

FOR LEASE

# 6151 LAKESIDE DRIVE



**Medical Office**  
PRODUCT TYPE



**±1,901**  
AVAILABLE SF



**\$2.75**  
LEASE RATE

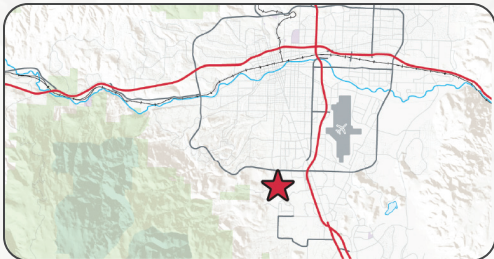


**Now**  
AVAILABLE



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**NAI Alliance**



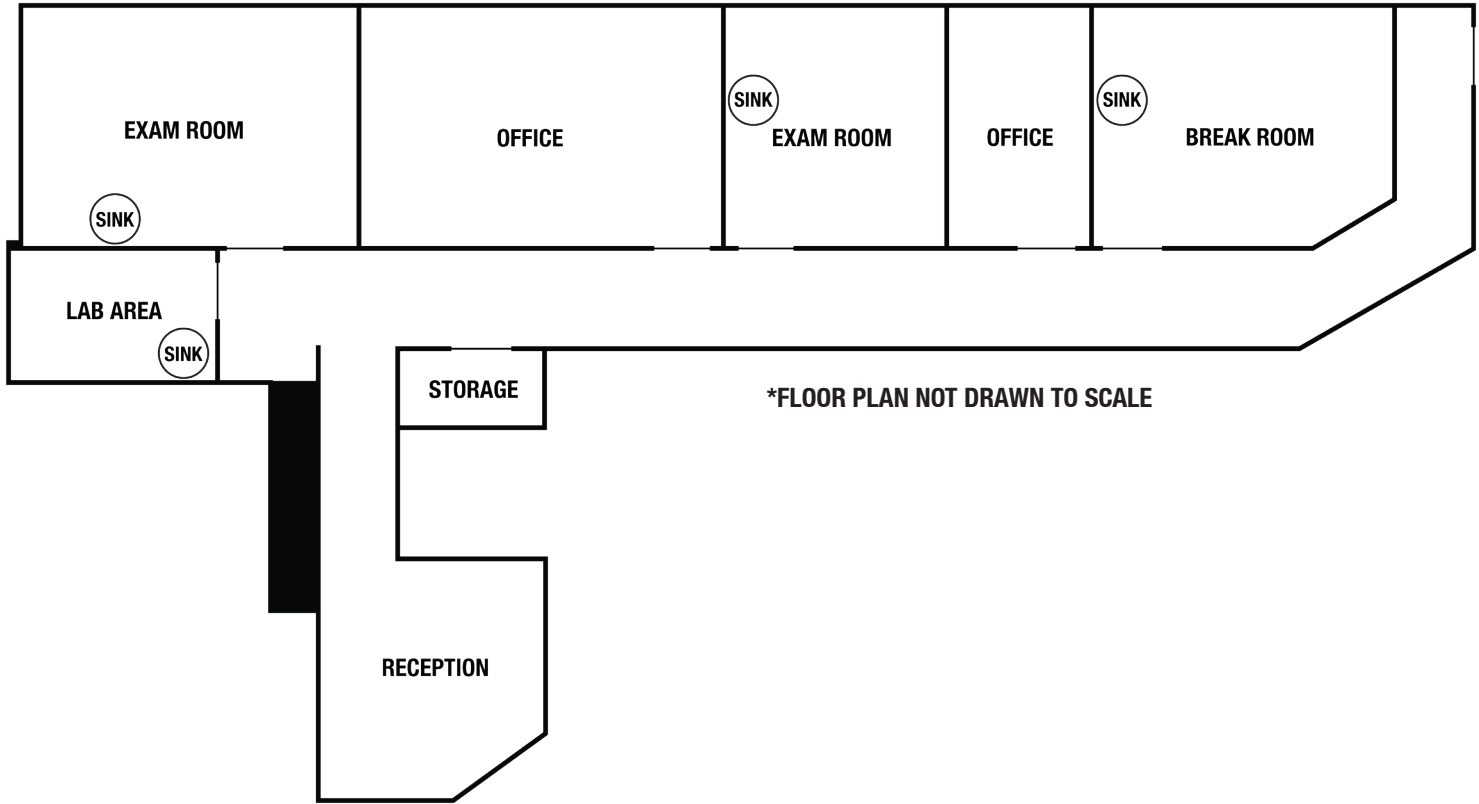
## Property Highlights

Located in the premier professional building at 6151 Lakeside Drive, this  $\pm 1,901$  SF dental/medical office offers a well-built-out space in one of Reno's most desirable professional corridors. The suite includes a welcoming reception area, a lab area, and five private offices, three with plumbing, along with dental plumbing infrastructure throughout to support medical or dental uses. The property provides excellent access to the McCarran Loop and Highway 580/395, and is surrounded by restaurants, executive housing, and established professional services, creating a convenient and attractive location for both patients and staff.

## Property Details


<b>Address</b>	6151 Lakeside Drive Suite 2200 Reno, NV 89511
<b>Available SF</b>	$\pm 1,901$ SF
<b>Lease Rate</b>	\$2.75/SF - Full Service Gross
<b>APN</b>	042-222-18
<b>Year Built</b>	1996
<b>Zoning</b>	NC - Neighborhood Commercial





  
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S MCCARRAN BOULEVARD

LAKESIDE DRIVE



SHOPS AT BARTLEY RANCH



**SUBJECT**

BARTLEY RANCH REGIONAL PARK

DISTANCE FROM SUBJECT	
NEAREST  ON-RAMP	2 MI   6 MIN DRIVE
RENO-TAHOE AIRPORT	5 MI   10 MIN DRIVE
SOUTH RENO	4 MI   9 MIN DRIVE
CARSON CITY	27 MI   30 MIN DRIVE

Nearby Businesses

  
**Medical Office**  
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AVAILABLE SF

  
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### 5-MILE KEY FACTS



**166,043**  
POPULATION



**5.1%**  
UNEMPLOYMENT



**2.2**  
HOUSEHOLD  
SIZE (AVG.)



**40**  
MEDIAN  
AGE

### 5-MILE INCOME FACTS



**\$79,571**

MEDIAN  
HOUSEHOLD  
INCOME



**\$53,561**

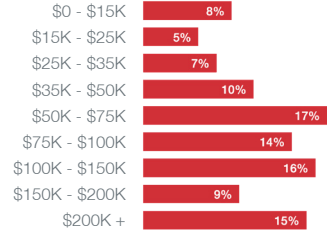
PER CAPITA  
INCOME



**\$127,718**

MEDIAN  
NET WORTH

#### HOUSEHOLDS BY ANNUAL INCOME



### 5-MILE BUSINESS FACTS



**10,766**  
BUSINESSES



**141,111**  
EMPLOYEES

### 5- MILE EDUCATION FACTS



**9%**  
NO HIGH  
SCHOOL  
DIPLOMA



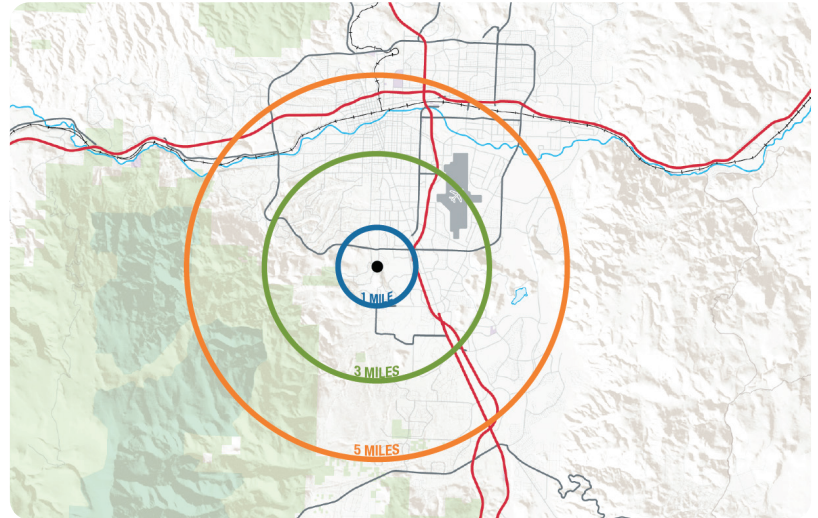
**23%**  
HIGH  
SCHOOL  
GRADUATE



**28%**  
SOME  
COLLEGE



**40%**  
BACHELOR'S  
DEGREE

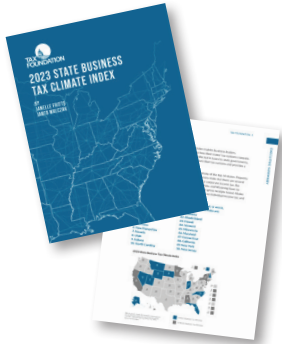


Source: 5 Mile Demographic Profile by ESRI

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**6151** LAKESIDE DRIVE

Nevada is a business-friendly state with a very low-regulation environment, a streamlined licensing and approval process, 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.

### Zero

- 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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