

# For Lease

9425 DOUBLE R BLVD. SUITE A | RENO, NEVADA

\$1.50/SqFt NNN



9425

CARPET  
ONE  
FLOOR & H...

PINECREST  
CONSTRUCTION & DEVELOPMENT

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**AVISON  
YOUNG**

Western Alliance  
Commercial, Inc.

# The Property

9425 DOUBLE R BLVD. SUITE A | RENO, NV

9425 Double R, Suite A is a flex unit with a ¾ high end, 2 story, office layout. Conveniently located in Reno's South Meadows, close to freeways, shopping, and restaurants. The warehouse is 26.75 feet high with a roll up door, and the suite has 7 private offices, breakroom, and conference room.

- ➔ Lease Rate: **\$1.50/SqFt NNN**
- ➔ **6,086 ± Total SqFt**
- ➔ **Approximately 4,429± SqFt Office Space**
- ➔ **Approximately 1,657 ± SqFt Warehouse**



# Location Highlights

9425 DOUBLE R BLVD. SUITE A | RENO, NV



**Tenants:**  
 Imperial Supplies Distribution  
 American Musical Supply  
 Renewal by Andersen of Nevada  
 Inverters R Us  
 Crown Lift Trucks  
 Warehouse Equipment Solutions, Inc.  
 Sears Appliance Repair  
 Ferguson Bath, Kitchen & Lighting Gallery

**CSG DIRECT**  
**KINEDYNE**  
**YAZIO**



## DRIVE TIMES



1 HOUR  
to Tahoe



10 MINUTES  
to Reno-Tahoe  
International Airport



15 MINUTES  
to Downtown Reno



40 MINUTES  
to Nevada's Capitol  
Carson City



15 MINUTES  
to Sparks



10 MINUTES  
to I-80



35 MINUTES  
to Tahoe Reno  
Industrial Center



15 MINUTES  
to University of  
Nevada, Reno



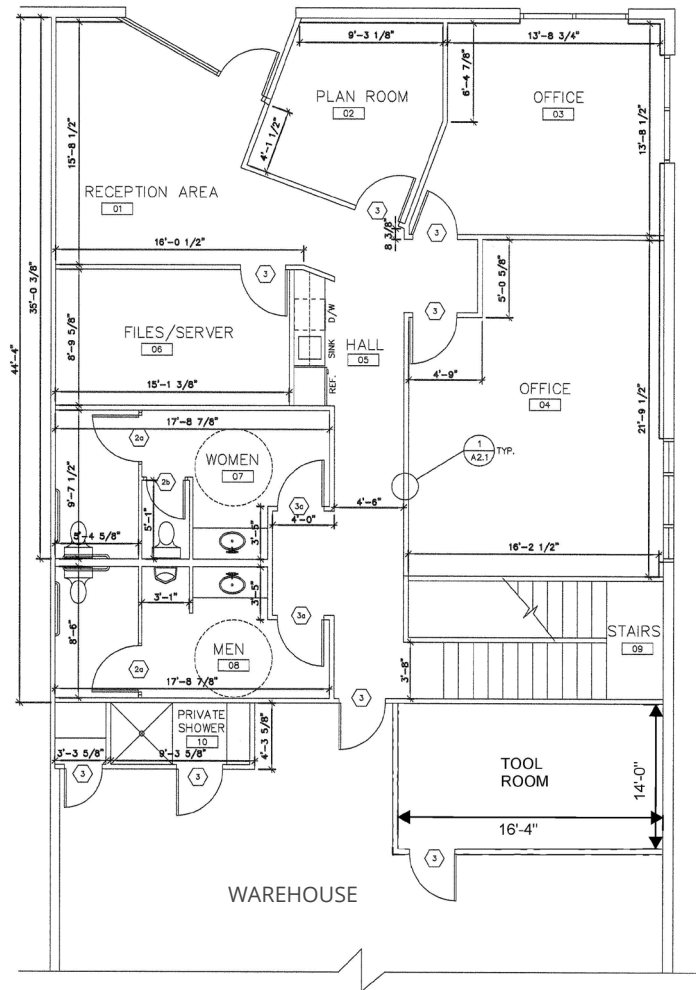
5 MINUTES  
to I-395

# Floor Plans


## TWO STORY FLEX BUILDING

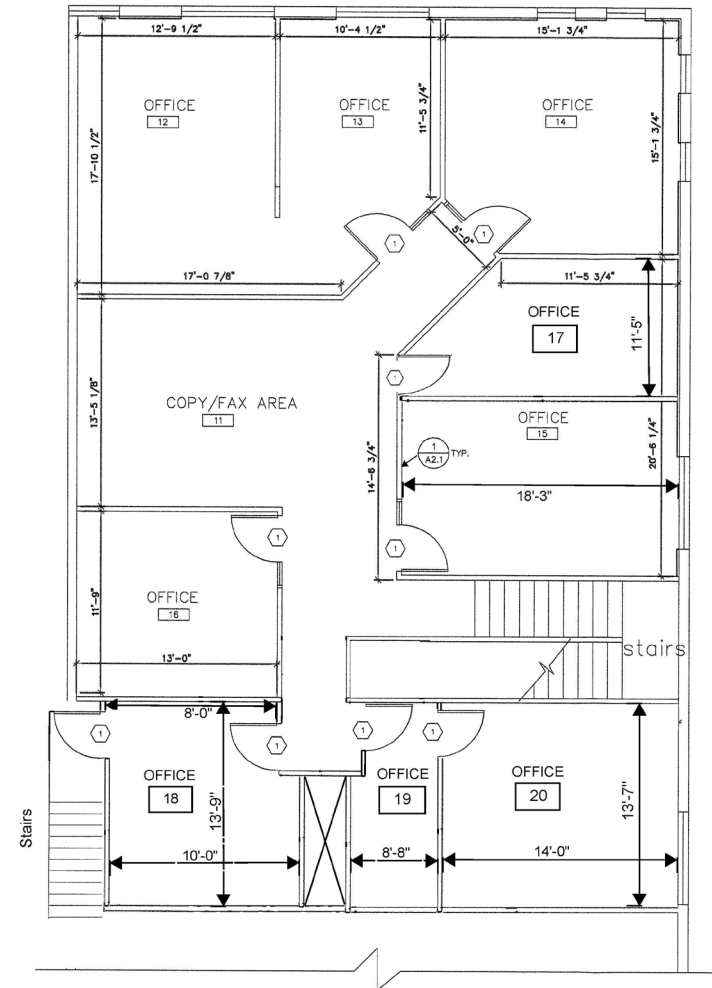
### First Floor

 Approximately 3,714 SF

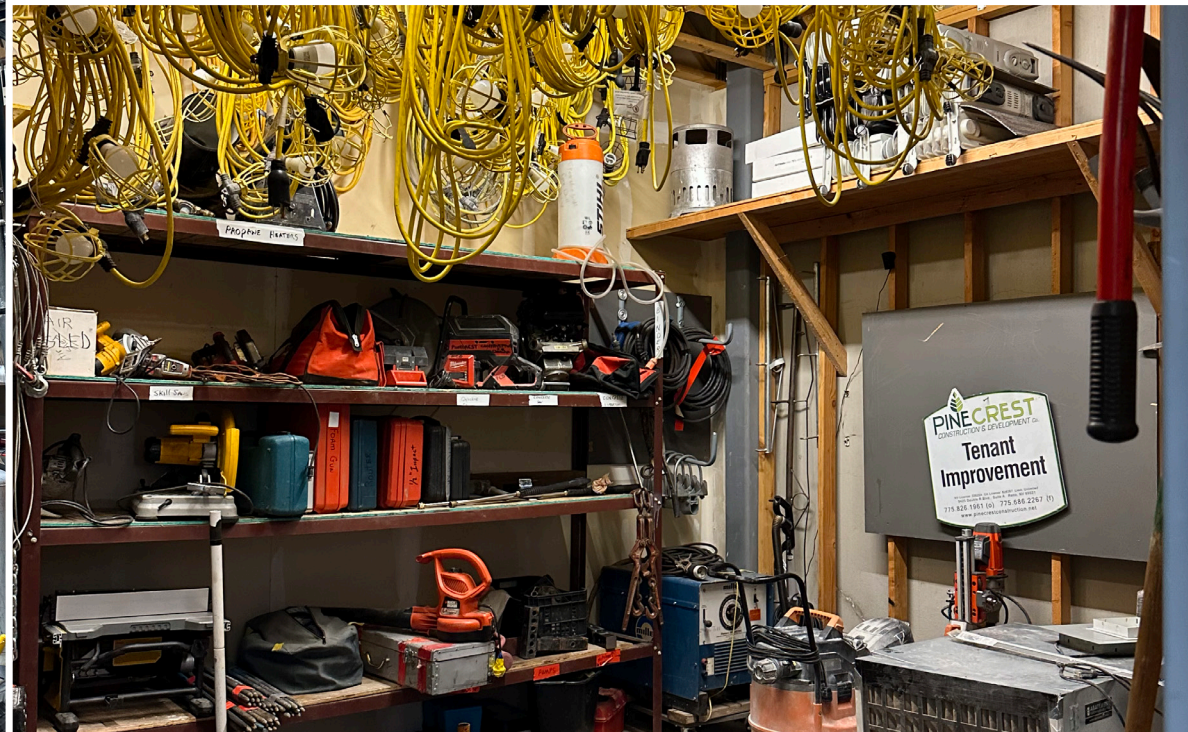
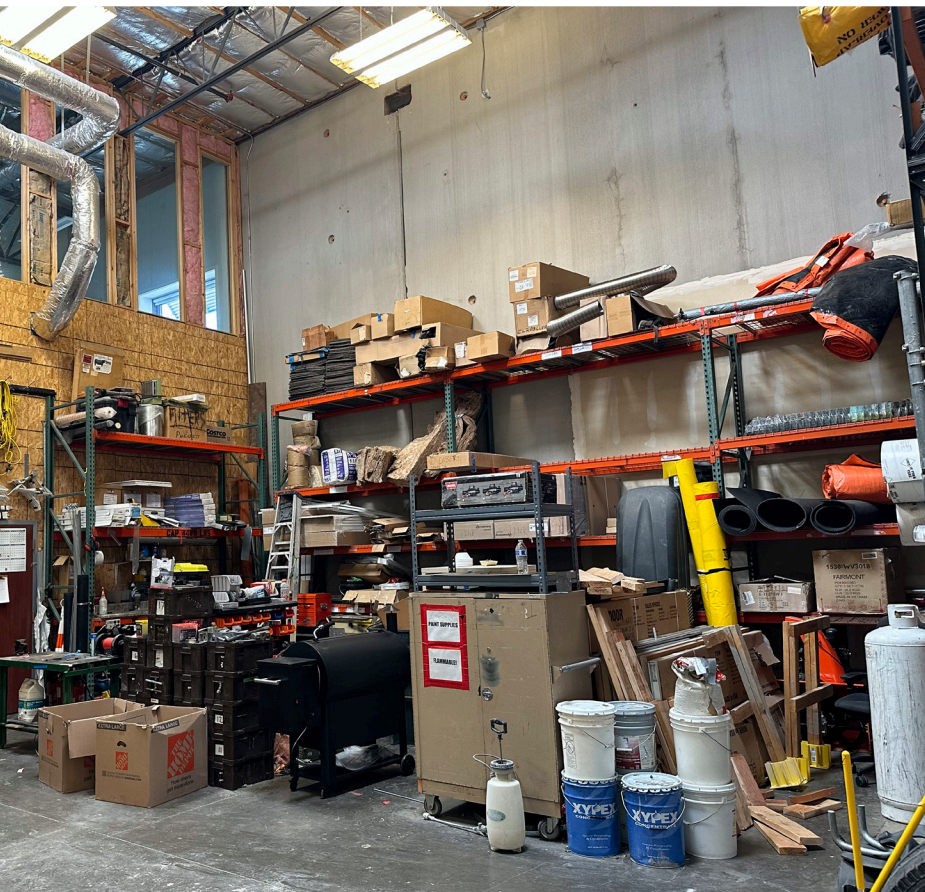


### Second Floor

 Approximately 2,372 SF







# Reno, Nevada

## A BUSINESS FRIENDLY PLACE

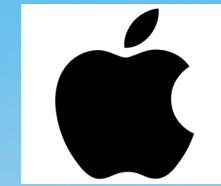
Companies like Tesla, Switch, Microsoft, Apple, Amazon, Zulily, Patagonia, Urban Outfitters, Thrive Market, Petco, and Panasonic call Northern Nevada home to some of their most crucial business functions. More Bay Area companies are moving here to lower their operating costs and establish themselves in a place where their business can grow and where their employees can enjoy a lower cost of living. See the advantages of moving your company to Reno and to understand why it's a business-friendly location.

## Favorable Tax Climate

- No corporate income tax
- No inventory tax
- No franchise tax
- No personal income tax
- No inheritance tax
- No estate tax
- No unitary tax
- No intangibles tax
- No capital gains tax

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\*Source: EDRAWN



**#1** Best Small City in the U.S.  
BestCities.org

**#41** in 2021 Top 100 Best Places to Live in America  
Livability.com

**#11** Best Places for Business and Careers  
Forbes.com

**Nevada** is the **5th fastest-growing state** in the nation, behind only North Dakota, Texas, Idaho, and Utah according to the 2020 census.

# Reno, Nevada

A BUSINESS FRIENDLY PLACE



## Reach 60 Million Customers in 1-Day Truck Service

Greater Reno-Sparks area is centrally located in the Western United States and is within 1-day truck service to over 60 million customers and 2-day truck service to 11 states.



## Silver State Works Training Assistance and Financial Incentives

Nevada's Silver State Works program incentivizes workforce training for companies that relocate or expand in our region and offers three types of funding options.

1. Employer-Based Training
2. Employer Incentive Job Program
3. Incentive-Based Employment



## Nevada Business Tax Incentives Supports Primary Industry Sectors

The Nevada Governor's Office of Economic Development (GOED) offers tax incentives to companies that relocate or expand their businesses, subject to meeting the criteria for job creation, average wage, and capital investment, medical benefits. These incentives include, **Sales & Use Tax Abatement, Modified Business Tax Abatement, Personal Property Tax Abatement, Real Property Tax Abatement for Recycling, Aviation Parts Tax Abatement, and Data Center Tax Abatement**



## Competitive Commercial Utility Rates, >50% Lower Than California

Companies are more profitable when they keep operating costs low. In Nevada, the commercial utility rates are less than half California's. That means companies relocating from California can save over half on their monthly utility costs.