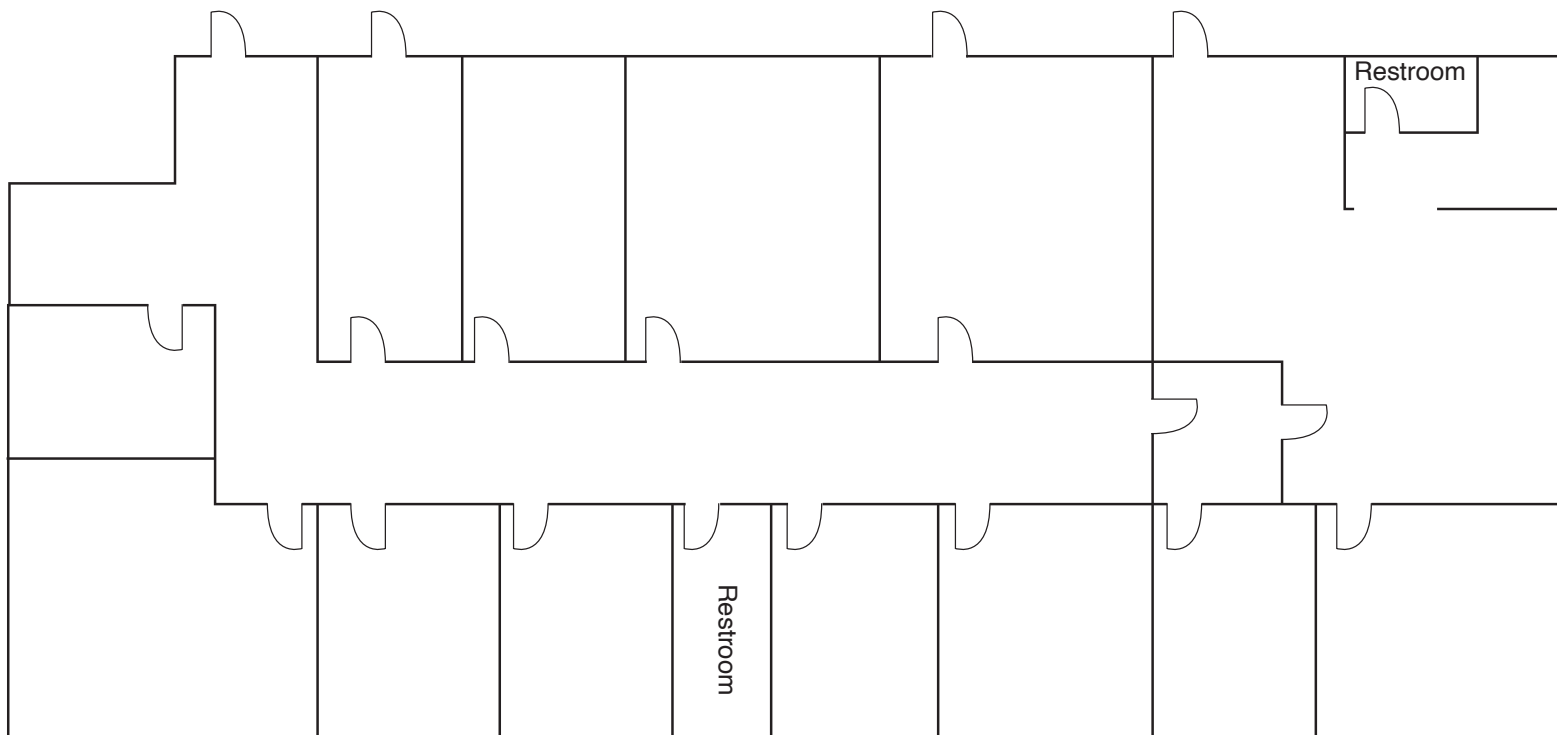
RATE



Q2

AVAILABLE

FLOOR 2 SUITE 200



Available Units

SQ.FTG

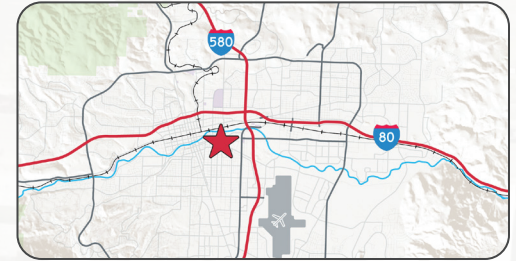
Rate

Suite 200	±3,402 SF	\$2.00 /PSF
Suite 203	±5,606 SF	\$2.00 /PSF
Suite 205	±1,839 SF	\$2.00 /PSF

Unit Photos

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Property Highlights

Space available in this $\pm 1,839 - 3,402$ square foot medical office building near the Renown Regional Hospital Campus. Property is well suited for medical or related office users. Building has 82 surface level parking spaces. Property is professionally managed with on-site management. Monument signage available on Mill Street. Property provides easy access to downtown Reno and US 395.

Property Details

Address	850 Mill St, Reno, NV 89502
Available SF	$\pm 1,839 - 3,402$ SF
Lease Rate	\$1.95
Lease Type	MG
OPEX	TBD
Amenities	24 Hour Access Professionally managed with on-site management
Parking	82 Available Spaces & Ample Street Parking
APN	012-143-59
Year Built	1973
Zoning	MU - Mixed-Use Urban

Aerial Map + Property Highlights


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AVAILABLE SF


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Q2
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5-MILE KEY FACTS



254,183
POPULATION



6.0%
UNEMPLOYMENT



HOUSEHOLD
SIZE (AVG.)



MEDIAN
AGE

5-MILE INCOME FACTS



\$60,739

MEDIAN
HOUSEHOLD
INCOME



\$37,245

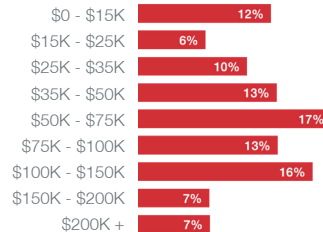
PER CAPITA
INCOME



\$64,991

MEDIAN
NET WORTH

HOUSEHOLDS BY ANNUAL INCOME



5-MILE BUSINESS FACTS



12,321
BUSINESSES



181,356
EMPLOYEES

5- MILE EDUCATION FACTS



NO HIGH
SCHOOL
DIPLOMA



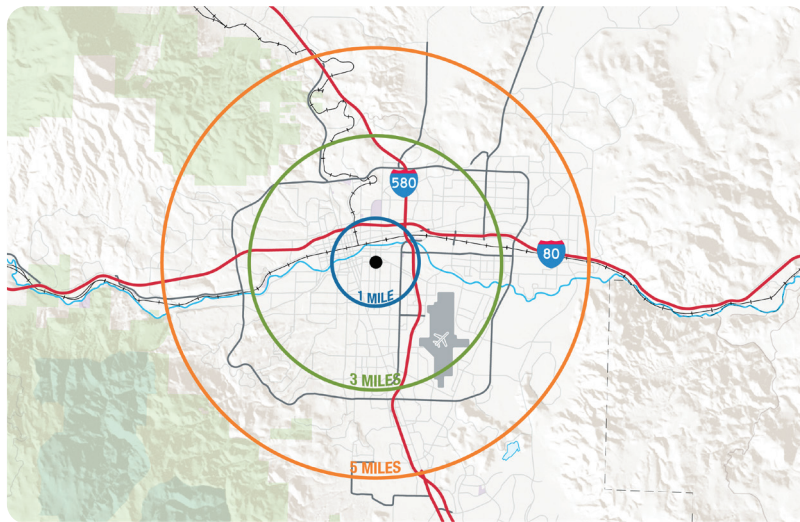
HIGH
SCHOOL
GRADUATE



SOME
COLLEGE



BACHELOR'S
DEGREE



Source: 5 Mile Demographic Profile by ESRI

80

FOR LEASE

850 MILL STREET

S WELLS AVE

SUBJECT

E 2ND ST

580

MILL ST

KIETZKE LN

DISTANCE FROM SUBJECT

NEAREST  ON-RAMP	2.5 MI 6 MIN DRIVE
RENOVN	0.5 MI 2 MIN DRIVE
RENO-TAHOE AIRPORT	3.5 MI 8 MIN DRIVE
SOUTH RENO	6 MI 10 MIN DRIVE

Area Map

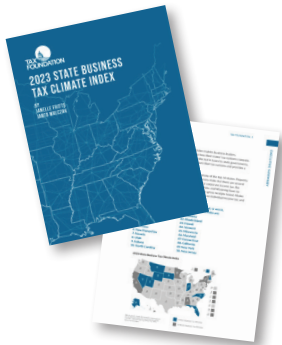

±1,839 - 3,402
AVAILABLE SF


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Nevada is a business-friendly state with a very low-regulation environment, a streamlined licensing and approval processes, and a favorable tax environment for business and industry. A state with the workforce, education, and infrastructure in place to support economic development.



THE BEST IN THE WEST

The Tax Foundation's 2023 State Business Tax Climate Index named Nevada the 7th best in the country. The Index looks at five areas of taxation including corporate tax, individual income tax, sales tax, unemployment insurance tax, and property tax. It is designed to show how well states structure their tax systems and provides a road map for improvement.

No Tax on

-  Corporate Income Tax
-  Corporate Shares Tax
-  Franchise Tax
-  Personal Income Tax
-  Franchise Tax on Income
-  Inheritance or Gift Tax
-  Unitary Tax
-  Estate Tax

Tax Abatement on

-  Sales & Use Tax
-  Modified Business Tax
-  Personal Property Tax
-  Real Property Tax (for Recycling)
-  Aviation Parts Tax
-  Data Center Tax



61 OPPORTUNITY ZONE DESIGNATIONS

In June 2018, 61 of Nevada's low-income census tracts received official designation as Qualified Opportunity Zones (QOZ) by the U.S. Department of Treasury and the IRS. The tax incentives reduce taxes on realized capital gains that are quickly reinvested into these designated census tracts by providing three benefits:

-  The deferral of taxes
-  A reduction in taxes by 10 to 15 percent
-  The exclusion of capital gains tax on appreciation if held for 10 years

Sources: 2022 State Business Tax Climate Index provided by the Tax Foundation
Tax + Opportunity Zone incentive details provided by the Nevada Governor's Office of Economic Development

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WASHOE COUNTY

Washoe County is in the Northwest corner of Nevada, along the California and Oregon borders.

Since 2010, the population of Washoe County has grown by nearly 20%. It is the second most populous county in Nevada, behind Clark County.



CITY OF RENO

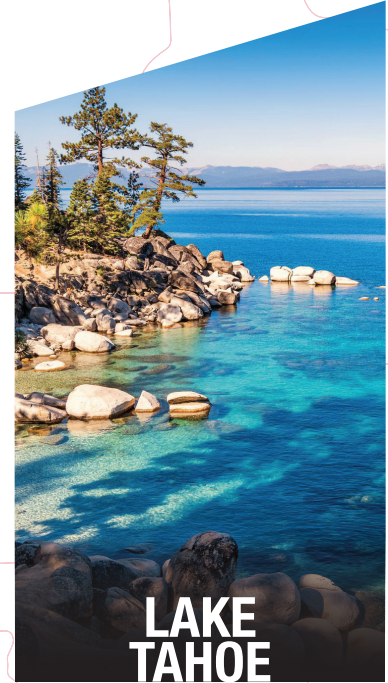
Named #1 Small City by *BestCities.org* in 2020, the Reno area hosts over 5m annual visitors for events like the Reno Rodeo, Street Vibrations, and more.

Reno is home to a robust mix of the world's top businesses and a burgeoning arts community.



TRI CENTER

Tahoe Reno Industrial Center is the largest industrial park in the world. It offers many unparalleled benefits including pre-approved industrial uses, 7-day turnaround on grading permits, 30-day turnaround on building permits, and in-place roads and utilities.



LAKE TAHOE

Lake Tahoe is less than 25 miles from downtown Reno, a short drive for Northern Nevada's residents and visitors.

Tahoe is a year-round outdoor attraction offering beautiful beaches and views, sports and relaxation, and gourmet food and beverage experiences.

About Northern Nevada

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