

330

E Liberty St
RENO, NV 89501



**OFFICE
FOR LEASE**



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**CORFAC
INTERNATIONAL**



ABOUT THE PROPERTY

- Freestanding office - medical office building available in downtown Reno
- 53 parking spaces including 13 covered
- Multiple suite combinations available for a variety of office or medical tenants
- Tenant improvement allowance available for qualified tenants
- Great strategic downtown location with excellent visibility off Liberty St.



Lease Rate | Negotiable NNN
Full Building | 9,070 SF Available For Lease
Demisable by Suite | 1,703-9,070 SF
Year Built | 1979
Zoning | MD-RD
MIXED-USE DOWNTOWN RIVERWALK DISTRICT

SITE MAP



HOLCOMB AVE

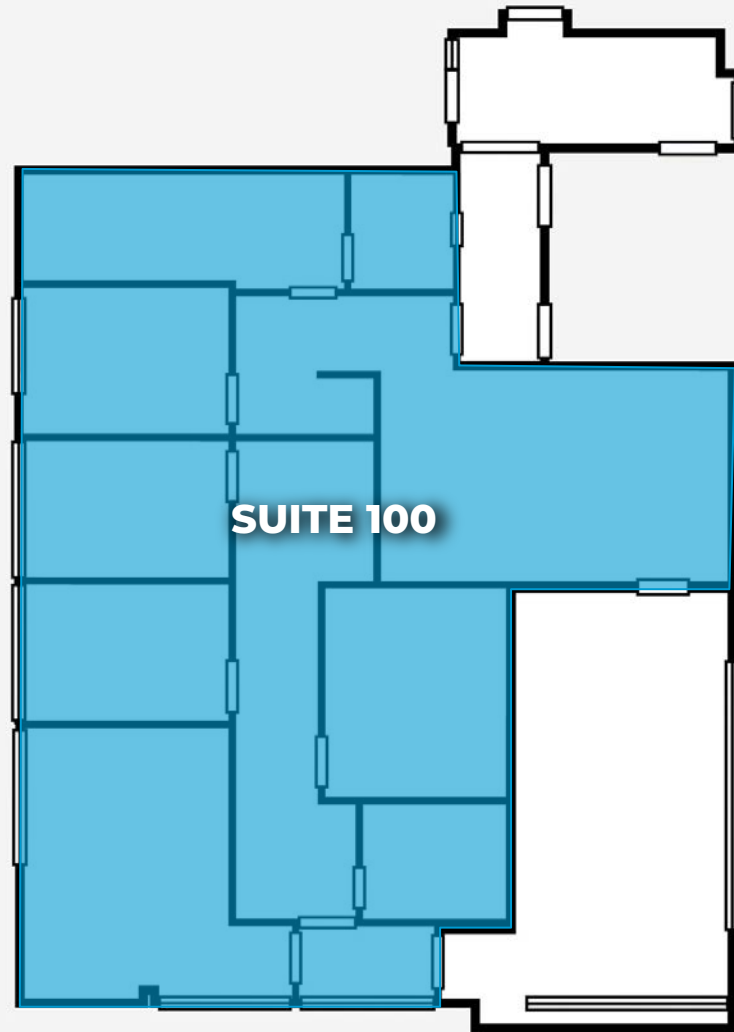
E LIBERTY ST





**FIRST FLOOR
FLOOR PLAN**

**SUITE 100
1,703 SF**



**Per Matterport Scan - Dimensions are Approximate*



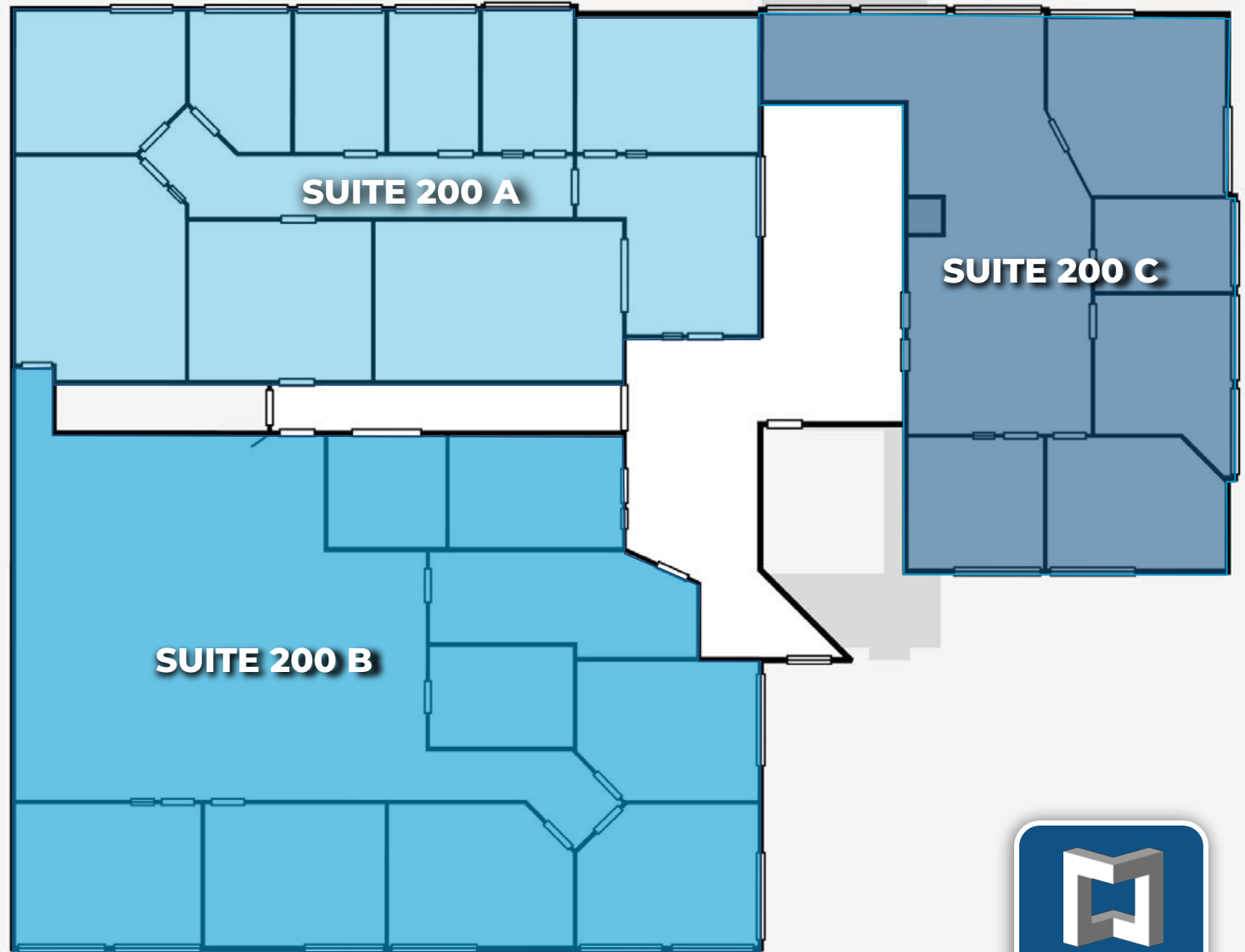
**SECOND
FLOOR
FLOOR PLAN**

**FULL FLOOR
7,367 SF**

**SUITE 200 A
2,565 SF**

**SUITE 200 B
3,070 SF**

**SUITE 200 C
1,732 SF**



**Suite 200 A and Suite 200 B
can be combined for a total of
5,635 SF*



**Per Matterport Scan - Dimensions are Approximate*

AREA MAP SOUTHWEST



330
E Liberty St

UNIVERSITY OF NEVADA, RENO
N **innovation center**
POWERED BY SWITCH

Discovery
Terry Lee Wells Nevada Discovery Museum

BROTHERS BARBECUE

Two Chicks

Arario
LUXURY FASHION

sticks

PERENN

CLUCKERS
FRIED CHICKEN TAKEOUT

stella
SOUTH COAST

süp

LAUGHING PLANET

Great Full Gardens
CAFE & BAKERY

Full belly dell
RESTAURANT

Bruce R. Thompson
Courthouse & Federal Building

NEVADA MUSEUM OF ART

STARBUCKS COFFEE

RENO MUNICIPAL COURT & SPECIALTY COURTS
0.5 Miles



AREA MAP

NORTHEAST



WELLS AVE

Renown
HEALTH



SPARKS



RYLAND ST

330
E Liberty St

HOLCOMB AVE

LIBERTY ST



**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

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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