

Offering Memorandum

Trademark Dr. & Double Diamond Pkwy.



885 Trademark Dr., Reno, NV 89521

Owner-User Opportunity | Class A Office Building | Priced Below Replacement Cost

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Reno, NV 89521

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Investment Team



Michael Keating, SIOR

Partner
775.386.9727
mkeating@logicCRE.com
S.0174942



Michael Dorn

Senior Associate
775.453.4436
mdorn@logicCRE.com
S.0189635

Property Overview
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01
Executive Summary



Offering Snapshot



Negotiable
Offering Price



± 76,965 SF
Total Square Footage



± 6 AC
Parcel Acreage



Partially Leased
Occupancy

Property Overview

LOGIC Commercial Real Estate is pleased to present for sale 885 Trademark Dr. Located in South Reno, the building consists of ± 76,965 square feet of professional office space which is partially leased by Mitel and Elemental LED. The asset is situated on a ± 6.35 AC parcel with ample parking and central access. The building is in close proximity to the majority of South Reno's industrial and distribution hubs. Within a 5-mile radius, this asset services a population of ± 126,526 people with an annual average household income of ± \$126,272.



Property Details



Location

885 Trademark Drive
Reno, NV 89521



Property Size

- $\pm 76,965$ SF
- ± 6.353 AC



Construction & Zoning

- Built in 1999
- Zoning: PD
(Light Manufacturing)



Traffic Counts

- US Hwy. 580:
91,000 CPD
- Double Diamond Pkwy.:
9,250 CPD



Pad Site

- ± 1.2 AC



Parcel Number

- APN: 163-102-14



Investment Highlights



**Professional Office Building
with Income Attached**



Owner-User Opportunity



**Placed Below
Replacement Cost**



Constructed In 1999



87/100 Energy Star Score in 2024



**Includes ± 1.2 AC
Pad Site**

Vicinity Map
Aerials
Site Plan
Floor Plan

05


Aerials & Plans



Vicinity Map

The office is strategically located in a dense and mature residential area servicing ± 127,953 residents with an average household income of ± \$136,514 within a 5-mile radius.

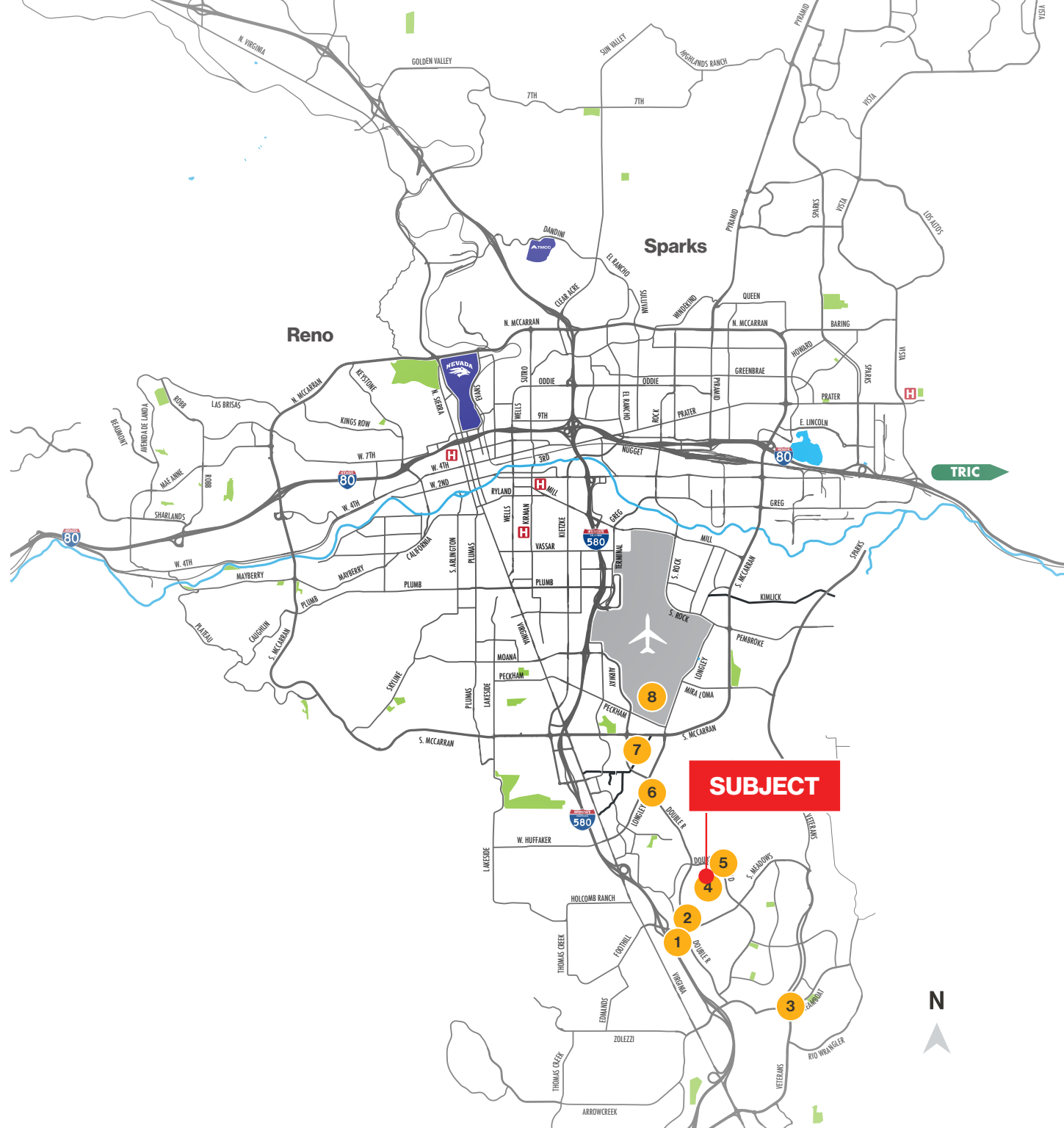
 **44**
Walk Score

 **23**
Transit Score

 **50**
Bike Score

Amenities within a 5-mile radius

- 1 Renown South Campus**
-1.4 miles
- 2 Smith's**
-1.2 miles
- 3 Damonte Ranch Town Center**
-3.0 miles
- 4 South Meadows Promenade**
-1.3 miles
- 5 Double Diamond Town Center**
-1.2 miles
- 6 Northern Nevada Medical Center**
-1.8 miles
- 7 Meadowood Mall**
-3.0 miles
- 8 Reno-Tahoe International Airport**
-5.9 miles





Retail

Village at Double Diamond



Hotels / Casinos

Hilton Garden Inn Reno

Multifamily

Latitude 39 Apartments

SUBJECT

± 76,965 SF

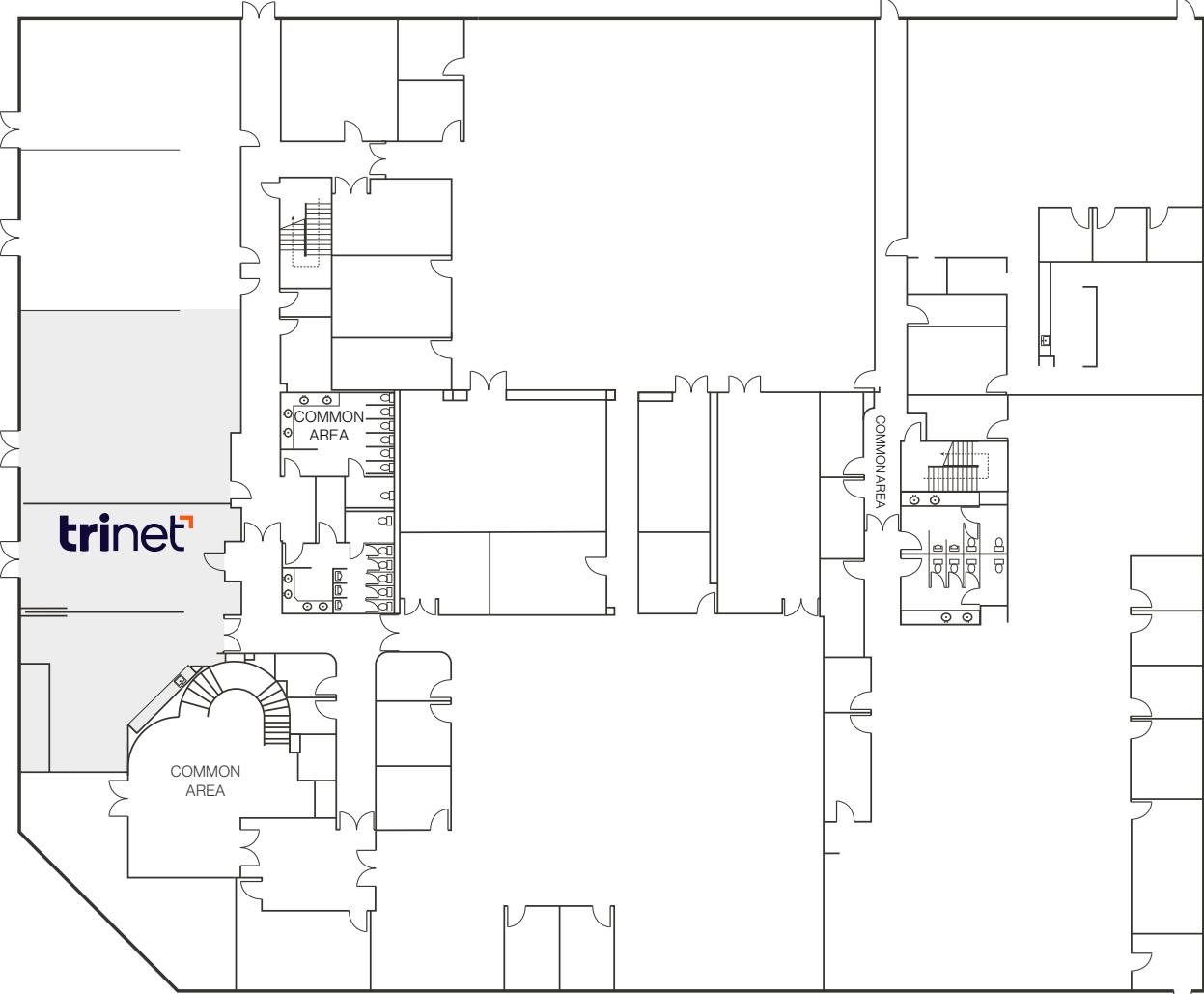
Schools

Triad School

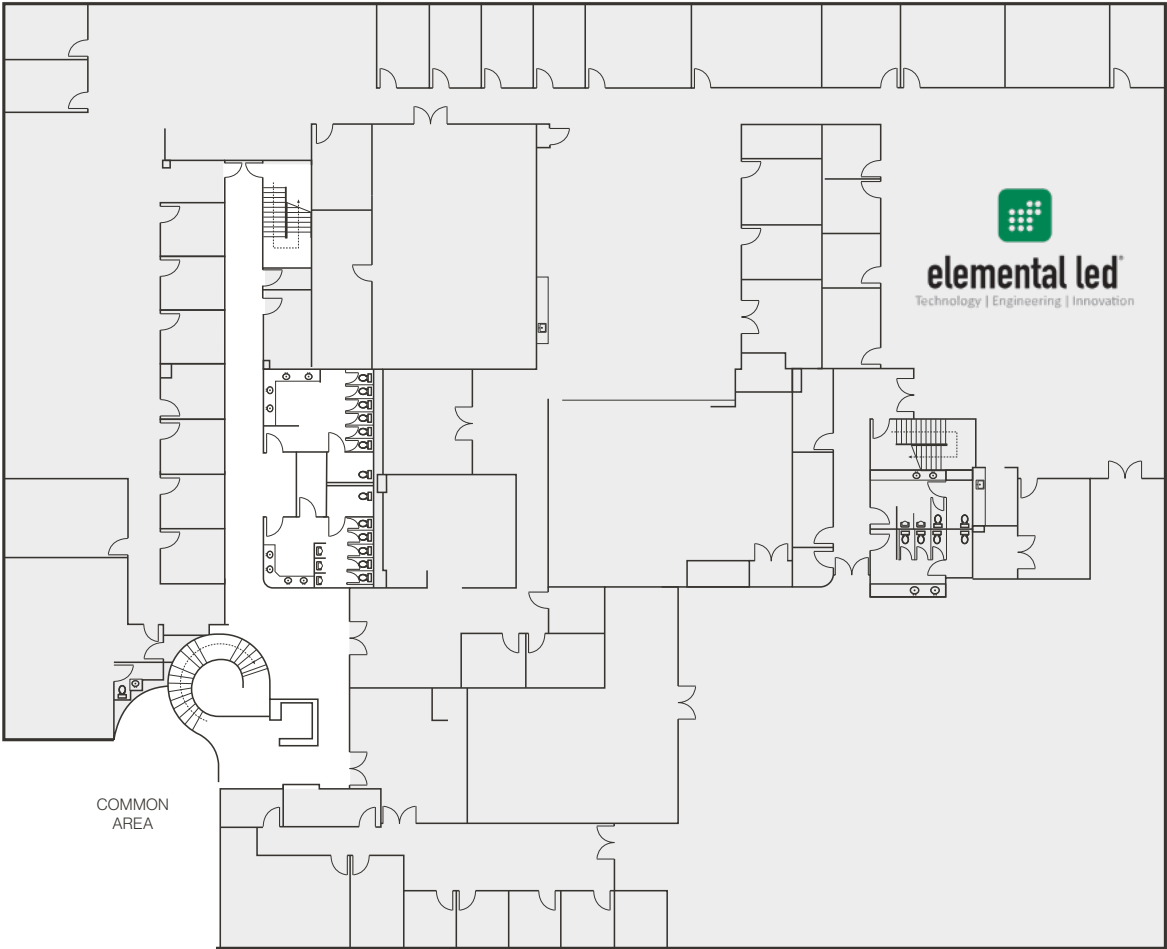




Floor Plan | First Floor



Floor Plan | Second Floor





Rent Roll Summary

Tenant	Suite	Square Footage	% of GLA	% of income	Lease Type	Lease Commencement	Lease Expiration	Monthly Rent PSF	Monthly Rent	Annual Rent PSF	Annual Base Rent	Annual Rent Increases	Reimbursable Expenses	Annual Gross Rent
VACANT	1C	19,008	25.02%											
Elemental LED, Inc.	200 & 250	38,933	51.25%	93.13%	NNN	11/1/17	4/30/31	\$2.14	\$83,141	\$25.63	\$997,691	3.00%	\$297,543	\$1,295,234
TriNet	1A	3,313	4.36%	6.87%	NNN	9/1/25	11/30/30	\$1.85	\$6,129	\$22.20	\$73,549	3.00%	\$25,046	\$98,595
VACANT	1B	2,897	3.81%											
VACANT	1D	11,821	15.56%											

Rent Roll Overview	Square Footage	% of GLA	PPSF Monthly	Monthly Rent	PPSF Annual	Annual Base Rent	Reimbursable Expenses	Annual Gross Rent
Total	75,972	100%	\$2.11	\$89,270	\$25.36	\$1,071,239	\$322,590	\$1,393,829
Occupied	42,246	56%						
Vacant	33,726	44%						

Expenses	Monthly Cost	Annual Cost	Annual PSF	Monthly PSF	% of Expenses
Utilities	\$15,314	\$183,769	\$2.42	\$0.20	31.65%
Repairs and Maintenance	\$9,120	\$109,434	\$1.44	\$0.12	18.85%
Life Safety	\$1,088	\$13,060	\$0.17	\$0.01	2.25%
Snow Removal & Landscaping	\$2,706	\$32,468	\$0.43	\$0.04	5.59%
Property Taxes	\$11,584	\$139,006	\$1.83	\$0.15	23.94%
Property Insurance	\$2,185	\$26,215	\$0.35	\$0.03	4.52%
Association Dues	\$449	\$5,389	\$0.07	\$0.01	0.93%
Management Expense	\$5,939	\$71,271	\$0.94	\$0.08	12.28%
Total	\$48,384	\$580,612	\$7.64	\$0.64	100%

Direct Capitalization Analysis	Square Feet	PSF Monthly	Monthly Rent	Annual Rent
Total Gross Rental Income	75,972	\$2.11	\$89,270	\$1,393,829
	% of PGI	PSF Annual	Monthly	
Total Potential Gross Annual Income	100%	\$18.35	\$89,270	\$1,393,829
Less Vacancy & Credit Loss	0.00%	\$0.00	\$0	\$0
Effective Gross Annual Income	100.00%	\$18.35	\$116,152	\$1,393,829
	PSF	% of EGI	Total	
Operating Expenses	(\$7.64)	41.66%	(\$580,612)	
Total Operating Expenses	(\$7.64)	41.66%	(\$580,612)	(\$580,612)
Net Operating Income				\$813,217

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Market Overview



Important Statistics

5-Mile Radius



127,953

Total Population



165,061

Daytime Population



6,685

Number of Businesses



0.9%

2025-2030 Population Growth



92,852

Total Employees



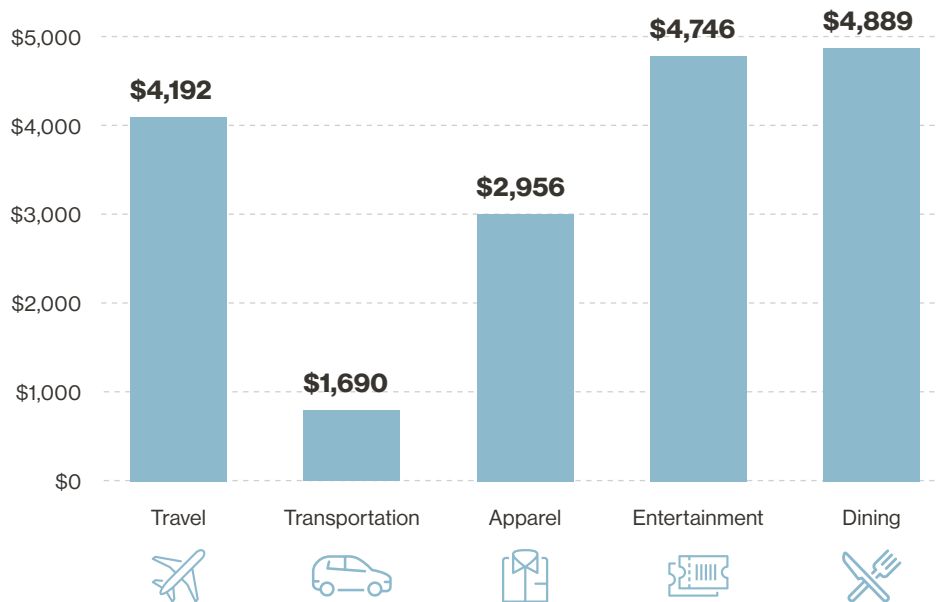
\$645,622

Median Home Value

Spending Statistics

5-Mile Radius

Spending facts are average annual dollars per household



Full Demographic Report

Population	1-mile	3-mile	5-mile
2020 Population	7,536	58,461	116,561
2025 Population	8,358	64,116	127,953
2030 Population	8,600	67,058	133,581
Annual Growth 2020 - 2025	1.99%	1.77%	1.79%
Annual Growth 2025 - 2030	0.57%	0.90%	0.86%

Income	1-mile	3-mile	5-mile
2025 Average Household Income	\$122,273	\$141,837	\$136,514
2030 Average Household Income	\$134,696	\$157,156	\$151,006
2025 Per Capita Income	\$55,523	\$59,169	\$56,847
2030 Per Capita Income	\$61,627	\$66,113	\$63,381

Households	1-mile	3-mile	5-mile
2020 Total Households	3,310	23,975	47,977
2025 Total Households	3,763	26,502	53,230
2030 Total Households	3,903	27,951	56,025

Housing	1-mile	3-mile	5-mile
2025 Total Housing Units	4,046	28,404	56,855
2025 Owner Occupied Housing Units	1,328	15,208	28,857
2025 Renter Occupied Housing Units	2,435	11,294	24,373
2025 Vacant Housing Units	283	1,902	3,625
2030 Total Housing Units	4,210	29,978	59,814
2030 Owner Occupied Housing Units	1,359	15,962	30,511
2030 Renter Occupied Housing Units	2,544	11,990	25,514
2030 Vacant Housing Units	307	2,027	3,789

Key Figures of Northern Nevada

Northern Nevada is experiencing rapid population and employment growth, with Nevada ranked 8th in the nation for annual population increases. The region is a hub for technological advancement, boasting the world's largest data center, SuperNAP Reno. It is also home to the Tahoe-Reno Industrial Center, the largest industrial park globally, attracting major companies and driving economic expansion. As the most digitally connected state in the U.S., Nevada continues to be a leader in innovation and infrastructure development.



2024
Population

627_k

Northern Nevada Population
Includes Carson City, Plus Washoe, Storey, and Lyon Counties



2024
Travel

4.8

Annual Visitors Reno-Tahoe Area



2024
Visitors

\$1.8_B

Gross Gaming Revenue in Northern Nevada

203%

Manufacturing Employment Growth
1990-2024

10%

2024 Summer Airport
Passenger Increases

479_k

Hotel Rooms Available in
Reno-Tahoe Area

24%

Reno/Sparks Employment
Growth in Past 5 Years

58.9_k

Trade, Transportation and Utilities,
Largest Employment Sector 2024

53%

Percentage of
Visitors from California

84%

Visitors Would Recommend
Reno-Tahoe for Travel


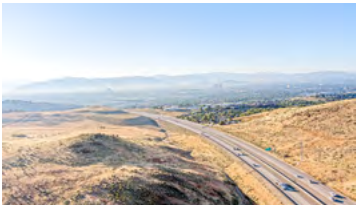




Top Projects 2025 Under Construction & Planned



\$15B+

Total Planned & Under Construction

#	Project	Cost
1	 <p>Reno-Tahoe Airport Expansion The Reno-Tahoe International Airport is undergoing a \$1.6 billion expansion to enhance its facilities, increase passenger capacity, and improve overall traveler experience.</p> <p>Status of Project: In Progress Estimated Completion: 2028</p>	\$1.6B
2	 <p>I-80 Widening Project This project involves widening Interstate 80 from Vista Boulevard to USA Parkway, adding lanes to reduce congestion and support economic growth between the Reno-Sparks area and the Tahoe-Reno Industrial Center.</p> <p>Status of Project: Start of 2026 Estimated Completion: 2027</p>	\$275MM
3	 <p>Greenlink Nevada Greenlink Nevada is a significant transmission project designed to enhance the state's electric grid, facilitating the integration of renewable energy sources and improving reliability.</p> <p>Status of Project: In Progress Estimated Completion: 2027</p>	\$4.2B
4	 <p>UNR College of Business The University of Nevada, Reno, is constructing a new 128,000-square-foot College of Business Building to provide modern educational spaces, including a 300-seat auditorium, advanced technology labs, and collaboration zones.</p> <p>Status of Project: In Progress Estimated Completion: Fall 2025</p>	\$150MM



Source: www.flipsnack.com | edawnresources/sce-2025 | presentationcopy/full-view.html

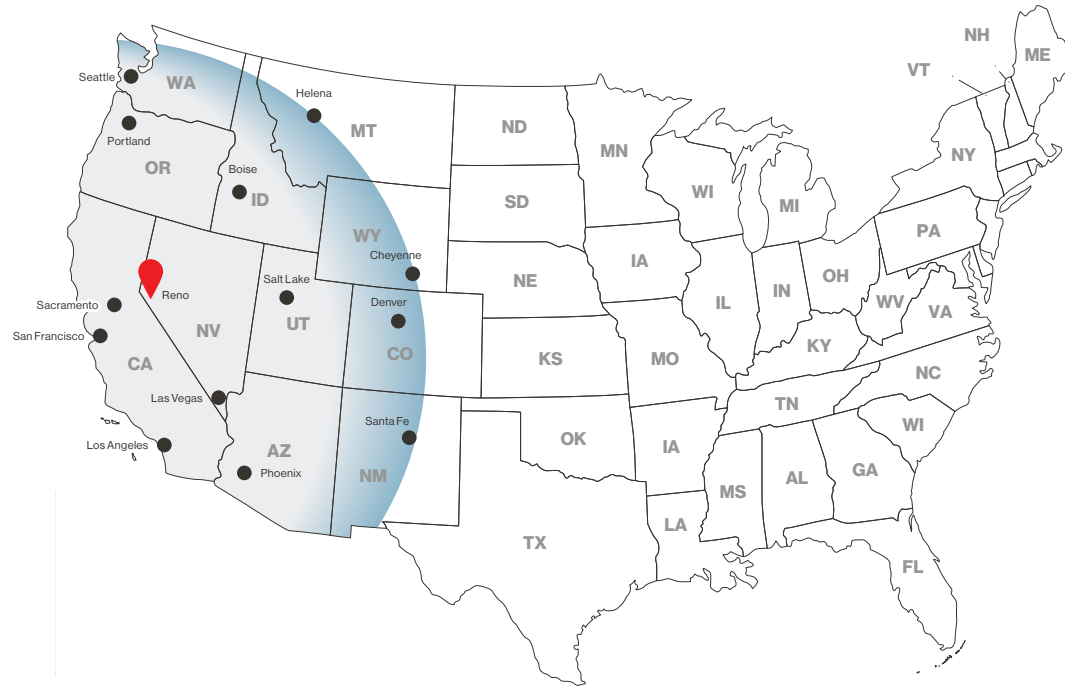
Why Nevada

Considered the 8th most business-friendly state, according to EDAWN, Nevada offers a very low-regulation environment. This platform offers a variety of incentives to help qualifying companies make the decision to do business in the state of Nevada. Both Money and Forbes Magazines have named the Silver State one of the most business-friendly in the country.

Nevada ranks as the 17th best state in the Tax Foundation's 2024 State Business Tax Climate Index. This index is an independent ranking of states in five areas of taxation: corporate taxes, individual income taxes, sales taxes, unemployment insurance taxes, and taxes on property, including residential and commercial property.

In comparison, the Tax Foundation's 2024 Tax Climate Index rankings for our neighboring states are significant: California ranks 48th, Arizona 15th, Idaho 11th, Oregon 30th, and Utah 16th.

Northern Nevada Transit Times



1-Day Truck Service

- San Francisco, CA
- Sacramento, CA
- Los Angeles, CA
- Portland, OR
- Seattle, WA
- Boise, ID
- Salt Lake, UT
- Las Vegas, NV
- Phoenix, AZ

2-Day Truck Service

- Helena, MT
- Cheyenne, WY
- Denver, CO
- Santa Fe, NM

Tax Free Haven

- ⊖ No Corporate Income Tax
- ⊖ No Corporate Shares Tax
- ⊖ No Franchise Tax
- ⊖ No Personal Income Tax
- ⊖ No Franchise Tax on Income
- ⊖ No Inheritance or Gift Tax
- ⊖ No Unitary Tax
- ⊖ No Estate Tax



60MM
Customers

1-Day Truck Service from
Northern Nevada



Power Costs

Nevada: 53% Less Than
California, 25% Below
U.S. Average

Nevada Relocation: Tax Incentives for Businesses

- Sales & Use Tax Reduction
- Business Tax Cut
- Personal Property Tax Break
- Recycling Property Tax Discount
- Aviation Parts Tax Relief
- Data Center Tax Savings

Opportunity Zones

61 Areas in Nevada Offer Tax Benefits on Capital Gains, with Deferrals, Reductions up to 15%, and Tax-Free Appreciation after 10 Years

A Look at Northern Nevada

Washoe County

Washoe County, situated in the northwest corner of Nevada along the California and Oregon borders, is the second most populous county in the state, boasting **over 500,106 residents**. The county's southwest corner meets the northeast corner of Lake Tahoe, while both Washoe Lake and Pyramid Lake are also encompassed within its borders.

City of Reno

Named as the US's #1 small city for 2022, Reno attracts nearly **4.8MM visitors** annually with events like the Reno Rodeo, Hot August Nights, Reno Air Races, and Street Vibrations. The city has undergone a renaissance, boasting a thriving tech presence and a dynamic arts community, featuring street murals and sculptures. Industrial expansions in northern Nevada, especially in the Tahoe-Reno Industrial Center (TRIC) and eastern Sparks, along with marijuana legalization, have drawn investors and manufacturers from neighboring states.

University of Nevada, Reno

The University of Nevada, Reno, established in 1874 and based in Reno since 1885, comprises 13 colleges and schools, **offering more than 460 Tier-1 degree programs** and averaging over 20,945 students annually. A notable tradition is the Reno-UNLV rivalry, highlighted by the competition for the Fremont cannon. This replica cannon is awarded to the winner of the annual Reno-UNLV football game and is painted in the victorious team's colors, blue or red.

Lake Tahoe

Lake Tahoe, located less than 25 miles from downtown Reno, serves as a year-round destination for outdoor enthusiasts. It offers water sports in the summer and transforms into a winter sports haven with North America's largest concentration of ski resorts, receiving 400 inches of snow annually.



A Look at Northern Nevada

The Neon Line

The Reno Neon Line District, an emerging submarket, is rapidly expanding with the acquisition and redevelopment of properties west of downtown Reno. Led by local developer Jacobs Entertainment, this submarket revitalization blends commercial spaces and housing with a vibrant arts and entertainment scene. Spanning from West St. to Keystone Ave., and from I-80 to W. 2nd St., the Neon Line District aims to redefine urban living and leisure in Reno.

Virginia Street Project

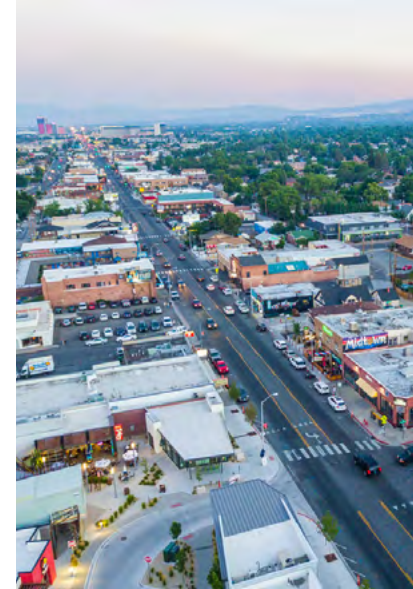
The Virginia Street Revitalization Project has been recently completed providing a safe and seamless connection between UNR, downtown, and MidTown Reno. The Regional Transportation Commission (RTC) of Washoe County and Sierra Nevada Construction (SNC) partnered on the project which allows for increased pedestrian safety with expanded sidewalks, improved bike lines, pedestrian ramps, and ADA-compliant crosswalks. The area manages vehicle traffic flow with dual one-way traffic lanes, bus-only lanes, and enclosed bus stops.

MidTown

Over the past five years, MidTown has transformed into a sought-after destination for investors, who are infusing modern art and architecture into existing buildings. This revitalization is not only enhancing the aesthetic appeal but also bolstering the Reno economy. By fostering collaboration between entrepreneurs and business developers through a blend of redeveloped commercial spaces and residential conversions, the MidTown district is driving economic growth. Additionally, annual events organized by retail and office users are fostering community engagement, attracting residents from Reno and Sparks alike.

Greater Nevada Field

Greater Nevada Field serves as the home stadium for the Reno Aces Minor League Baseball team, the Triple-A affiliate of the Arizona Diamondbacks, since their inaugural season in 2009.



A Look at Northern Nevada

TRIC

The Tahoe-Reno Industrial Center (TRIC), the world's largest industrial park at **over 15,000 acres**, lies just nine miles east of Reno/Sparks. Accessible via I-80 and Hwy. 50, thanks to the USA Parkway expansion into Silver Springs, TRIC offers expedited shipping to seven western states within a day and the remaining four within two days.

SouthEast Connector

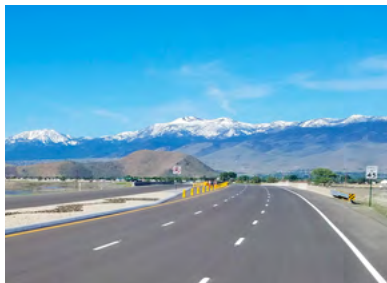
Completed in 2018, the SouthEast Connector offers an alternative transportation route between east Sparks and south Reno, comprising a new 5.5-mile arterial road, seven bridges, two signalized intersections, and a multi-use path for recreational users. This new roadway serves as a bypass from the congested US-395/I-580 freeway and the southwest section of McCarran Blvd.

Carson City

Carson City, the capital of Nevada, lies just south of Washoe County and boasts an estimated **population of 57,978 in 2024**. During the day, the population swells to over 65,000, driven by government employees commuting from Washoe and Douglas counties. Recent downtown renovations have spurred business growth and foot traffic, complementing Carson City's rich history and scenic allure, which consistently attract tourists year-round.

Douglas County

Douglas County, positioned along the Nevada/California border just south of Carson City, encompasses the towns of Minden, Gardnerville, and Genoa, hosting a **population exceeding 49,311 residents**. The area's ample land has attracted numerous manufacturing companies, such as Starbucks Roasting Plant, GE, and North Sails, establishing a robust industrial presence in the region.



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Receipt of this Memorandum constitutes your acknowledgment that (i) it is a confidential Memorandum solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property, (ii) you will hold it in the strictest confidence, (iii) you will not disclose it or its contents to any third party without the prior written authorization of the owner of the Property ("Owner") or LOGIC Reno, LLC, and (iv) you will not use any part of this Memorandum in any manner detrimental to the Owner or LOGIC Reno, LLC.

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For inquiries please reach out to our team.

Michael Keating, SIOR

Partner
775.386.9727
mkeating@logicCRE.com
S.0174942

Michael Dorn

Senior Associate
775.453.4436
mdornlogicCRE.com
S.0189635