

**200**  
**South Virginia**  
RENO, NV 89501

**DOWNTOWN**  
**OFFICE**  
**FOR LEASE**

**Class A Office in Prime  
Downtown Location**  
**Space Available**



 **BASIN STREET**  
PROPERTIES EST. 1974

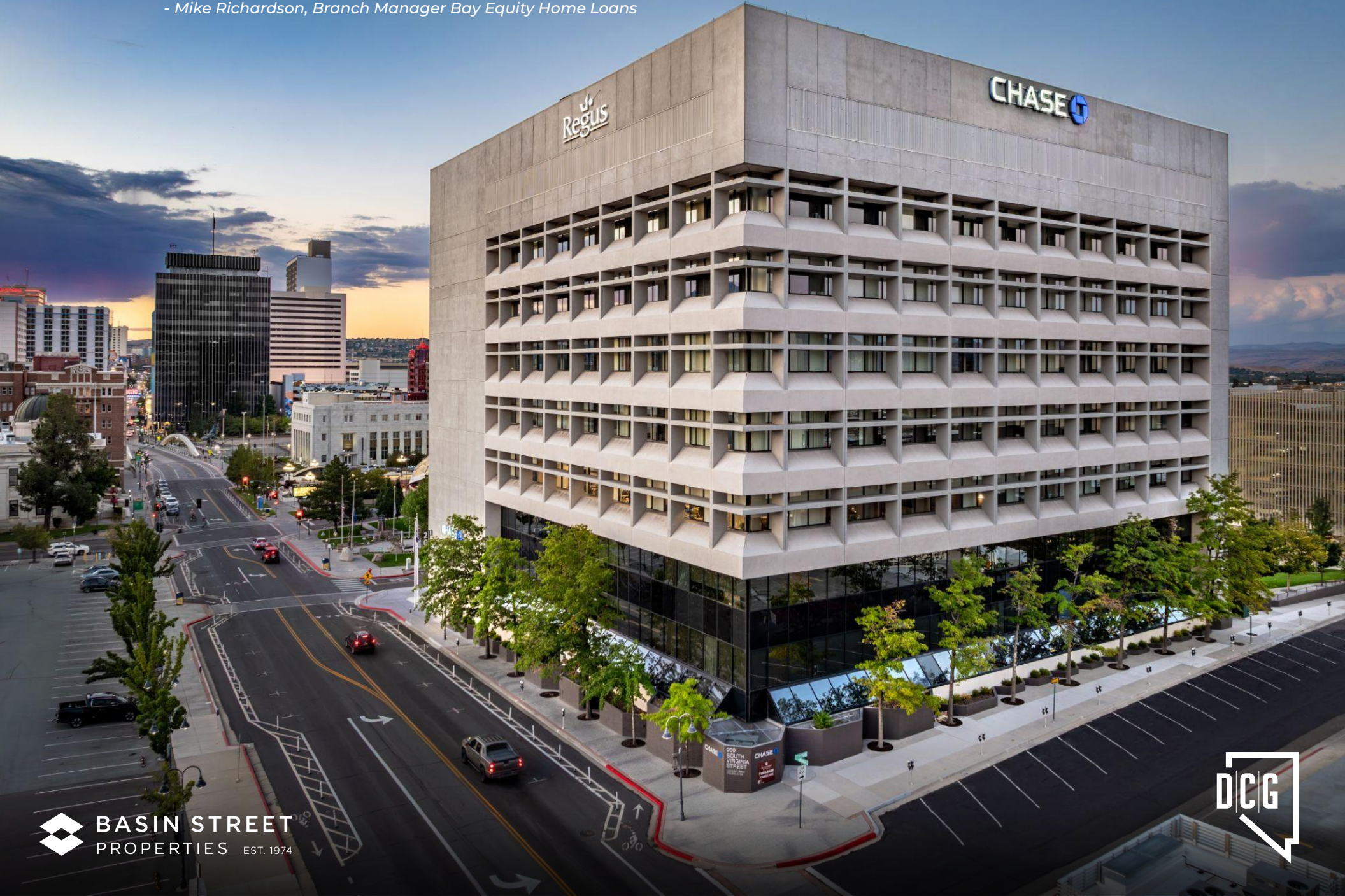
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"Basin Street provides wonderful office spaces and facilities. We appreciate their excellent communication and ability to answer our demands quickly and efficiently."

- Mike Richardson, Branch Manager Bay Equity Home Loans



## LOCATION HIGHLIGHTS

- New Tenant Lounge with complimentary espresso machine provided by Buzz Town Coffee.
- Strategic Downtown location
- Designated surface parking for customers
- Parking ratio of 5 spaces per 1,000 SF
- Exterior building signage available
- Secure, ample covered parking for your employees and clients
- On-site security maintains strict oversight
- Less than five minutes to both I-80 and Hwy 395
- Dedicated TelCo space available
- Dogs are allowed on premises



200 South  
Virginia

 **BASIN STREET**  
PROPERTIES EST. 1974

# AREA MAP



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



**Discovery**  
Terry Lee Wells Nevada Discovery Museum

**Churrasco**  
BRAZILIAN STEAKHOUSE

**Peg's**  
gloified  
Ham n Eggs

**NEVADA MUSEUM OF ART**



**RENO CITY HALL**  
ONE EAST FIRST STREET

**Pine State**  
BISCUITS

**DOPO**  
pizza & pasta

**wild river**  
GRILLE

**patagonia**

**La Famiglia**

**PIONEER CENTER**

**TRUCKEE RIVER**



**RENAISSANCE**  
RENO DOWNTOWN HOTEL

**RENO Aces**

**COURTYARD**  
BY MARRIOTT



# MAJOR DOWNTOWN RENO DEVELOPMENTS

## RENO ENTERTAINMENT DISTRICT

1,300 Luxury units, 70,000+ sf of retail, 170-room Hotel, and a 2-Acre Park



## WEST END COMMONS

311 units, 42,000 sf office & retail space



## NEVADA MUSEUM OF ART EXPANSION

50,000 sf, \$60MM expansion for educational initiatives, gallery exhibitions, and research



**200 SOUTH VIRGINIA**  
SUBJECT PROPERTY

## VESTA APARTMENTS

40 units on the corner of Vesta & Holcomb in MidTown



## RIVERFRONT

393 units, 79 studios, 211 one bedroom & 100 two bedroom units



## GRANTS LANDING

5.5 acres purchased for \$14MM with plans to develop a townhome project.



## NEW RENO POLICE DEPARTMENT

114,500 sf new addition will double RPD's HQ



## BALLPARK PROJECT

369 units, 117 Studios, 161 one bedroom and 91 two bedroom units



## NEON LINE DISTRICT

Jacobs Entertainment revitalization of Reno's West 4th Street corridor



## REVIVAL RENO

530 units, 78,500 sf of retail & 150,000 sf of office space



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# DOWNTOWN INFILL DEVELOPMENTS

## **PINE STREET TOWNHOMES**

49 three-story unit tentative map with garage



## **CAL AVE STUDIOS**

36 luxury units with modern design



## **CENTER & PINE LOFTS**

24 High-end lofts above Pine State Biscuits



## **RIVERSIDE APARTMENTS**

34 units with ground level parking and retail space



## **EDEN TOWERS**

34-units, 4-stories



## **HIGH STREET TOWNHOMES**

16 modern spacious units



**200 SOUTH VIRGINIA**  
SUBJECT PROPERTY

## **MOD 2**

69 units, five-stories



## **RIVERBOAT HOTEL APARTMENTS**

105 studio units, one and two-bedroom units



## **CANYON FLATS**

158 units accommodating up to 508 students



## **661 LAKE STREET**

475 unit student housing, 13-stories, including 5-story parking garage & 4,000 sf retail space



## **PARK PLACE**

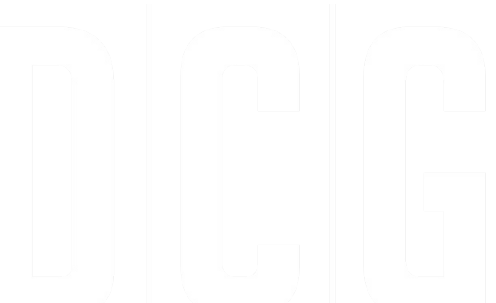
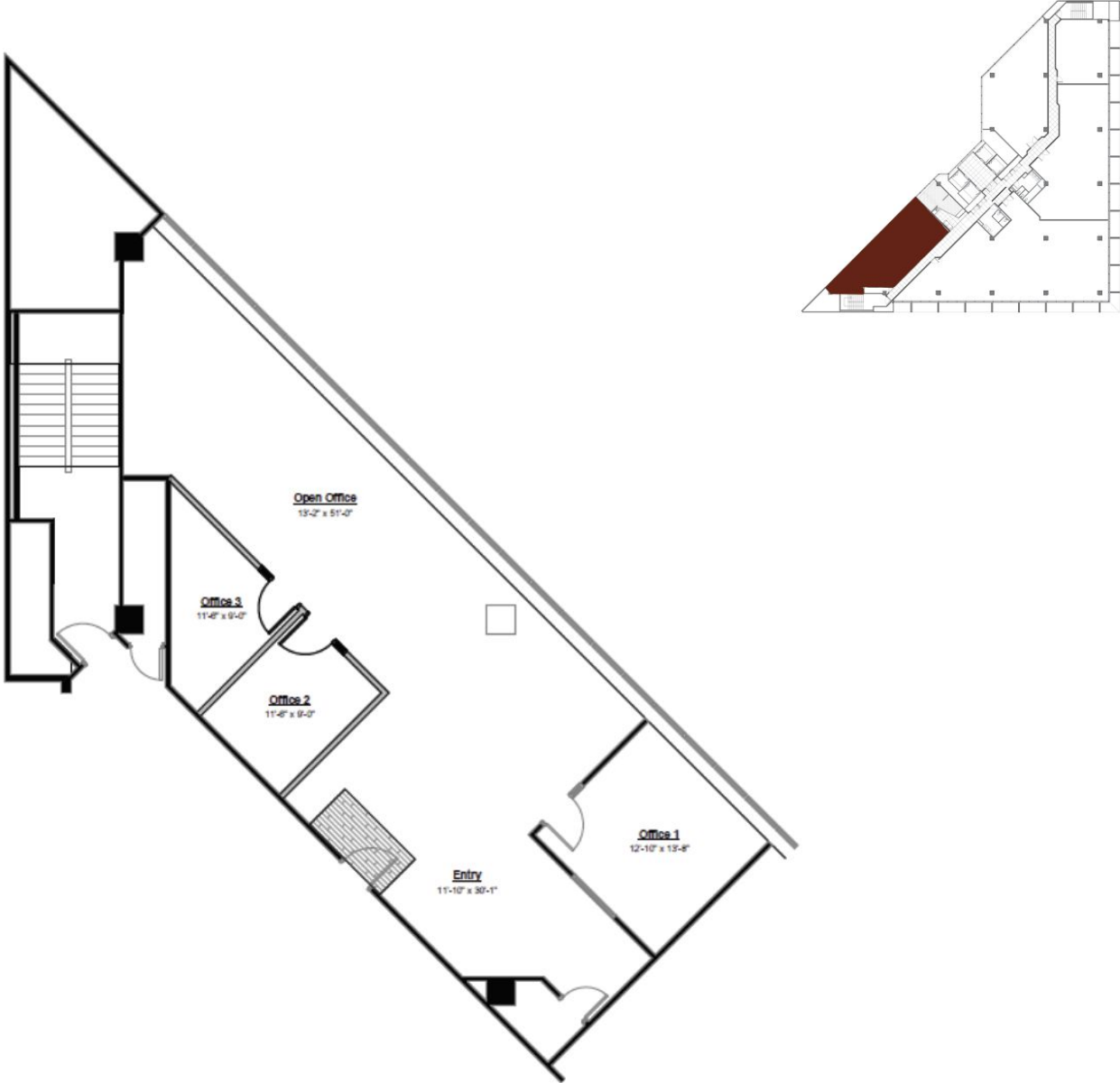
Five-story building with 762 beds within 267 units



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# FLOOR PLAN

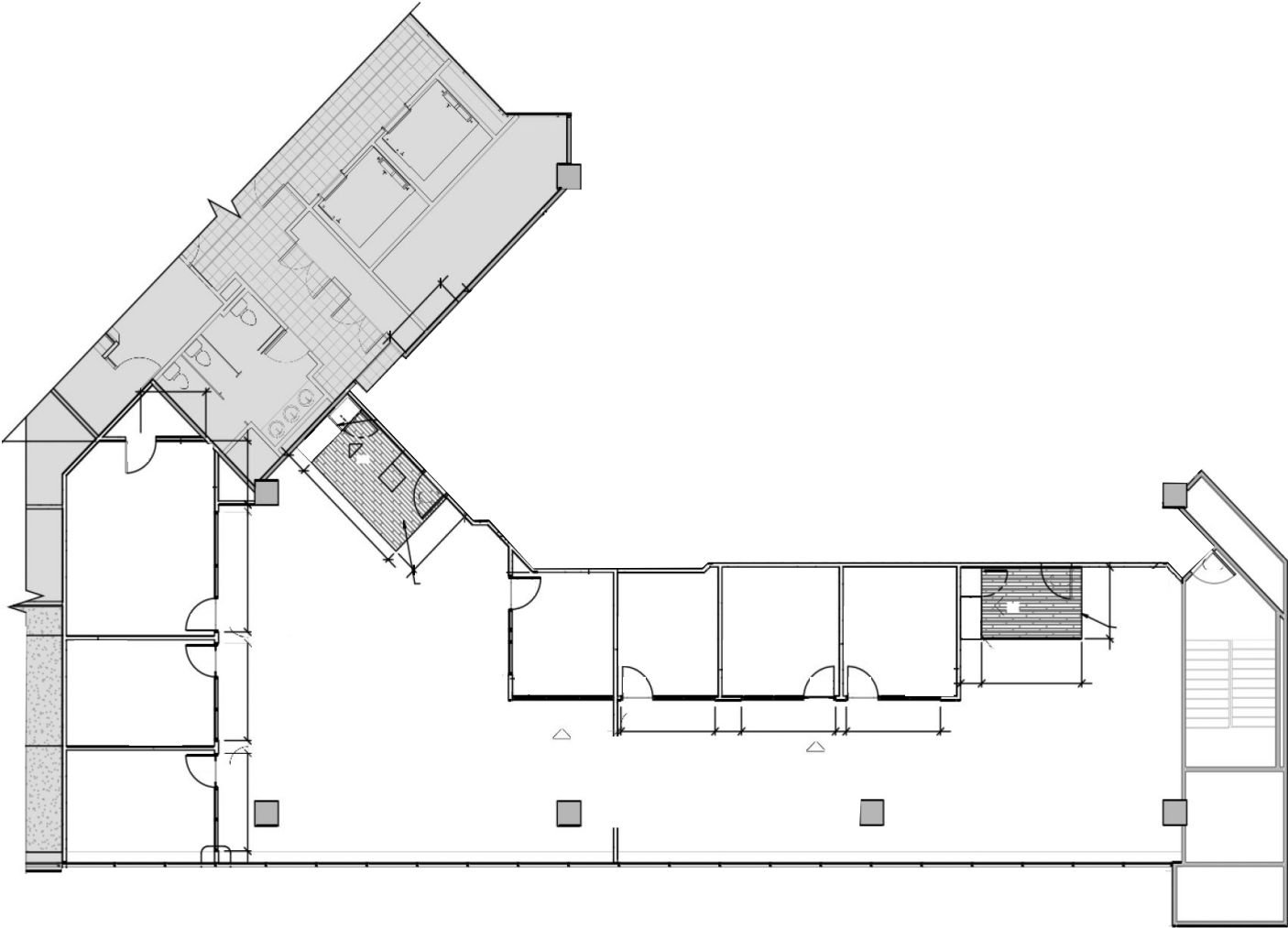
Suite 301 | 1,858 rsf



**FLOOR PLAN**

Suite 320 | 4,335 sf

Available | 2/1/2026



# FLOOR PLAN

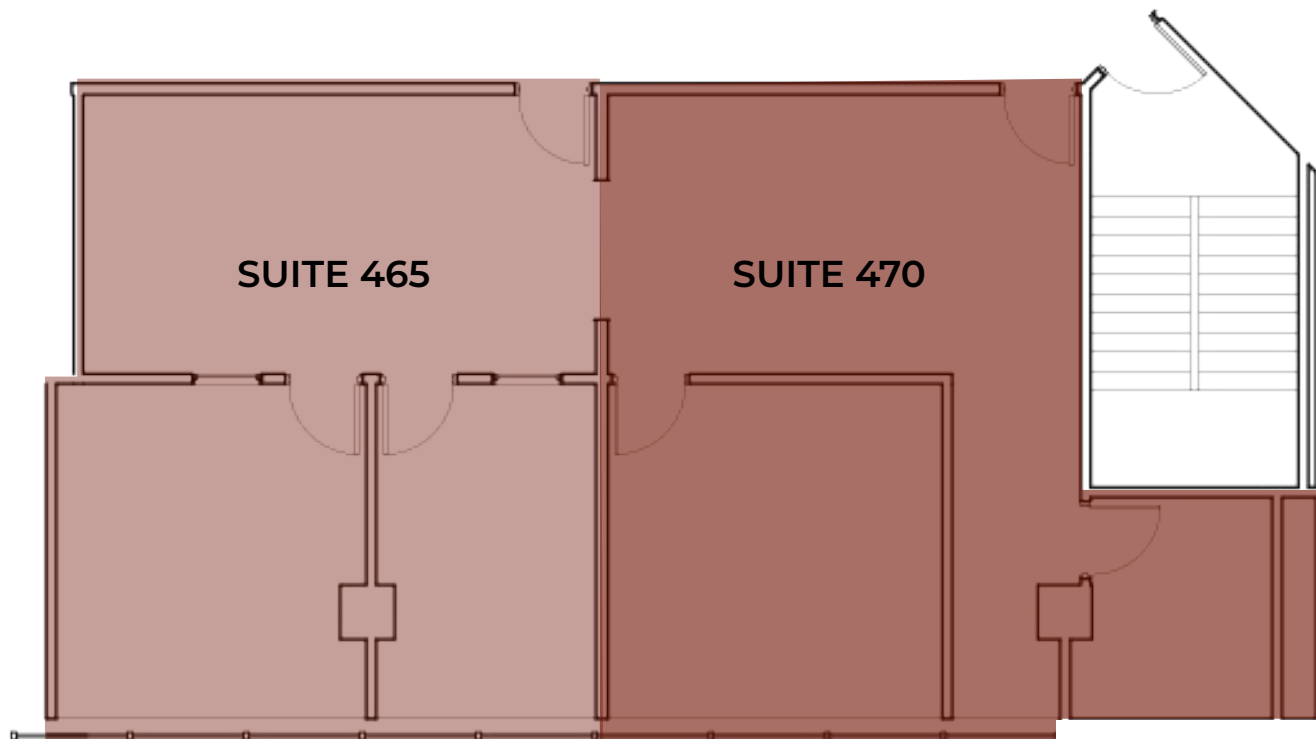
Suite 465 & 470

Combined | 1,500 sf

Demised | 742 sf

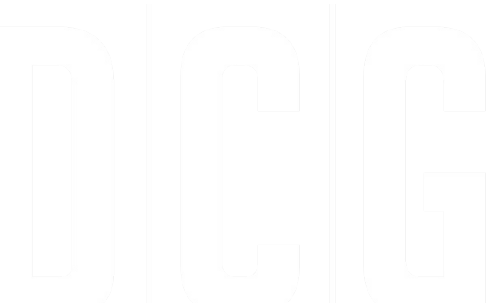
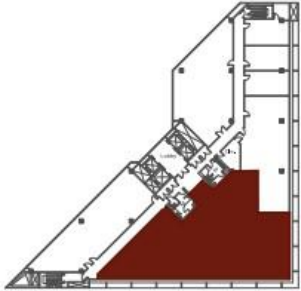
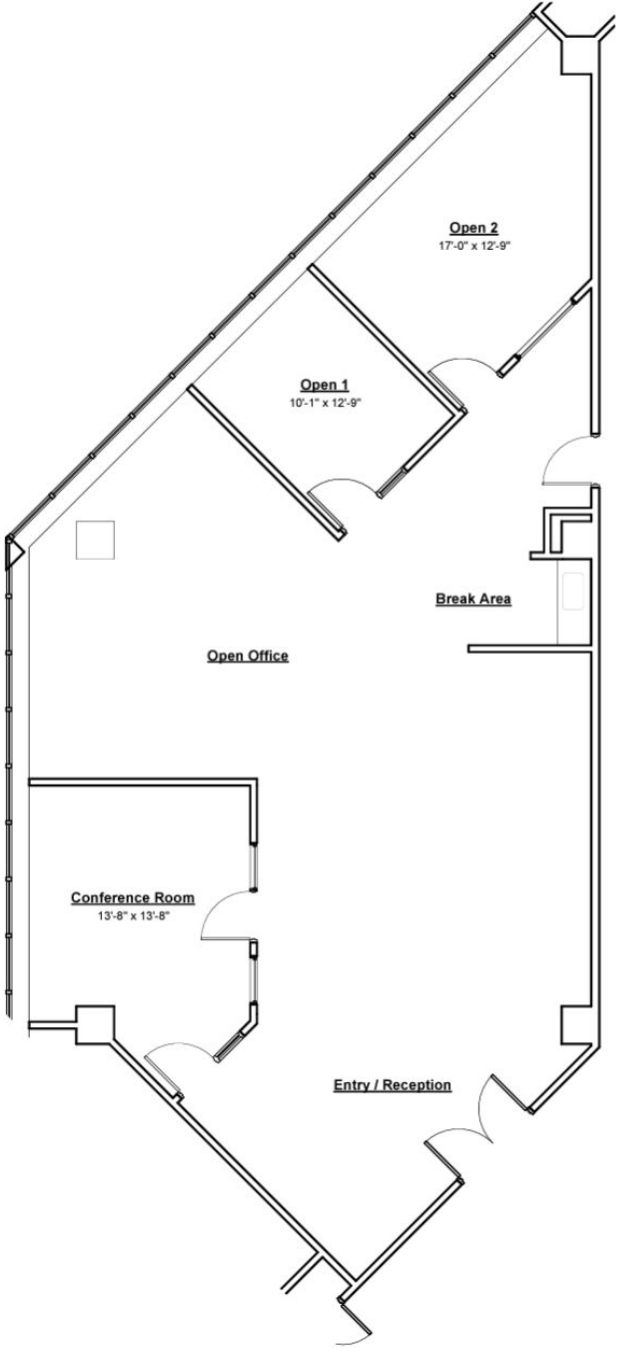
Lease Rate | Negotiable

*Available | Now*



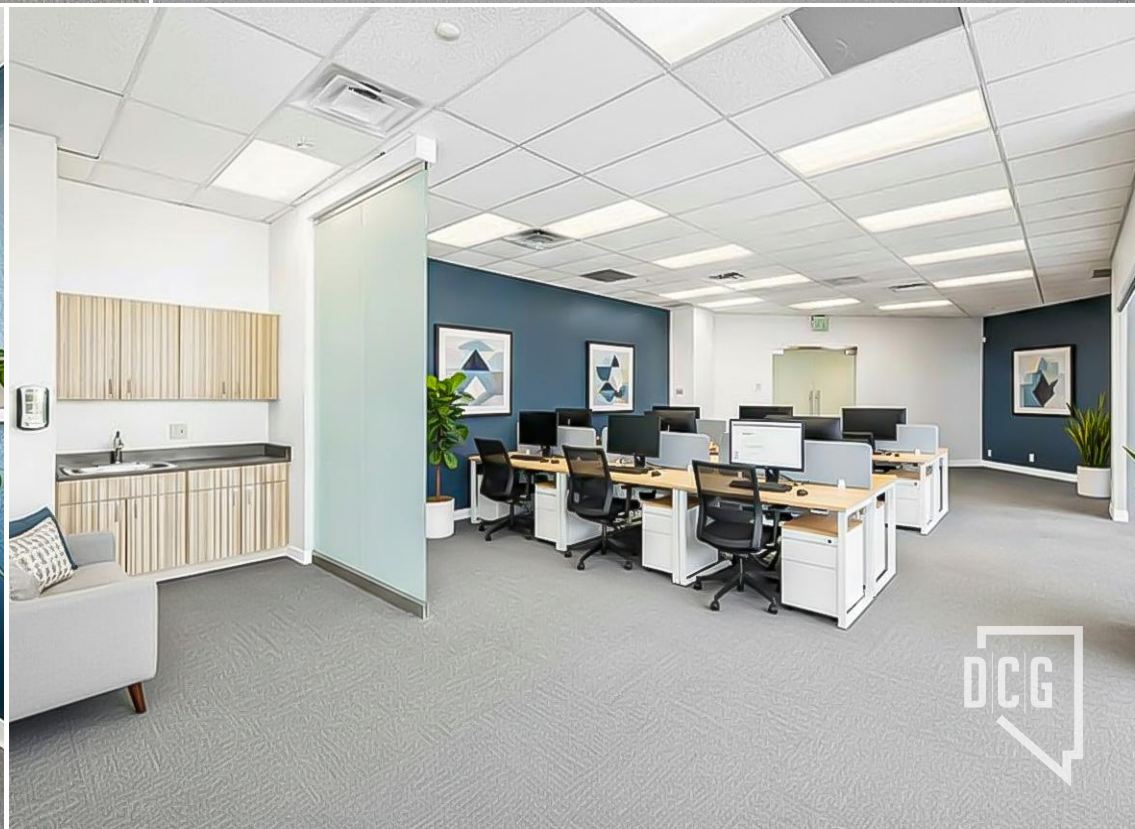
# FLOOR PLAN

Suite 550 | 2,278 sf



SUITE 550

FURNISHED RENDERING

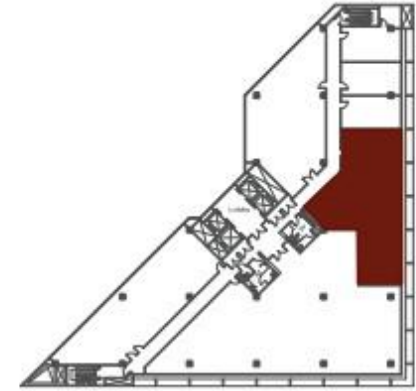
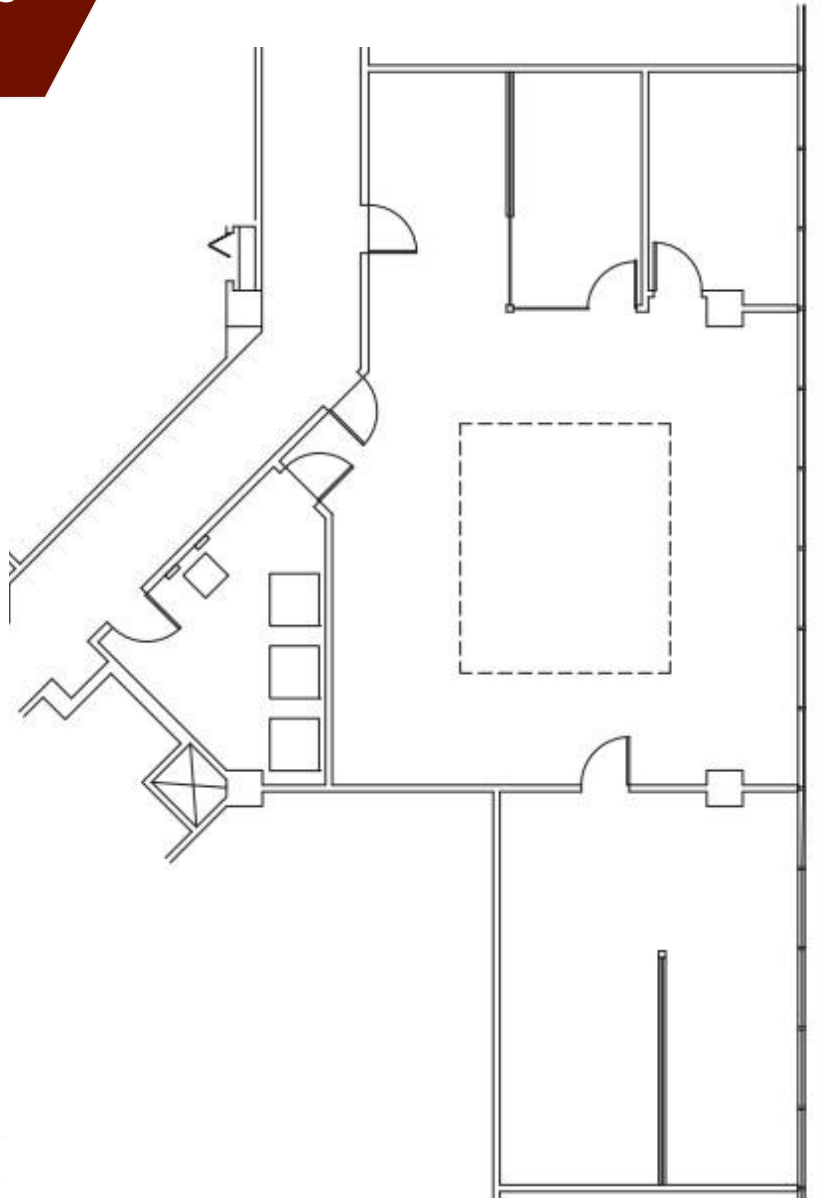


# FLOOR PLAN

Suite 560 | 2,272 sf

Rent Incentive | \$1.85

Expires 12/31/2025



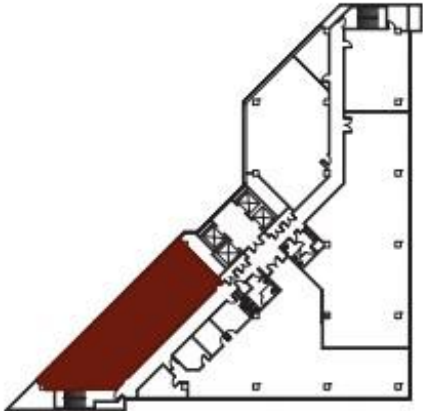
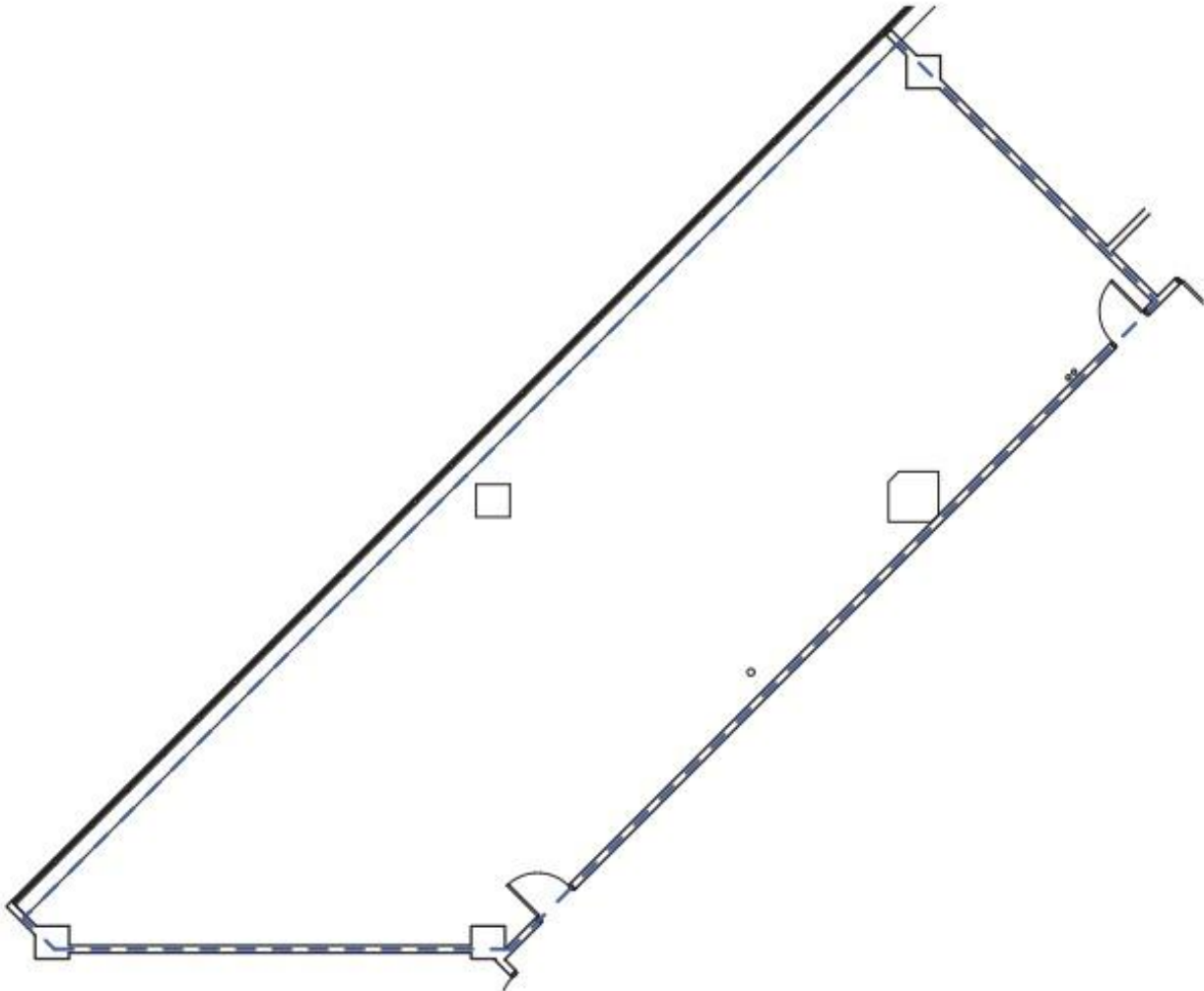
**SUITE 560**

**FURNISHED RENDERING**



**FLOOR PLAN**

Suite 730 | 2,300 sf



**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%     |

