

For Sale | Owner-User Opportunity

5488 Reno Corporate Drive, Reno, NV 89511



2,116 Square Foot Condo Office Building



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Property Overview

5488 Reno Corporate, located in Reno's Meadowood Office Submarket, is a 2,116 SF office condo in the Tanamera Corporate Campus, a professionally managed association. The property is situated off Longley Lane near Double R and has outstanding access to amenities, medical facilities, and major throughfares. The condo was constructed in 2005 and has been well maintained. The layout includes 5 offices (4 with windows), storage/office, office with no window, conference room, kitchen, work room, IT and restrooms. The building has been well maintained and is moderately low maintenance as the association handles landscaping, snow removal, parking lot upkeep and replacement and more. The building has been run as an executive suite center with individual offices leased. The leases are all short term and can remain or be terminated if the next buyer prefers to occupy the building.

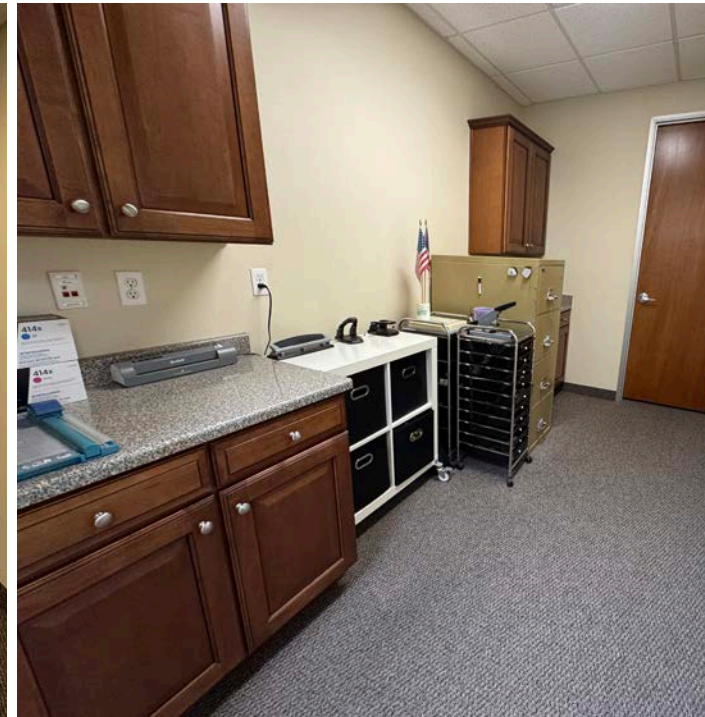
The condo is located adjacent to the newly constructed Northern Nevada Sierra Medical Center with easy access to the Reno Tahoe Regional Airport. It is also within an easy drive to main throughfares and executive and workforce housing. The property is zoned for professional office (PO) offering a range of office uses.

Property Details

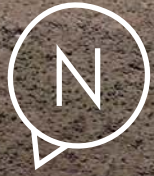
- **Total Available:** 2,116 SF
- **Lot Size:** 0.058 acres (2,545 SF)
- **APN:** 164-411-06
- **Zoning:** Professional Office (PO)
- **Built:** 2005

Sale Price: \$425/PSF (\$899,300)

Interior Photography



Northern Nevada Medical Center Adjacency



5488 Reno Corporate Drive



 Northern Nevada
MEDICAL CENTER

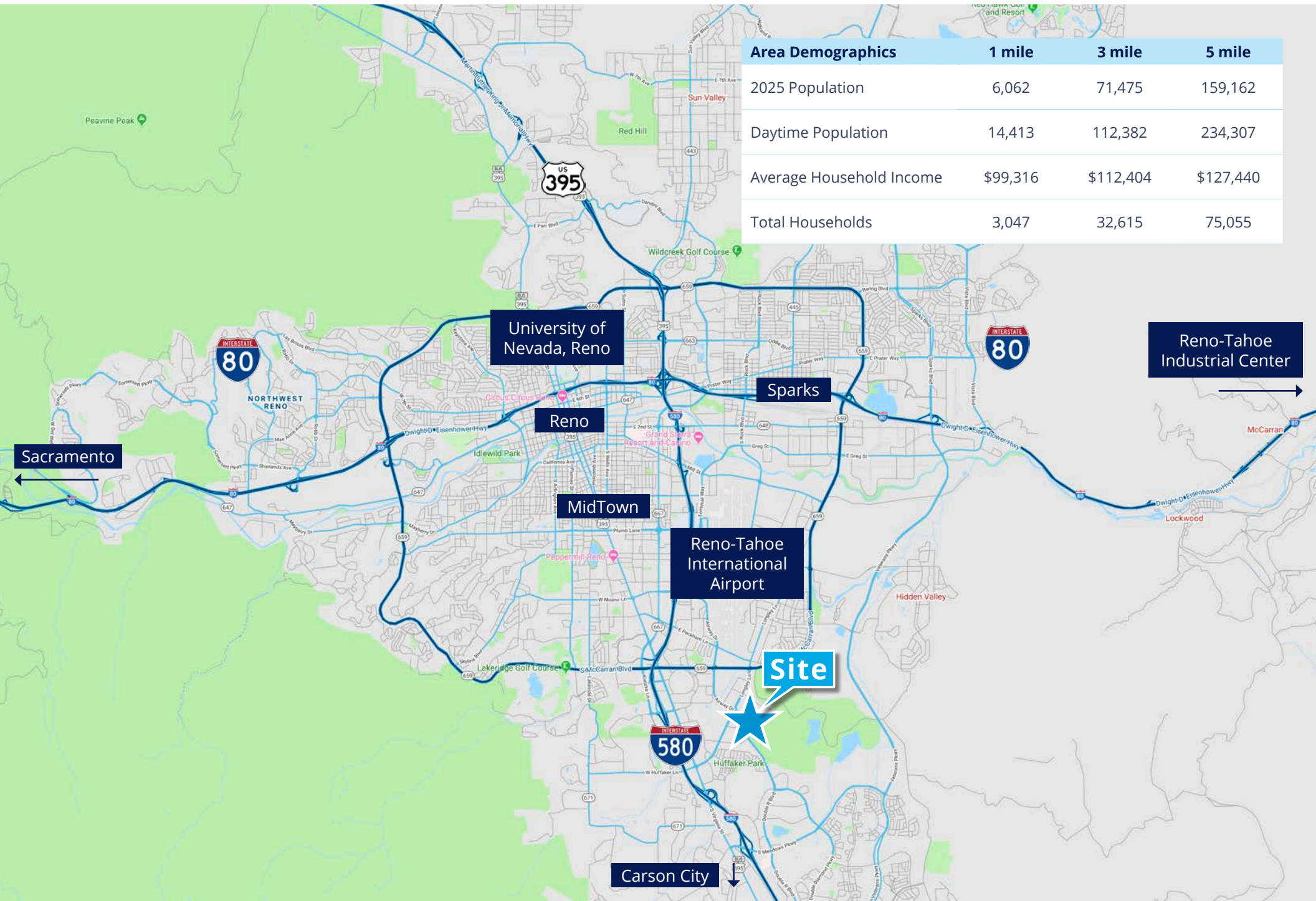
 GYMBOREE PLAY & MUSIC | 50th

 OLD WORLD RENO
Paisano's
DELI & CATERING

 WALKER'S
Supply Co.



Regional Location



Market Overview

The Greater Reno-Tahoe's business and economic climate is experiencing a major boom and the ramifications are far reaching. In fact, Nevada was ranked number 7 in the 2023 State Business Tax Climate Index, according to the Tax Foundation. With the area including major cities such as Reno, Sparks, Carson City, Fernley, and Incline Village, there is plenty of room for expansion. With the benefits of Nevada's low tax on businesses - and a satisfying quality of life, it's a wonder why a business or developer would choose anywhere else. The region's optimal location to San Francisco, Portland, Salt Lake City, Las Vegas, and Los Angeles all within a day's drive is just another added benefit.

Business-Friendly Environment

- » No corporate income taxes
- » No personal income taxes
- » No estate/gift taxes
- » No unitary taxes
- » No franchise taxes
- » No inventory taxes
- » No franchise taxes on income
- » 1.48% Payroll Tax
- » 6.85% Sales Tax
- » 0.60% Property Tax
- » 0.25-5.4% Unemployment Insurance Tax
- » Qualified Opportunity Zones

4.5%

UNEMPLOYMENT RATE
AS OF JULY 2025

261,120

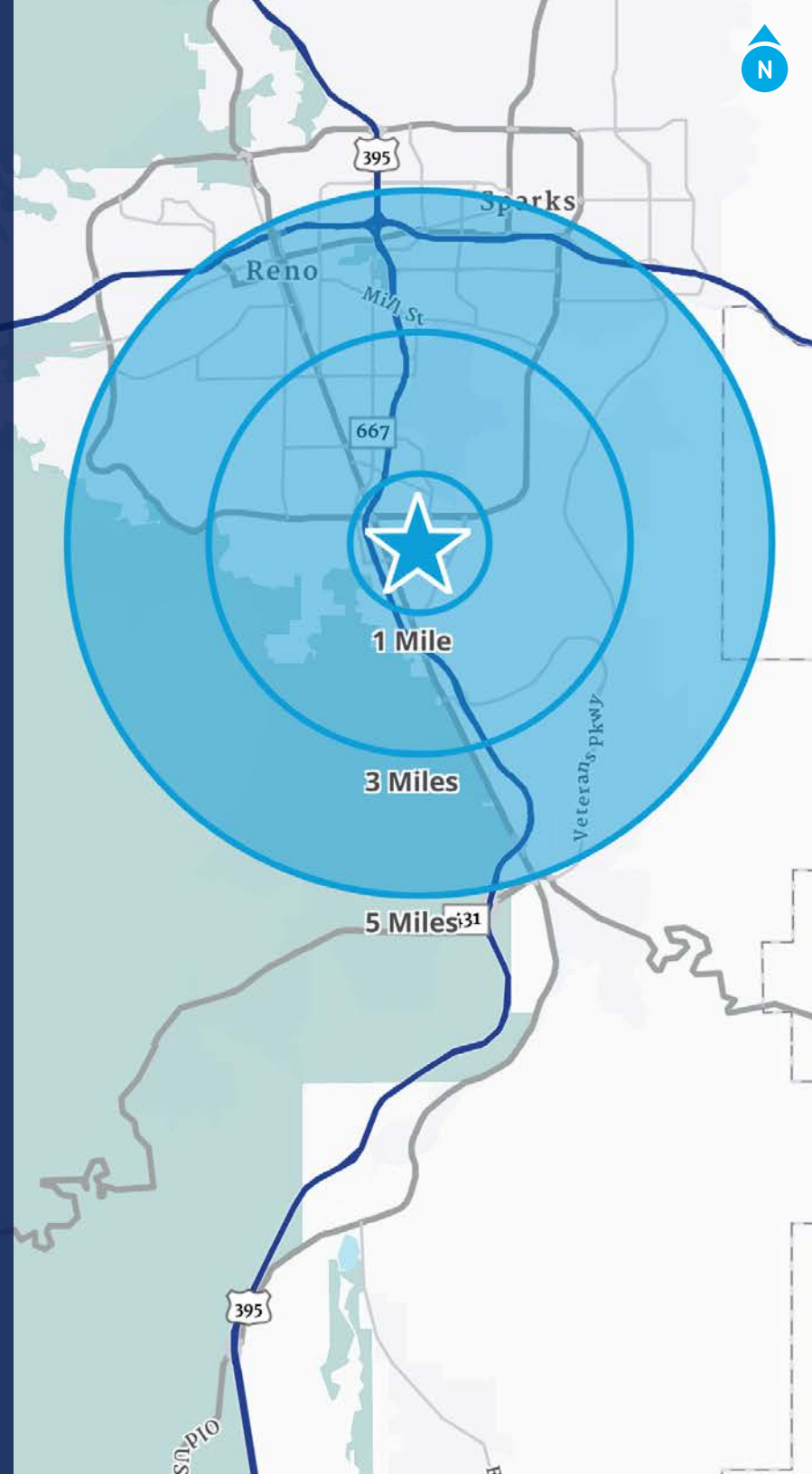
WASHOE COUNTY
EMPLOYMENT AS OF 2025

520,104

WASHOE COUNTY
POPULATION AS OF 2025

\$580,000

MEDIAN HOME PRICE
AS OF MAY 2025





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Surrounding Amenities



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