

FOR LEASE

6151 LAKESIDE DRIVE



Professional
OFFICE TYPE



Medical
OFFICE TYPE



±1,901 – 3,837 SF
AVAILABLE SIZE



\$2.50 – \$2.75/SF
LEASE RATE



Now
AVAILABLE



Dan Oster Sr. Vice President | Principal
(775) 336 4665
doster@naalliance.com
NRED N°: B.0143648.LLC,
BUSB.0007166.BKR





Property Highlights

Located at 6151 Lakeside Drive, in one of Reno's most desirable professional corridors, this property offers an exceptional setting for a variety of users. The building currently features two available suites: a dental/medical suite and a traditional professional office on the first floor, both complemented by large windows that provide abundant natural light. The second floor is elevator-served, ensuring convenient access for clients and staff.

The property also offers excellent connectivity to the McCarran Loop and Highway 580/395 and is surrounded by restaurants, executive housing, and established professional services.

Property Details

Address 6151 Lakeside Drive
Suite 1100 & 2200
Reno, NV 89511

Suite 1100 Size ±3,837 SF

Suite 2200 Size ±1,901 SF

Suite 1100 Lease Rate \$2.50/SF - Full Service Gross

Suite 2200 Lease Rate \$2.75/SF - Full Service Gross

APN 042-222-18

Year Built 1996

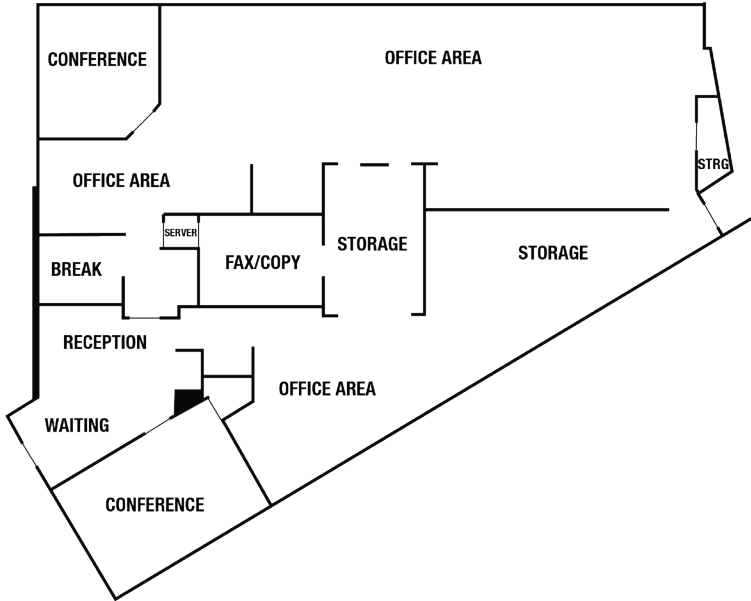
Zoning NC - Neighborhood Commercial



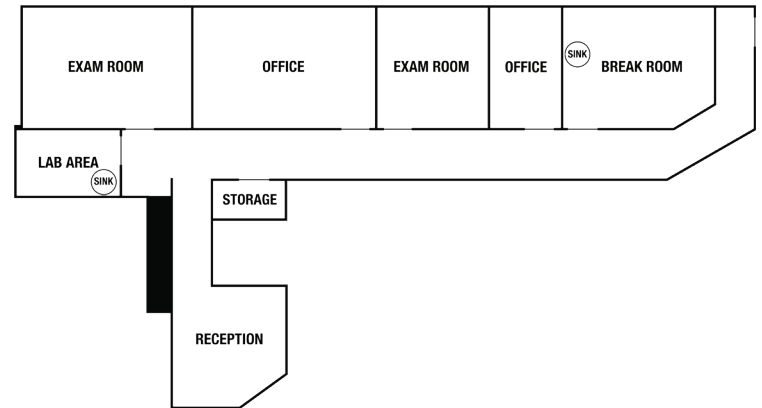
FOR LEASE

6151 LAKESIDE
DRIVE

SUITE 1100



SUITE 2200



*FLOOR PLANS NOT DRAWN TO SCALE

Floor Plans



Professional
OFFICE TYPE



Medical
OFFICE TYPE



±1,901 – 3,837 SF
AVAILABLE SIZE



\$2.50 – \$2.75/SF
LEASE RATE



Now
AVAILABLE



FOR LEASE

6151 LAKESIDE
DRIVE



Suite 2200 Photos

FOR LEASE **6151** LAKESIDE DRIVE

S MCCARRAN BOULEVARD

LAKESIDE DRIVE



SHOPS AT BARTLEY RANCH

SUBJECT



BARTLEY RANCH REGIONAL PARK

DISTANCE FROM SUBJECT	
NEAREST ON-RAMP	2 MI 6 MIN DRIVE
RENO-TAHOE AIRPORT	5 MI 10 MIN DRIVE
SOUTH RENO	4 MI 9 MIN DRIVE
CARSON CITY	27 MI 30 MIN DRIVE

FOR LEASE

6151 LAKESIDE DRIVE

Nevada is a business-friendly state with a very low-regulation environment, a streamlined licensing and approval process, and a favorable tax environment for business and industry. A state with the workforce, education, and infrastructure in place to support economic development.



THE BEST IN THE WEST

The Tax Foundation's 2023 State Business Tax Climate Index named Nevada the 7th best in the country. The Index looks at five areas of taxation including corporate tax, individual income tax, sales tax, unemployment insurance tax, and property tax. It is designed to show how well states structure their tax systems and provides a road map for improvement.

Zero

- Corporate Income Tax
- Corporate Shares Tax
- Franchise Tax
- Personal Income Tax
- Franchise Tax on Income
- Inheritance or Gift Tax
- Unitary Tax
- Estate Tax

Tax Abatement on

- Sales & Use Tax
- Modified Business Tax
- Personal Property Tax
- Real Property Tax (for Recycling)
- Aviation Parts Tax
- Data Center Tax



61 OPPORTUNITY ZONE DESIGNATIONS

In June 2018, 61 of Nevada's low-income census tracts received official designation as Qualified Opportunity Zones (QOZ) by the U.S. Department of Treasury and the IRS. The tax incentives reduce taxes on realized capital gains that are quickly reinvested into these designated census tracts by providing three benefits:

- The deferral of taxes
- A reduction in taxes by 10 to 15 percent
- The exclusion of capital gains tax on appreciation if held for 10 years

Sources: 2022 State Business Tax Climate Index provided by the Tax Foundation
Tax + Opportunity Zone incentive details provided by the Nevada Governor's Office of Economic Development

FOR LEASE

6151 LAKESIDE DRIVE



Dan Oster Sr. Vice President | Principal

(775) 336 4665
doster@naalliance.com
NRED N#: B.014364B.LLCC,
BUSB.0007166.BKR

NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS. NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE IMPLIED.

