

620

E Plumb Lane
Reno, NV 89502



OFFICE
FOR SALE
OR LEASE

PRICE REDUCED



CORFAC
INTERNATIONAL

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PLUMB LANE - ADT
25,900

620



ABOUT THE PROPERTY

- Located off Plumb Lane near the new Reno Experience District and Reno Public Market, with close access to Hwy 580 and the Reno-Tahoe International Airport.
- Available suites feature abundant natural light and new LED lighting.
- Excellent visibility with frontage along heavily traveled Plumb Lane.
- Ample off-street parking.
- Monument signage available, along with door placards at tenant entries and directory signage at the main entrance.
- Tenant responsible for internet service and in-suite janitorial.
- Generac generator that services the entire building in the event of a power outage.



Sale Price | \$1,295,000

Lease Rate | \$2.40/SF FSG

Available Spaces | 355-720 SF

Building Size | 4,968 SF

Parcel Size | 0.220 AC

Zoning | PO

Professional Office

APN | 015-191-03



FIRST FLOOR PLAN

FIRST FLOOR

SUITE 102

508 SF

Available 10/1/2026



Take a Tour



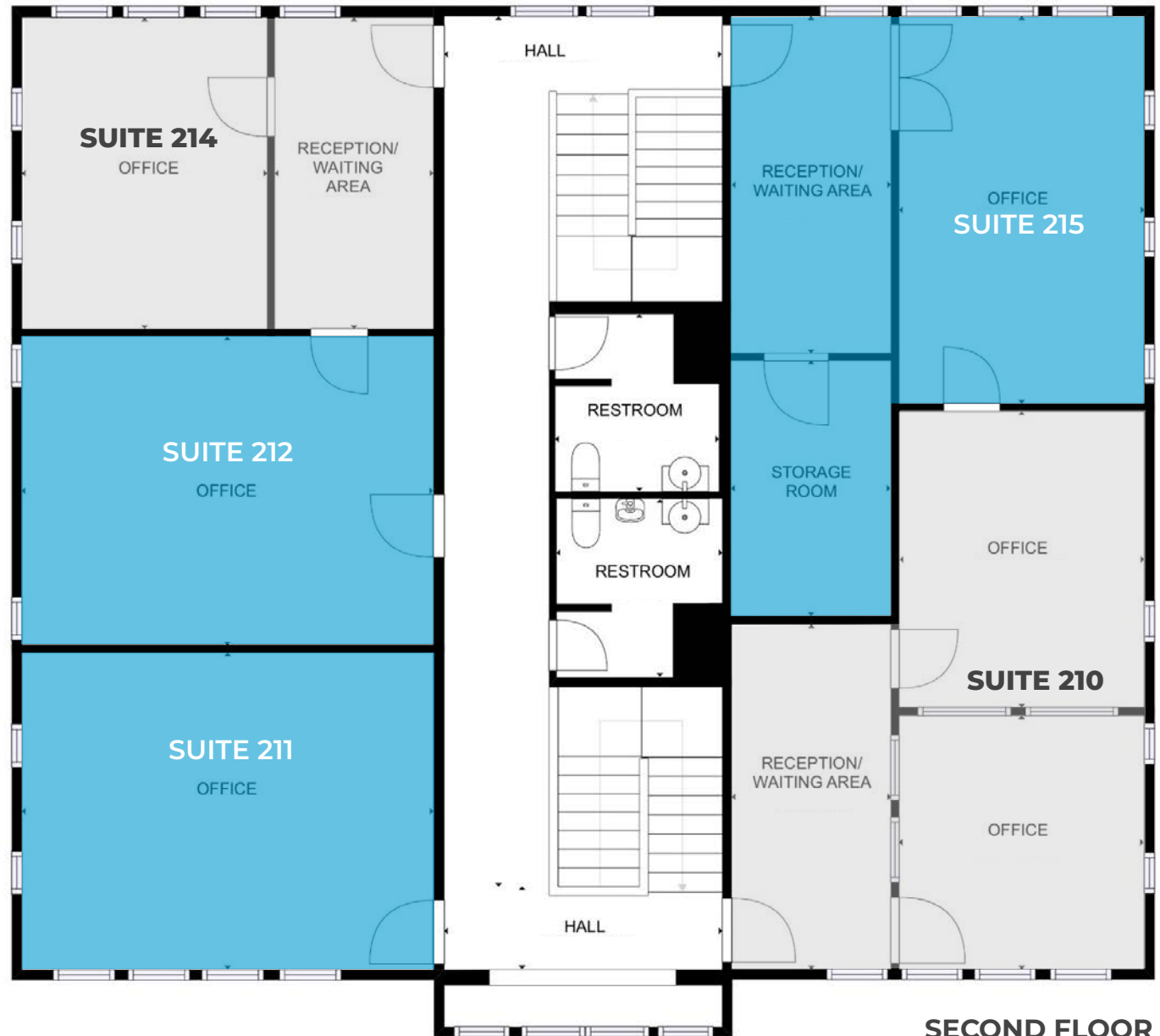


SECOND FLOOR PLAN

SECOND FLOOR	
Available Now	
SUITE 211	365 SF
SUITE 212	355 SF
SUITE 215	527 SF



**Suites 211-212 can be combined for a total size of 720 SF*



SECOND FLOOR



SUITE 212



SUITE 215



AREA MAP
SOUTHWEST VIEW



PEPPERMILL
RESORT • SPA • CASINO • RENO

RED
RENO EXPERIENCE DISTRICT

IHOP
PORT OF SUBS
COLD STONE
SPROUTS FARMERS MARKET
RENO PUBLIC MARKET
McDonald's
JUNKEE CLOTHING EXCHANGE

C
CINEMARK

WELLS FARGO

SUBWAY

620
E PLUMB LN

MARGRAVE DR

PLUMB LANE - ADT 25,900

CUMULUS
MEDIA

YORI AVE

WING STOP



AREA MAP

SOUTHEAST VIEW



RENO-TAHOE
Reno-Tahoe International Airport

Mor
FURNITURE

urbanAir
COMMERCIAL REAL ESTATE

COSTCO
WHOLESALE

LITHIA
CHRYSLER JEEP OF RENO

TOYOTA

WOOSTER HIGH SCHOOL

INTERSTATE 580
US 395

INTERSTATE 580
US 395

PLUMB LANE - ADT 25,900

KIETZKE LN

COMING SOON
IN-N-OUT
BURGER

Jack
in the box

SAINT THERESE CHURCH OF THE LITTLE FLOWER

620
E PLUMB LN

Panasonic

WING STOP

YORI AVE

N

**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

R1 - 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



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



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.

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

– US News (2024)

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

– U.S. Census Bureau (2025)



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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