

FOR LEASE

5355 KIETZKE LANE



Office

PRODUCT TYPE



±3,180

AVAILABLE SF



\$2.35

RATE



Now

AVAILABLE



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NAI Alliance



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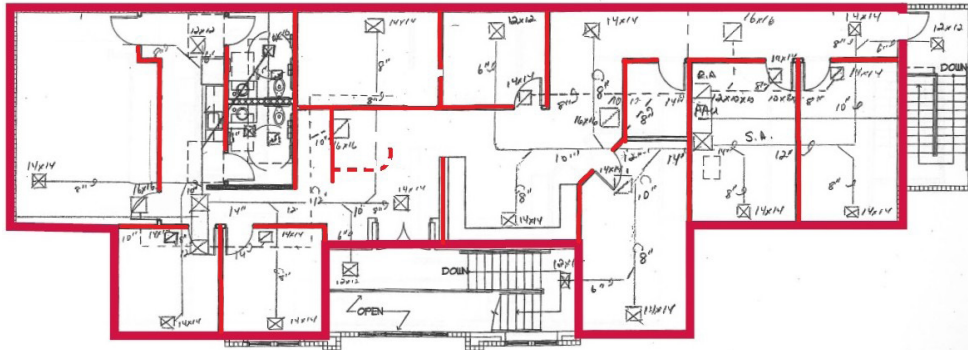
MG

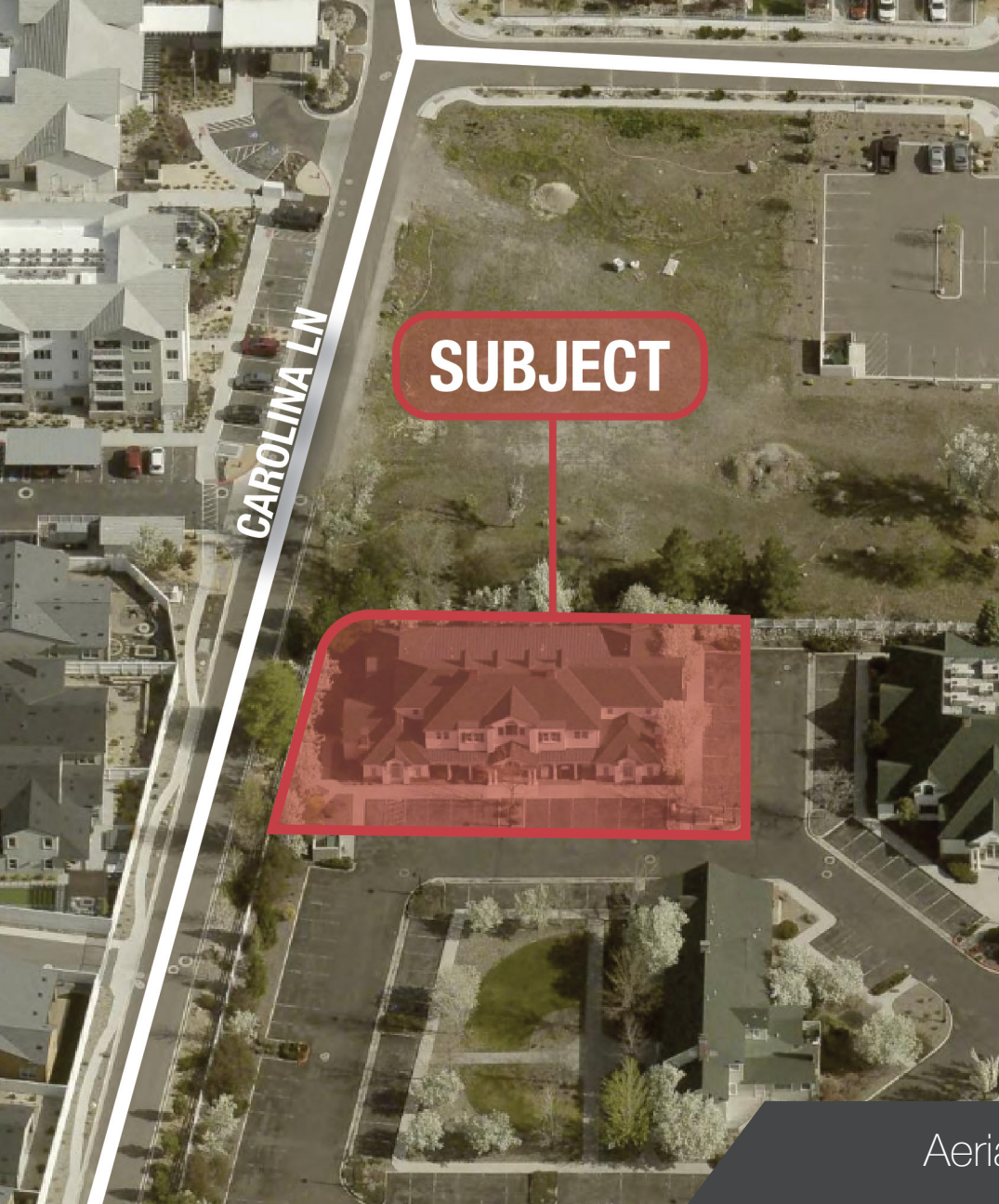
LEASE TYPE



Now

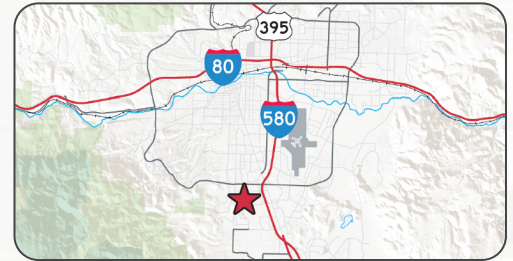
AVAILABLE





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Property Highlights

Located in the desirable Meadowood submarket and adjacent to the Rancharrah community, this garden-style office offers a convenient and professional setting. The space includes eight private offices, a full reception area, two private restrooms, and a kitchenette. Situated approximately one mile from I-580 and close to a variety of restaurants, it provides easy access for both staff and clients in a well-established business corridor.

Property Details

Address	5355 Kietzke Lane Reno, NV 89511
Available SF	±3,180
Lease Rate	\$2.35 /SF
Lease Type	Modified Gross
Private Office	8 Private Offices
Tenant Responsibility	Utilities and Janitorial
APN	040-961-05
Year Built	2004
Zoning	SPD Specific Planned Development

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5-MILE KEY FACTS



169,496
POPULATION



4.9%
UNEMPLOYMENT



2.2
HOUSEHOLD
SIZE (AVG.)



40
MEDIAN
AGE

5-MILE INCOME FACTS



\$77,739

MEDIAN
HOUSEHOLD
INCOME



\$51,269

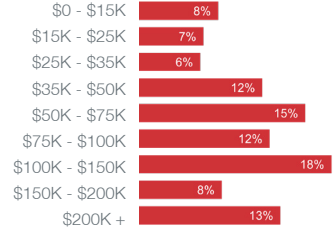
PER CAPITA
INCOME



\$127,696

MEDIAN
NET WORTH

HOUSEHOLDS BY ANNUAL INCOME



5-MILE BUSINESS FACTS



11,277
BUSINESSES



156,245
EMPLOYEES

5- MILE EDUCATION FACTS

10%

NO HIGH
SCHOOL
DIPLOMA



24%

HIGH
SCHOOL
GRADUATE



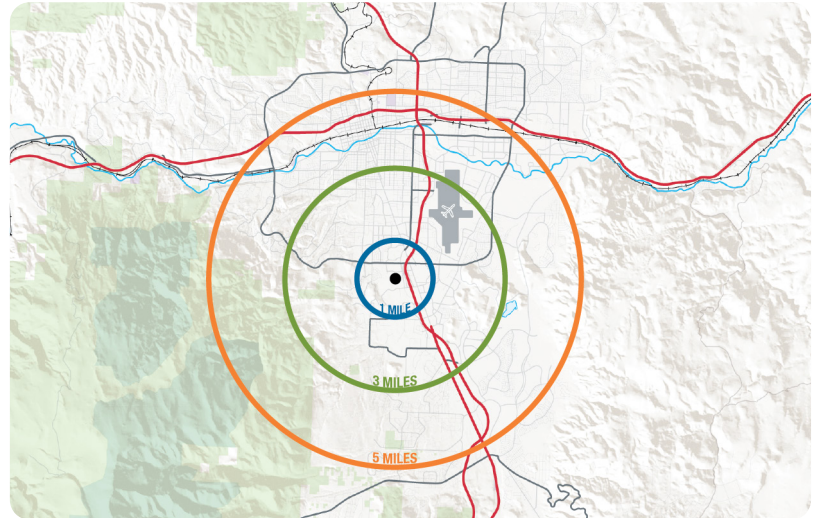
29%

SOME
COLLEGE



37%

BACHELOR'S
DEGREE



Source: 5 Mile Demographic Profile by ESRI

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S MCCARRAN BLVD

SUBJECT

580

S VIRGINIA ST

DISTANCE FROM SUBJECT

NEAREST 580 ON-RAMP	0.7 MI 3 MIN DRIVE
RENO-TAHOE AIRPORT	3.7 MI 11 MIN DRIVE
RENO	4.5 MI 15 MIN DRIVE
CARSON CITY	25.4 MI 28 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:

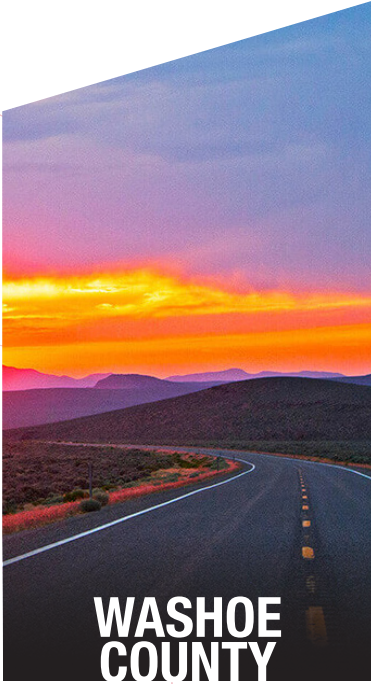
-  The deferral of taxes
-  A reduction in taxes by 10 to 15 percent
-  The exclusion of capital gains tax on appreciation if held for 10 years

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

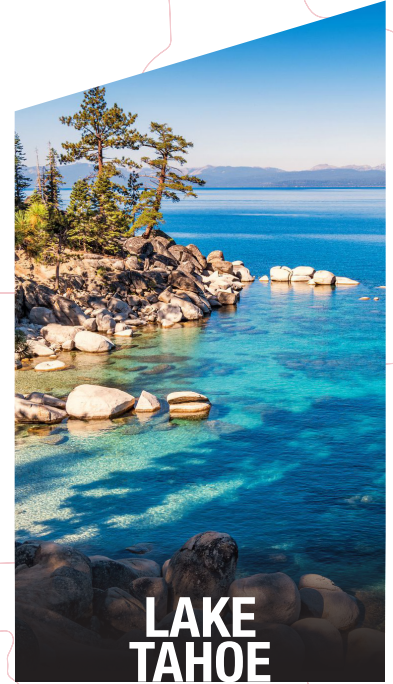
Named #1 Small City by *BestCities.org* in 2020, the Reno area hosts over 5m annual visitors for events like the Reno Rodeo, Street Vibrations, and more.

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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