



**FOR SUBLEASE: 875 E Patriot #205**

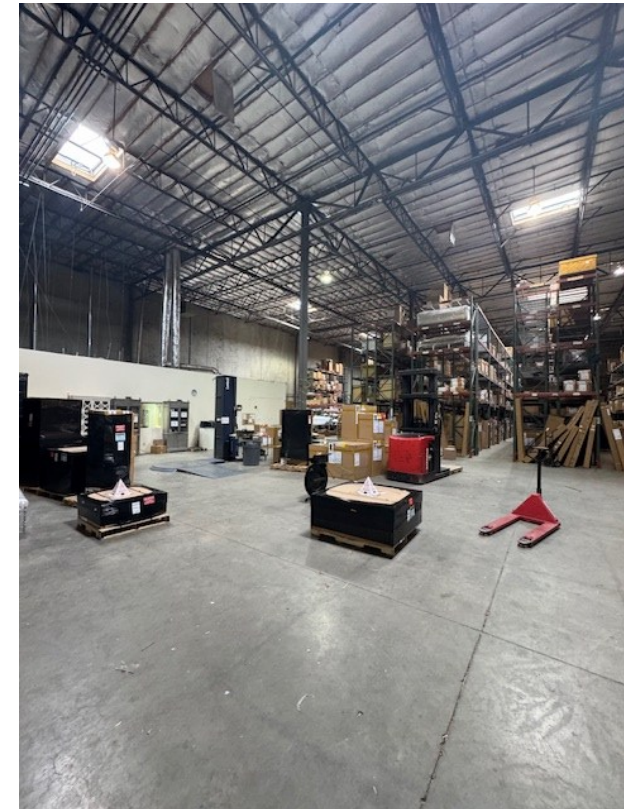
**GREAT RATE      OCCUPANCY IMMEDIATE**

**18,000 Sq Ft      Dock and Drive in Doors**

**Great Office Layout!!**

~~\$0.80 PSF !!!~~

**\$0.65 PSF**



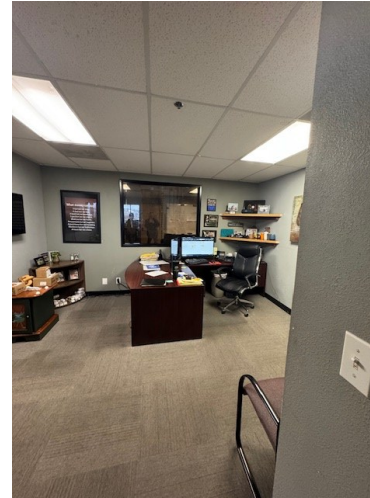
Lyle Chamberlain, SIOR, CCIM  
Lee & Associates Reno  
lchamberlain@lee-associates.com  
Lic# B 1000716  
(775) 851-5310

## LISTING DATA

AVAILABLE SF: 18,000  
RATE: **\$0.65 psf/mo**  
TERM: 1+ years left

## PROPERTY DATA

JURISDICTION: Reno, NV  
ZONING: MS  
SPACE AVAILABLE: 18,000  
DATE AVAILABLE: IMMEDIATE  
HVAC: GAS OH (Whse), OFFICE PACKAGE



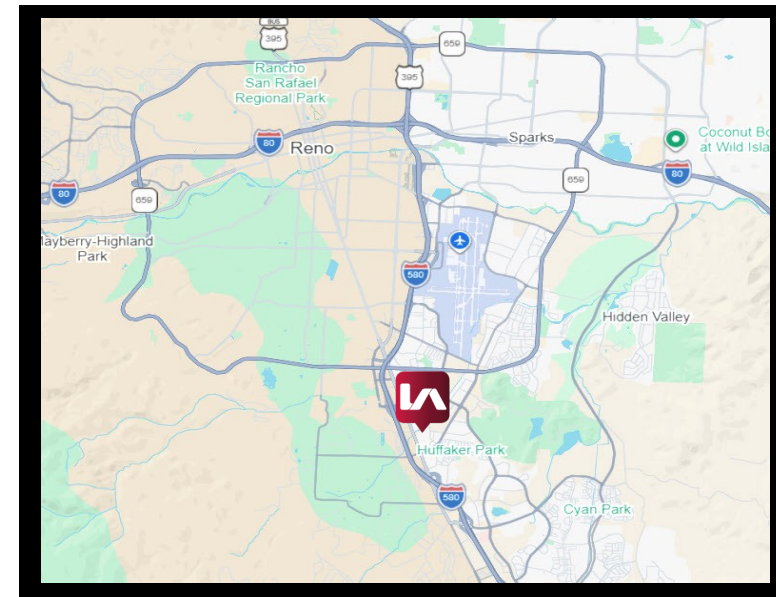
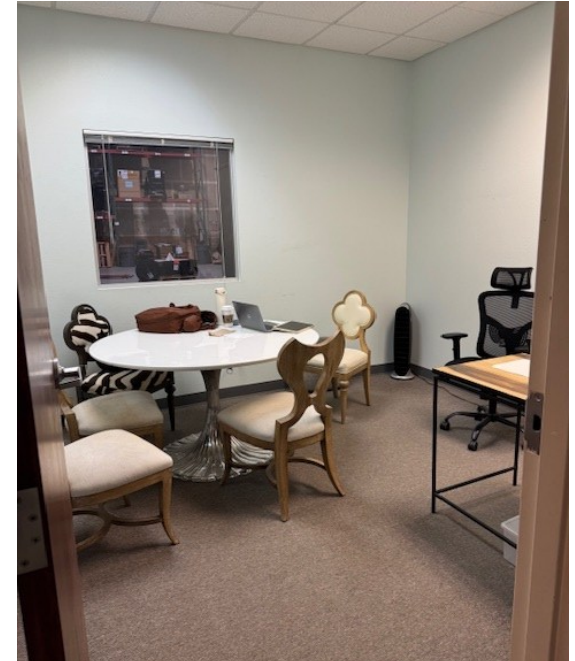
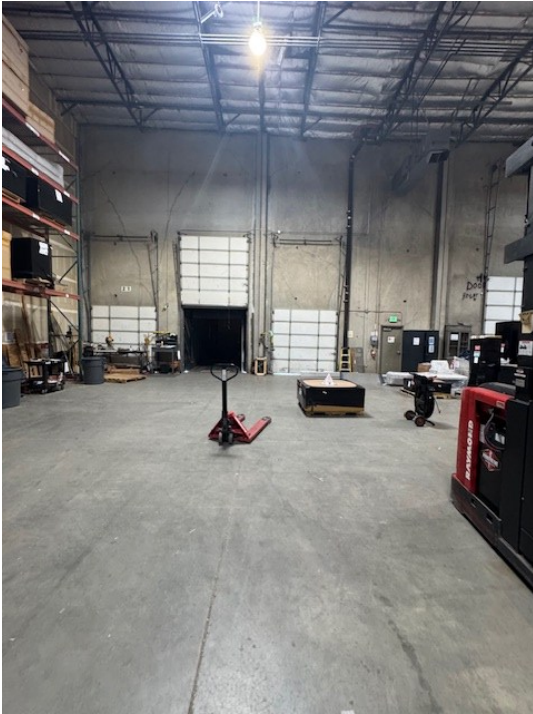
## PROPERTY HIGHLIGHTS

- ◆ **LOCATION:** Great Location in S Reno
- ◆ **ATTRIBUTES:** Large 12 X 14 Drive in Door and 3 dock doors
- ◆ **OFFICE BUILD OUT:** Very good Layout, Nice finishes!
- ◆ **IMMEDIATELY AVAILABLE!!**



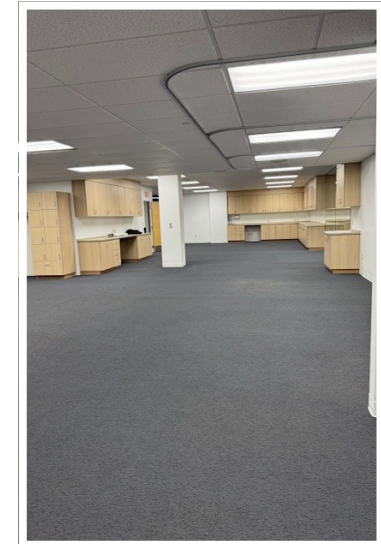
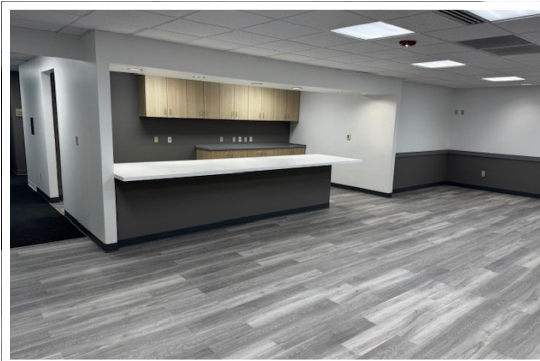
Lyle Chamberlain, SIOR, CCIM  
Lee & Associates Reno  
lchamberlain@lee-associates.com  
Lic# B 1000716  
(775) 851-5310

## PHOTOS



Lyle Chamberlain, SIOR, CCIM  
Lee & Associates Reno  
lchamberlain@lee-associates.com  
Lic# B 1000716  
(775) 851-5310

## PICTURES



Lyle Chamberlain, SIOR, CCIM  
Lee & Associates Reno  
[lchamberlain@lee-associates.com](mailto:lchamberlain@lee-associates.com)  
Lic# B 1000716  
(775) 851-5310



# Northern NV/ WHY NEVADA

Nevada Ranks #1 Best State for Infrastructure (Energy, Transportation, Internet)

Source: US News State Rankings (2021)

Nevada #6 State for Economy (Business Environment, Employment, Growth)

Nevada Ranks #2 State for Job Growth

## WHY NORTHERN NEVADA

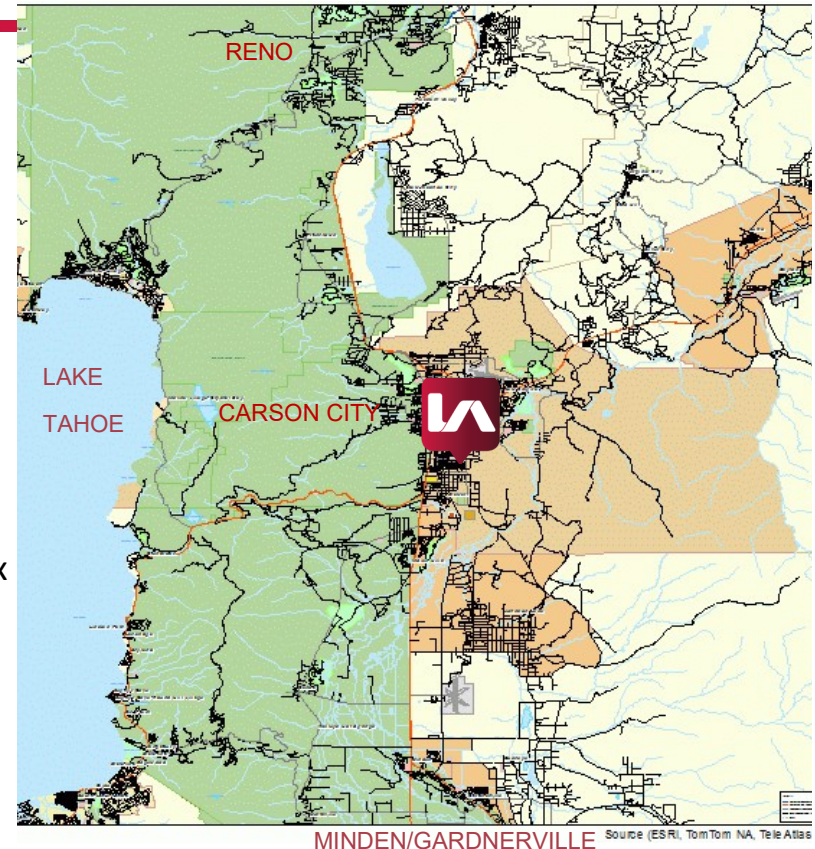
Companies like Tesla, Switch, Microsoft, Apple, Amazon, Google, Patagonia, Urban Outfitters, Thrive Market, Chewy and Panasonic Energy call Northern Nevada home to some of their most crucial business functions. More companies across the nation are moving here to lower their operating costs and establish themselves in a place where their business can grow and their employees 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

EDAWN

Favorable Tax Climate

- ◆ No corporate income tax
- ◆ No inventory tax
- ◆ No franchise tax
- ◆ No personal income tax
- ◆ No inheritance tax

## NORTHERN NEVADA



Lyle Chamberlain, SIOR, CCIM  
 Lee & Associates Reno  
 lchamberlain@lee-associates.com  
 Lic# B 1000716  
 (775) 851-5310