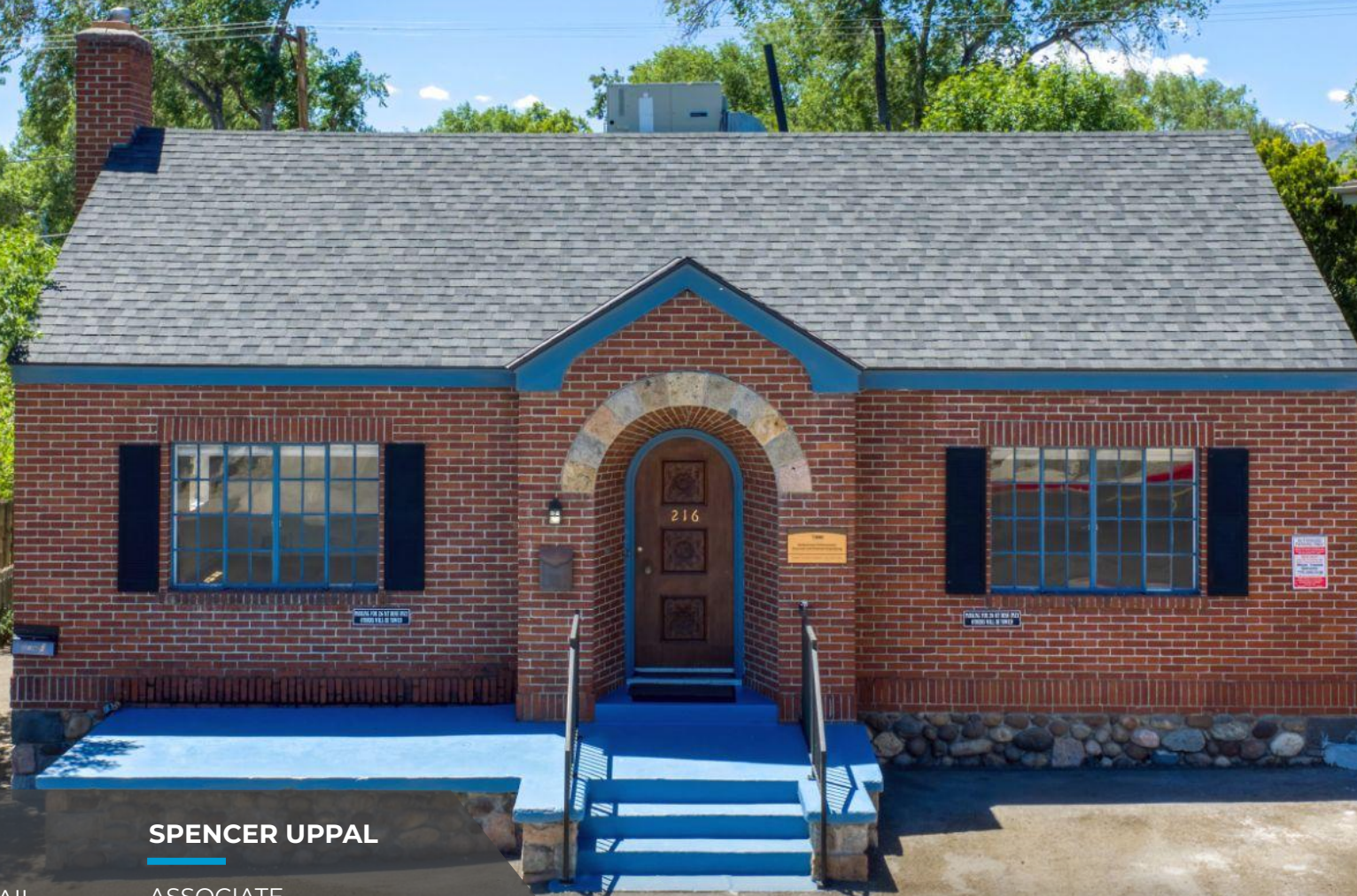


# 216

**Mt Rose St**  
RENO, NV 89509

**OFFICE**  
**FOR LEASE**



**GARY TREMAINE**

SENIOR VP OF RETAIL  
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gtremaine@dicksoncg.com  
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**SPENCER UPPAL**

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S.204909



**CORFAC**  
INTERNATIONAL



## ABOUT THE PROPERTY

- Two private offices on the first floor plus reception area and open work area
- Finished basement with high ceilings all open for any configuration you want with a full bathroom and entry
- Private parking plus street parking in front of the property
- Convenient location off Mt. Rose Street, near South Virginia Street and the Midtown district's



**Lease Per Month** | \$3,250 MG

**Building Size** | 2,088 SF

**Lot Size** | 0.138 AC

**Year Built** | 1936

**APN** | 1014-215-06

**Zoning** | MU-RES  
MIXED-USE MIDTOWN RESIDENTIAL

# FLOOR PLAN



**2,088 SF**

Total Available Space

**1,152 SF**

Main Floor

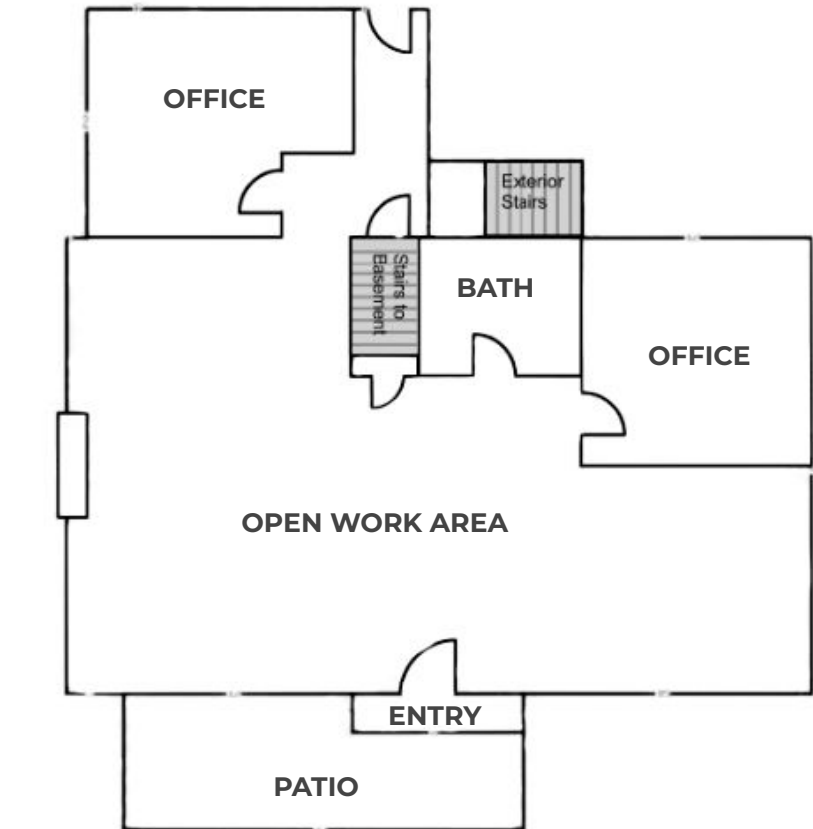
**936 SF**

Finished Basement

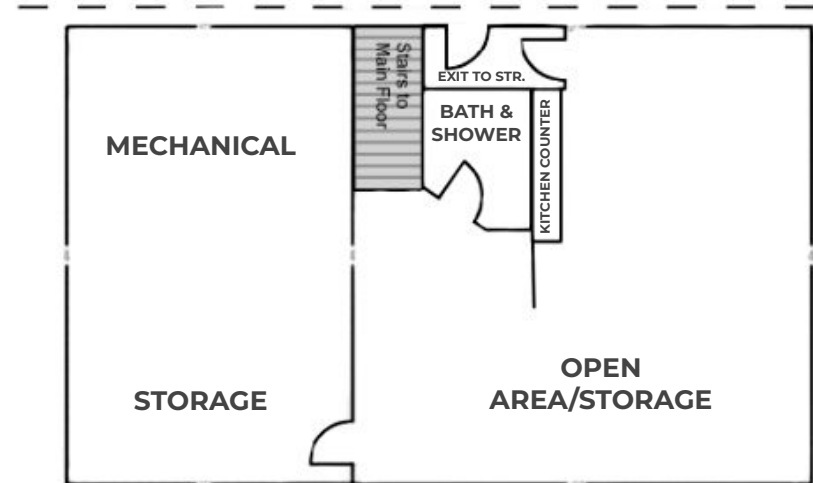
## PROPERTY FEATURES

- Main floor (1,152 SF) has 2 private offices, a bright open work area and bathroom.
- Finished basement has a bathroom with a shower, kitchenette and open storage (936 SF).
- Mixed Use zoning allows for a wide range of uses.
- Previous uses include an engineering office and therapy offices.
- Asking rent for the entire building is \$3,250 per month, modified gross. 1st floor and basement are being leased together only (total of 2,088 SF).

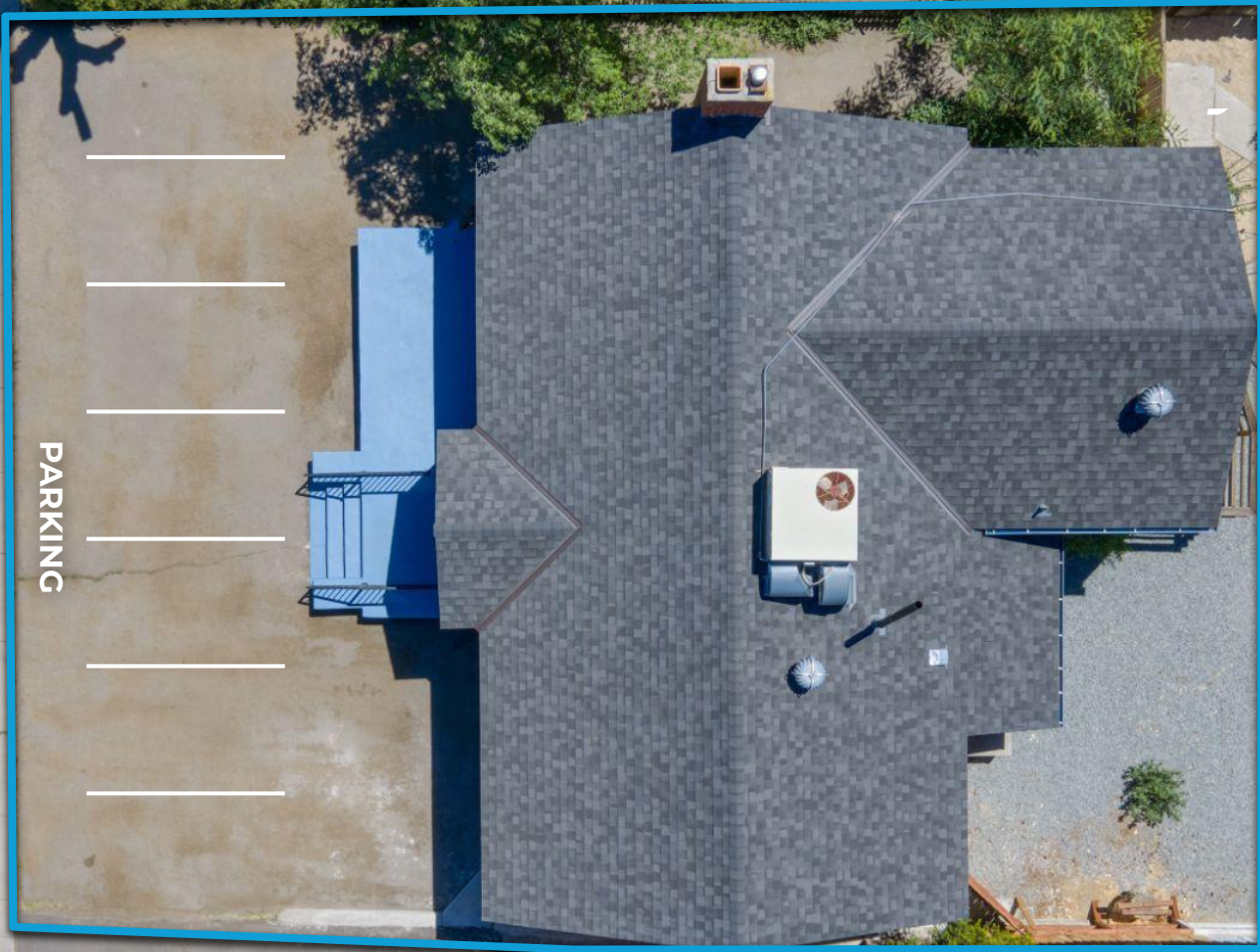
MAIN FLOOR



BASEMENT



PARCEL MAP



PARKING



AREA MAP  
NORTHEAST

DOWNTOWN



MIDTOWN RENO

BROTHERS BARBECUE

süp

FLUCKERS FRIED CHICKEN TACOS

Arario

sticks

Great Fill

stella.

EL ADOBE CAFE

FARMERS INSURANCE

RETHINKING PHYSICAL THERAPY

REA Law

216  
MT ROSE ST



AREA MAP  
SOUTHWEST



VIRGINIA LAKE

SOUTH VIRGINIA PLAZA

LAKESIDE DR

216  
MT ROSE ST

MT ROSE ST

N



# FIRST FLOOR OFFICE



FIRST FLOOR OFFICE



# FINISHED BASEMENT



**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

RI - 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



**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.



**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

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

- U.S. Census Bureau (2025)

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

- US News (2024)



### 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



ORMAT



STATE OF NEVADA



switch



CAESARS ENTERTAINMENT



Renown HEALTH



its logistics



MONARCH CASINO RESORT SPA - BLACK HAWK



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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