

10 State St
RENO, NV 89501

**OFFICE
FOR SALE
OR LEASE**



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**CORFAC
INTERNATIONAL**

10 State St
RENO, NV 89501

**OFFICE
FOR SALE
OR LEASE**



Sale Price | \$4,115,200

Lease Rate | \$1.80 **FSG**

Office Building Size | 18,726 SF

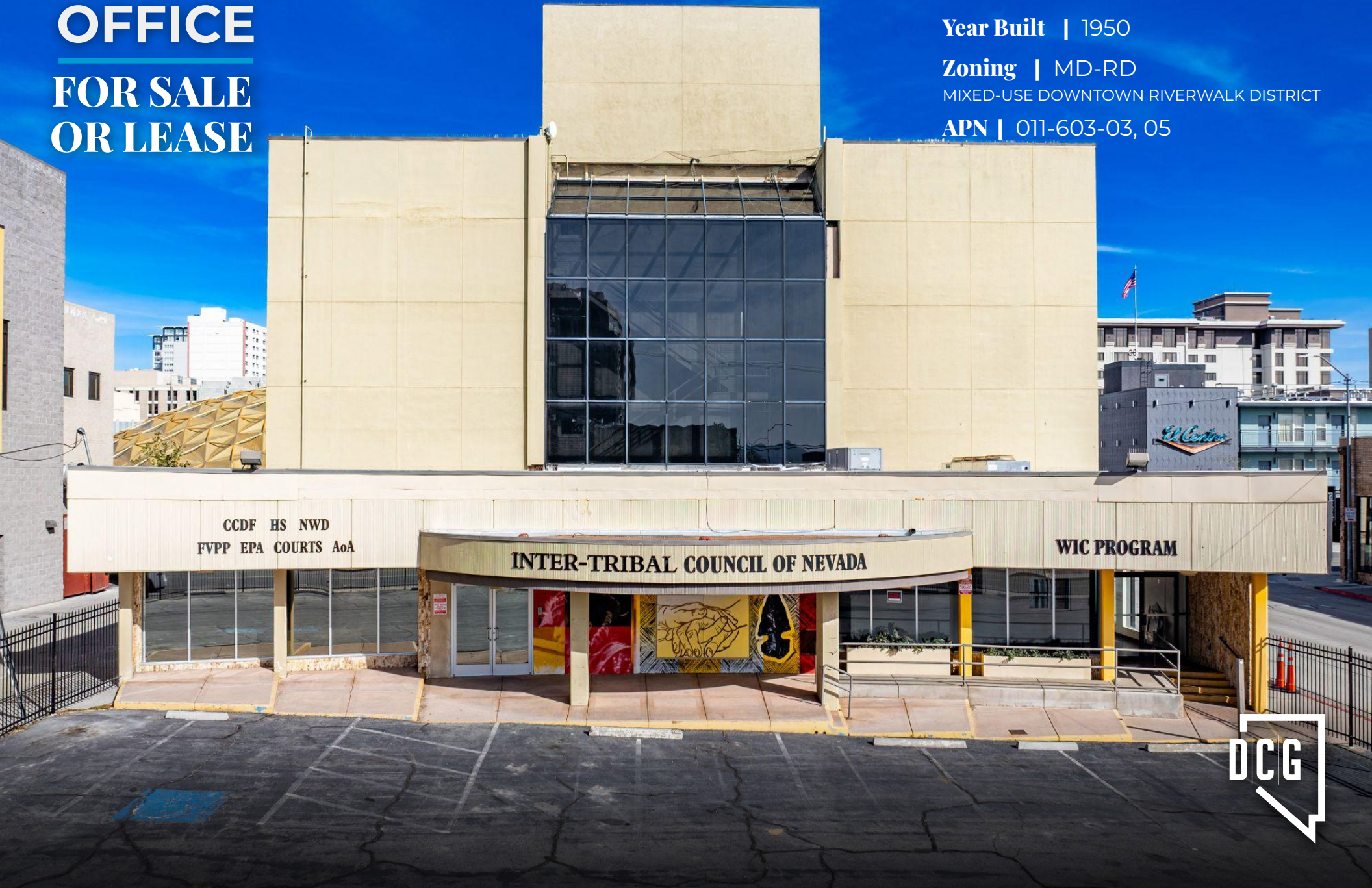
Lot Sizes | 0.357 AC

Year Built | 1950

Zoning | MD-RD

MIXED-USE DOWNTOWN RIVERWALK DISTRICT

APN | 011-603-03, 05





ABOUT THE PROPERTY

- Four-story office building located in the heart of Downtown Reno, just one block from the Truckee River and near the Reno Courthouse.
- Available for sale or lease, offering flexibility for both owner-users and investors
- Currently vacant, providing immediate occupancy and repositioning opportunity.
- Each floor is elevator served and set up for multi-tenant or single-tenant use.
- Functional office layouts throughout, featuring a mix of private offices and open areas
- 21 on-site parking spaces with additional parking available in the county garage on Center Street
- Walkable Downtown location with convenient access to public transportation, restaurants, and amenities.

SITE MAP



S CENTER ST

10
STATE ST

STATE ST

PINE ST



AREA MAP SOUTHWEST



Walk Score - **95**
Walker's Paradise



RESTAURANT



RESTAURANT



RESTAURANT



RENO JUSTICE COURT



RESTAURANT



RESTAURANT



10 State St



TRUCKEE RIVER

HOTEL



BALLPARK



3 miles
134,062

5 miles
242,235

State St

**YOUR
COMPETITIVE
ADVANTAGE**

NORTHERN NEVADA A SMART CHOICE FOR GROWTH

**HOME TO
INDUSTRY
GIANTS**

Ranked in TOP 10 states for best business tax climate and business incentives.



19K
UNDERGRADUATE
STUDENTS

23K
TOTAL
STUDENTS

4K
GRADUATE
STUDENTS

RI - University for Research by Carnegie Classifications



20 MINUTES
TAHOE RENO
INDUST. CENTER



"Super-Loop"
Fiber Network
IN PROGRESS



America's
DATA & TECH
Growth Frontier



22 MINUTES
Commute Time



3.5 HOURS
TO BAY AREA



2 HOURS
TO SACRAMENTO



NEVADA LITHIUM LOOP
Closed-loop system for lithium extraction, processing, and battery material recycling to support sustainable domestic EV supply chains.



WORKFORCE DEVELOPMENT

- Lowest labor costs in the Western U.S.
- 35K+ students at UNR & TMCC
- 10-year surge in manufacturing jobs
- MSA population growing 1.4% annually

Nevada is the 6th fastest-growing state in the nation, according to the latest *U.S. Census* data.

- U.S. Census Bureau (2025)

Recognized by *US News* for being the No. 7 across the nation for Business Environment.

- US News (2024)



Business Assistance Programs



Sales, Use & Modified Business Tax Abatements



Incentives for Equipment, Property & Recycling



Specialized Programs for Data Centers and Aviation

Opportunity Zones

Northern Nevada offers multiple federally designated Opportunity Zones, supporting long-term investment and development.

Qualified Opportunity Zone investments offer:



Deferred capital gains



Step-up in basis



Permanent exclusion of qualifying gains

Nevada Tax Climate

Nevada's tax structure is designed for business success:

NO

Corporate or Personal Income Tax
Inventory or Franchise Tax
Capital Gains or Inheritance Tax

One of the most competitive tax climates in the U.S., ranked among the best for business.



NORTHERN NEVADA TOP COMPANIES

5.4M SF
Tesla Gigafactory

1.3M SF
7.2M SF Planned
Switch Campus

TAX COMPARISONS	NV	CALIFORNIA	ARIZONA	UTAH	IDAHO	OREGON	WASHINGTON
state corporate income tax	NO	8.84%	4.9%	4.85%	6.5%	6.6%	NO
individual income tax	NO	<13.3%	<2.5%	4.55%	5.695%	<9.9%	NO
payroll tax	>1.17%	>1.5%	NO	NO	NO	>.9%	.92%
capital gains tax	NO	<13.3%	<2.5%	4.55%	5.695%	<9.9%	7-9.9%



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