

FOR LEASE

AIRPORT GARDENS



Office

PRODUCT TYPE



Full Service

LEASE TYPE



\$2.05 - \$2.55

RATE



Reno

LOCATION



Dan Oster, sior

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NRED N°: B.0143648.LLC
BUSB.0007166.BKR

NAI Alliance



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Property Highlights

This well located office building is adjacent to the new RenoExperience District providing excellent access to shopping, restaurants, entertainment & housing. Located one block south of Plumb Lane places the building in the middle of the Truckee Meadows with quick and easy access to I-580 & only minutes to Reno / Tahoe International Airport.

Property Details

Address	1325 Airmotive Way, Reno, NV 89502
Lease Type	Full Service
Year Built	1980
Year Renovated	2025
Zoning	PD





Office

PRODUCT TYPE



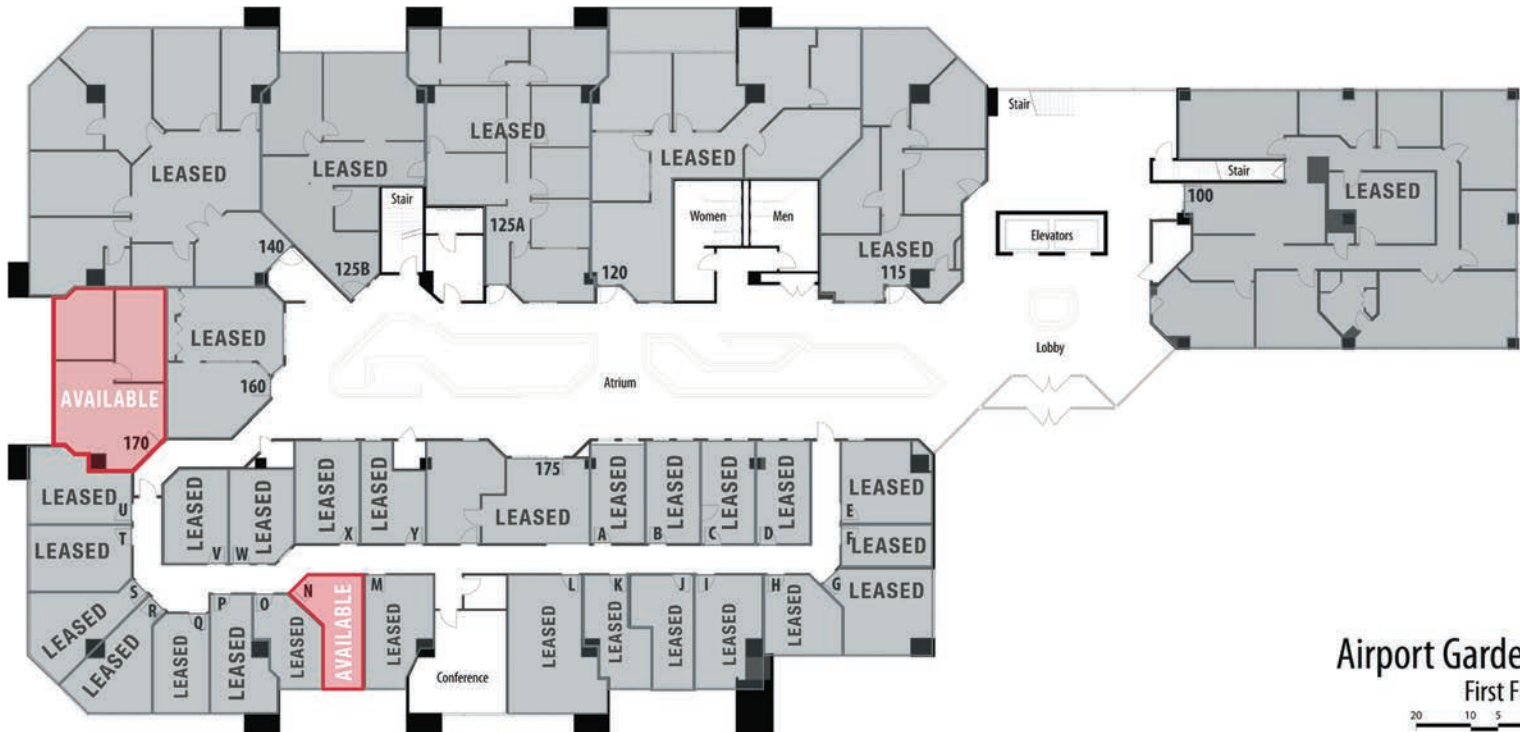
Full Service

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Airport Gardens
First Floor

1 ST Floor Suites	SQ.FTG	Rate	Available
Suite 170	±825 SF	\$2.05/PSF	30 Days
Suite 175N	±305 SF	\$2.55/PSF	05/15/26



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Airport Gardens
Second Floor

2ND Floor Suites	SQ.FTG	Rate	Available
Suite 230	±1,261 SF	\$2.05/PSF	Immediately
Suite 290	±3,773 SF	\$2.05/PSF	Immediately



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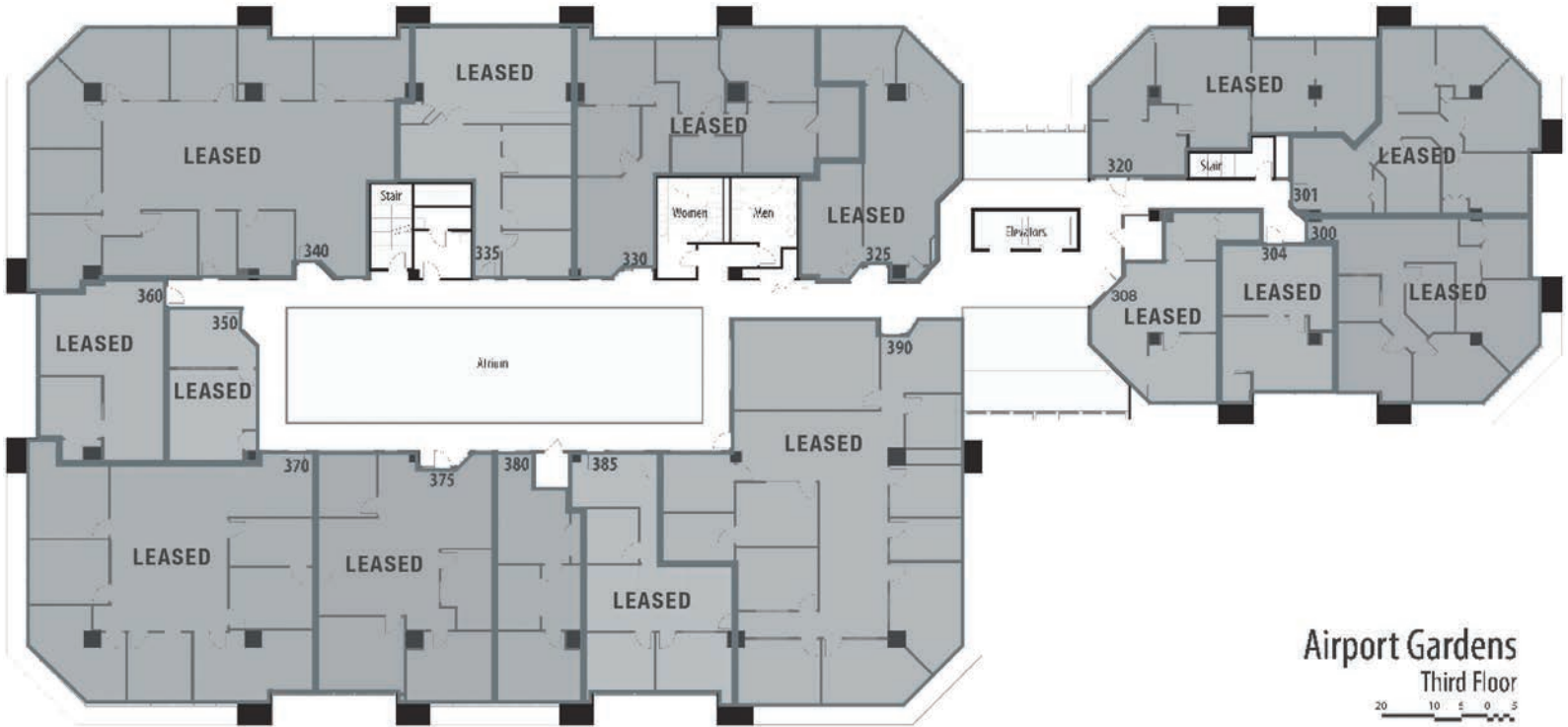
Full Service

LEASE TYPE



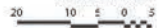
\$2.05-\$2.55

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Airport Gardens

Third Floor





Office

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Unit Photos



Office

PRODUCT TYPE



Full Service

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\$2.05-\$2.55

RATE



Unit Photos



Office

PRODUCT TYPE



Full Service

LEASE TYPE



\$2.05 - \$2.55

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Office

PRODUCT TYPE



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Unit Photos



Office

PRODUCT TYPE



Full Service

LEASE TYPE



\$2.05 - \$2.55

RATE



Exterior Photos



Office

PRODUCT TYPE



Full Service

LEASE TYPE



\$2.05-\$2.55

RATE



Exterior Photos



Office

PRODUCT TYPE



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LEASE TYPE



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RATE



Exterior Photos



Office

PRODUCT TYPE



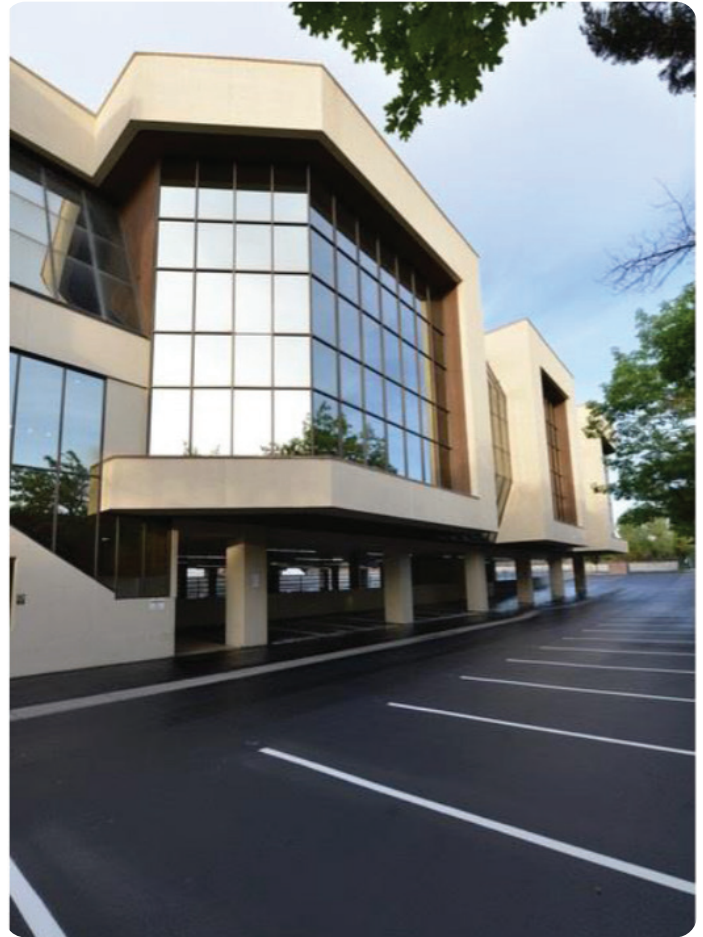
Full Service

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Exterior Photos



Office

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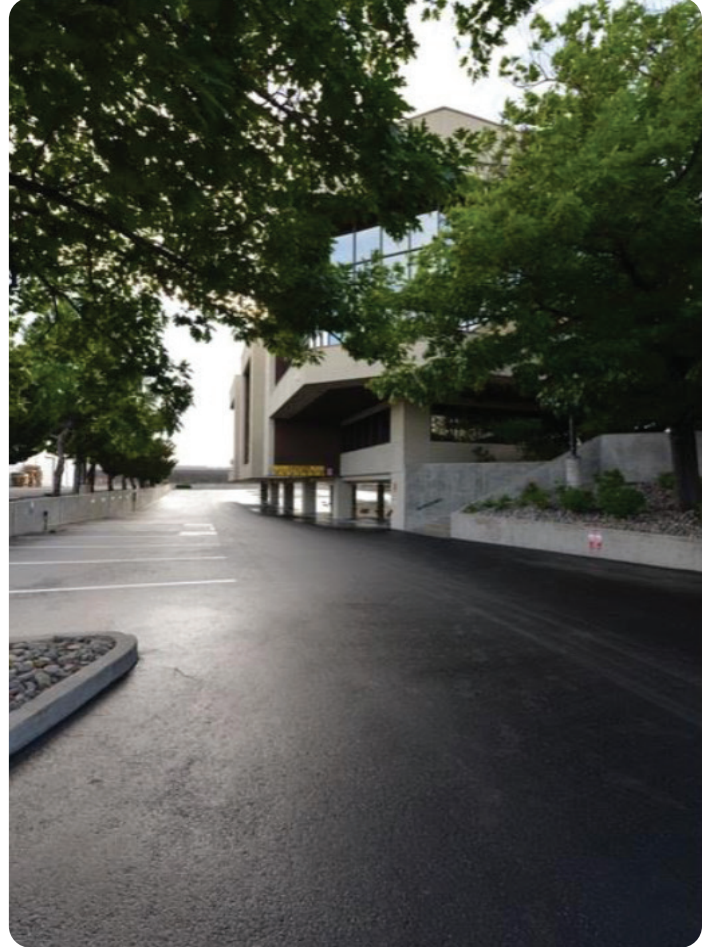
Full Service

LEASE TYPE



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Exterior Photos



Office

PRODUCT TYPE



Full Service

LEASE TYPE



\$2.05-\$2.55

RATE



Exterior Photos

Office
PRODUCT TYPE

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5-MILE KEY FACTS



235,708
POPULATION



4.0%
UNEMPLOYMENT



2.3
HOUSEHOLD
SIZE (AVG.)



37
MEDIAN
AGE

5-MILE INCOME FACTS



\$60,996

MEDIAN
HOUSEHOLD
INCOME



\$37,318

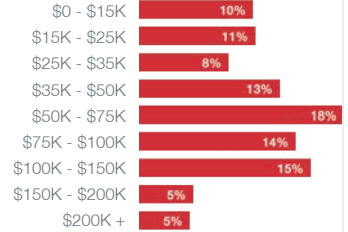
PER CAPITA
INCOME



\$59,048

MEDIAN
NET WORTH

HOUSEHOLDS BY ANNUAL INCOME



5-MILE BUSINESS FACTS



13,038
BUSINESSES



180,217
EMPLOYEES

5-MILE EDUCATION FACTS

13%

NO HIGH
SCHOOL
DIPLOMA



25%

HIGH
SCHOOL
GRADUATE



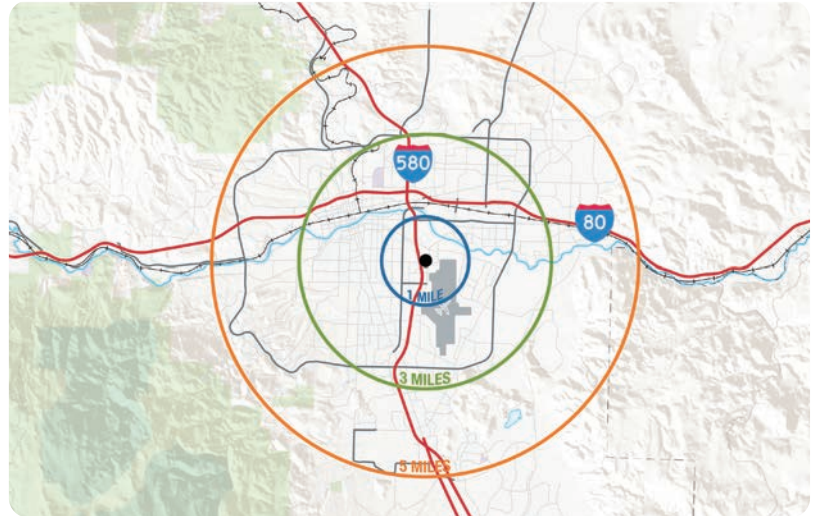
30%

SOME
COLLEGE



31%

BACHELOR'S
DEGREE



Source: 5 Mile Demographic Profile by ESRI

FOR LEASE

AIRPORT GARDENS

PLUMB LN

VASSAR ST

SUBJECT

580


TERMINAL WY

DISTANCE FROM SUBJECT

- NEAREST  ON-RAMP 0.7 MI | 2 MIN DRIVE
- RENO-TAHOE AIRPORT 1.3 MI | 6 MIN DRIVE
- DOWNTOWN RENO 4 MI | 8 MIN DRIVE
- SOUTH RENOY 5 MI | 7 MIN DRIVE


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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

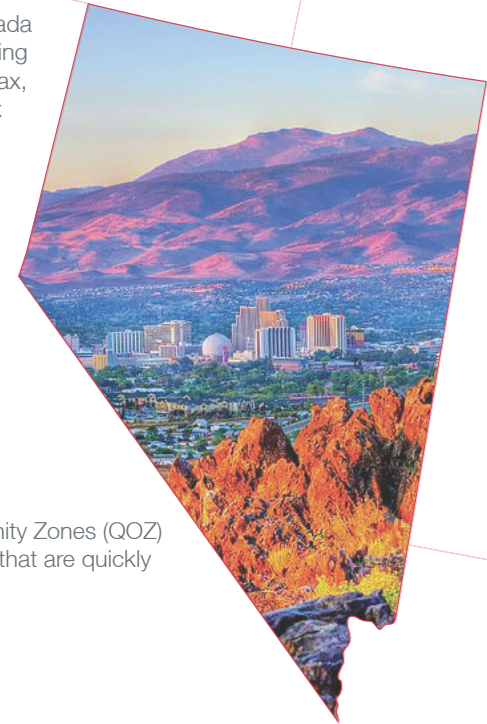
The Tax Foundation's 2023 State Business Tax Climate Index named Nevada the 7th best in the country. The Index looks at five areas of taxation including corporate tax, individual income tax, sales tax, unemployment insurance tax, and property tax. It is designed to show how well states structure their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



TAHOE RENO INDUSTRIAL 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.

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