

FOR LEASE

# 888 W 2ND STREET



**Office**

PRODUCT TYPE



**±237 - 522**

AVAILABLE SF



**Contact Broker**

RATE



**Reno**

LOCATION

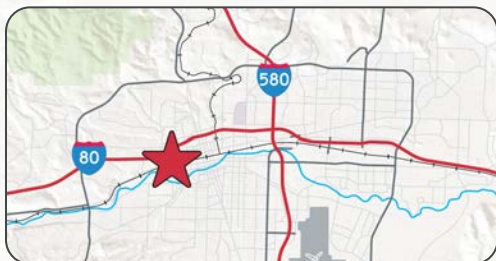


**Amanda Lavi** ccm  
Director  
(775) 336 4626  
alavi@naialliance.com  
NRED N°: S.180915

**NAI Alliance**

FOR LEASE

# 888 W 2ND STREET



## Property Highlights

Located in downtown Reno, this office space features high-quality amenities and offers multiple layout options and sizes to accommodate various business needs. The property is conveniently situated within close proximity to coffee shops and restaurants. It provides ample on-site parking, as well as additional street parking options. The available spaces offer potential for expansion, allowing for future growth opportunities. Tenants benefit from high-speed internet and access to shared facilities, including a breakroom and conference room.

## Property Details

<b>Address</b>	888 W 2nd Street Reno, NV 89503
<b>Available SF</b>	±237 - 522 SF
<b>Lease Rate</b>	Contact Broker
<b>Lease Type</b>	Full Service
<b>Parking</b>	Ample Unassigned Parking and Street Parking
<b>APN</b>	011-014-15
<b>Year Built</b>	1979
<b>Zoning</b>	MD - Mixed-Use Downtown University District





**Office**  
PRODUCT TYPE



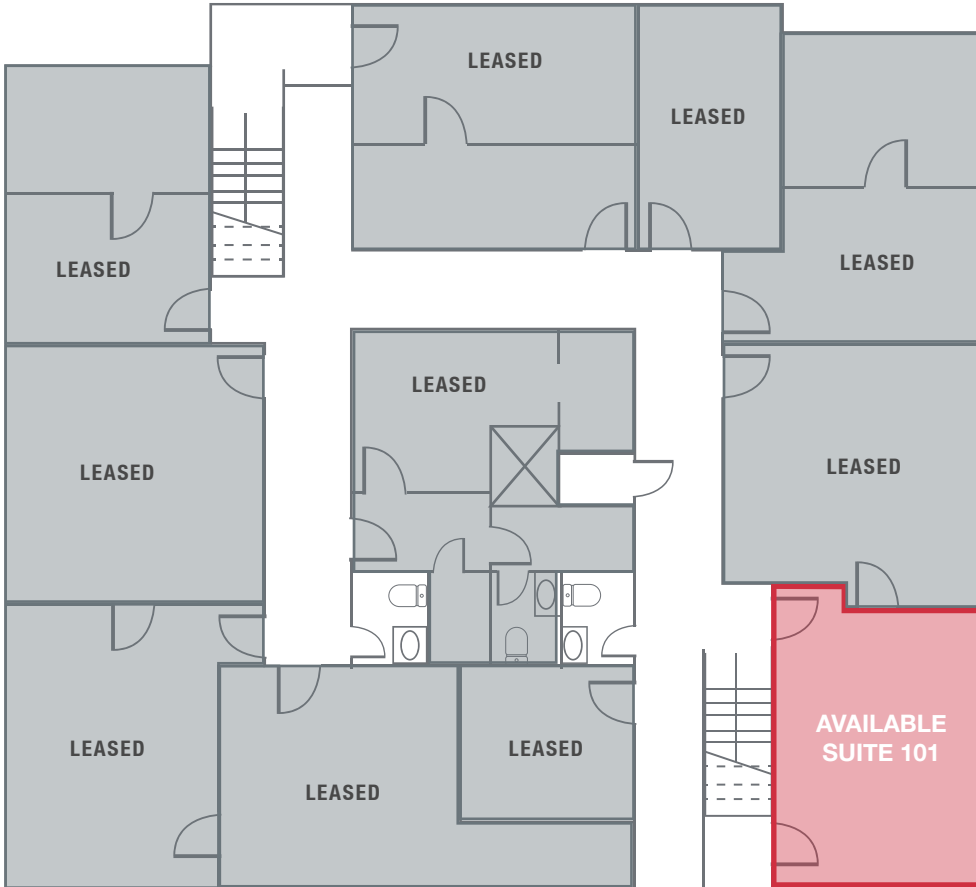
**±237 - 522**  
AVAILABLE SF



**Contact Broker**  
RATE



**Immediately**  
AVAILABLE



Suite	Size	Notes
Suite 101	±399 SF	Open Layout
Suite 102	Leased	
Suite 103	Leased	
Suite 104	Leased	
Suite 105	Leased	
Suite 106	Leased	
Suite 107	Leased	
Suite 108	Leased	
Suite 109	Leased	
Suite 110	Leased	
Suite 111	Leased	



**Office**

PRODUCT TYPE



**±237 - 522**

AVAILABLE SF



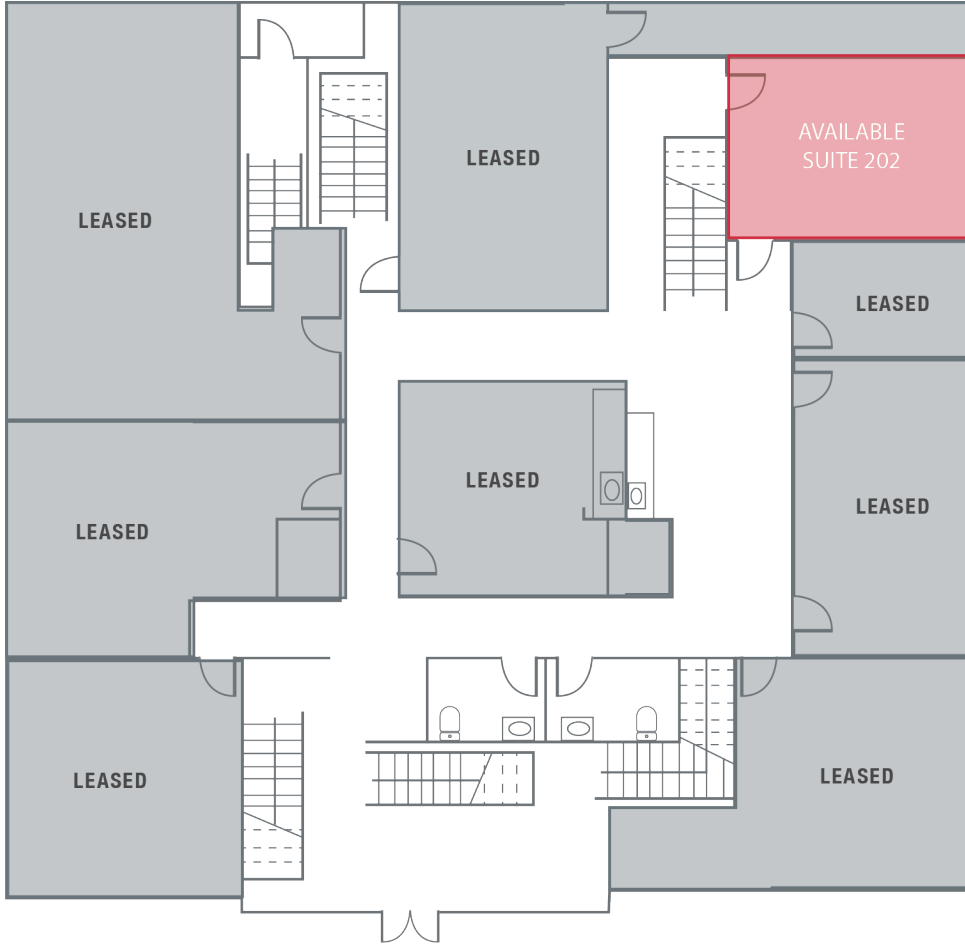
**Contact Broker**

RATE



**Immediately**

AVAILABLE



Suite	Size	Notes
Suite 201	Leased	
Suite 202	±338 SF	Corner Unit With Two Entrances
Suite 203	Leased	
Suite 205	Leased	
Suite 207	Leased	
Suite 208	Leased	
Suite 209	Leased	
Suite 210	Leased	



**Office**

PRODUCT TYPE



**±237 - 522**

AVAILABLE SF



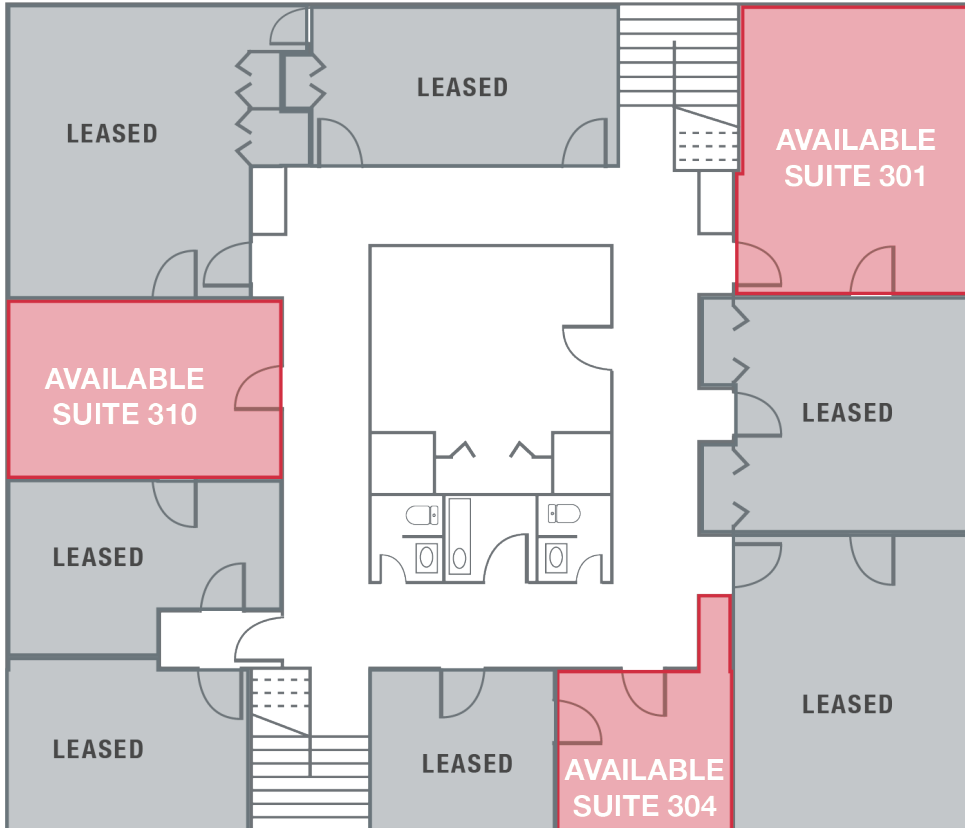
**Contact Broker**

RATE



**Immediately**

AVAILABLE



Suite	Size	Notes
Suite 300	Leased	
Suite 301	±522 SF	Open Layout
Suite 302	Leased	
Suite 303	Leased	
Suite 304	±237 SF	Open Layout
Suite 305	Leased	
Suite 306	Leased	
Suite 308	Leased	
Suite 310	±373 SF	Open Layout
Suite 311	Leased	



**Office**

PRODUCT TYPE



**±237 - 522**

AVAILABLE SF



**Contact Broker**

RATE



**Immediately**

AVAILABLE



Unit Photos - Suite 101

**NAI Alliance**



**Office**

PRODUCT TYPE



**±237 - 522**

AVAILABLE SF



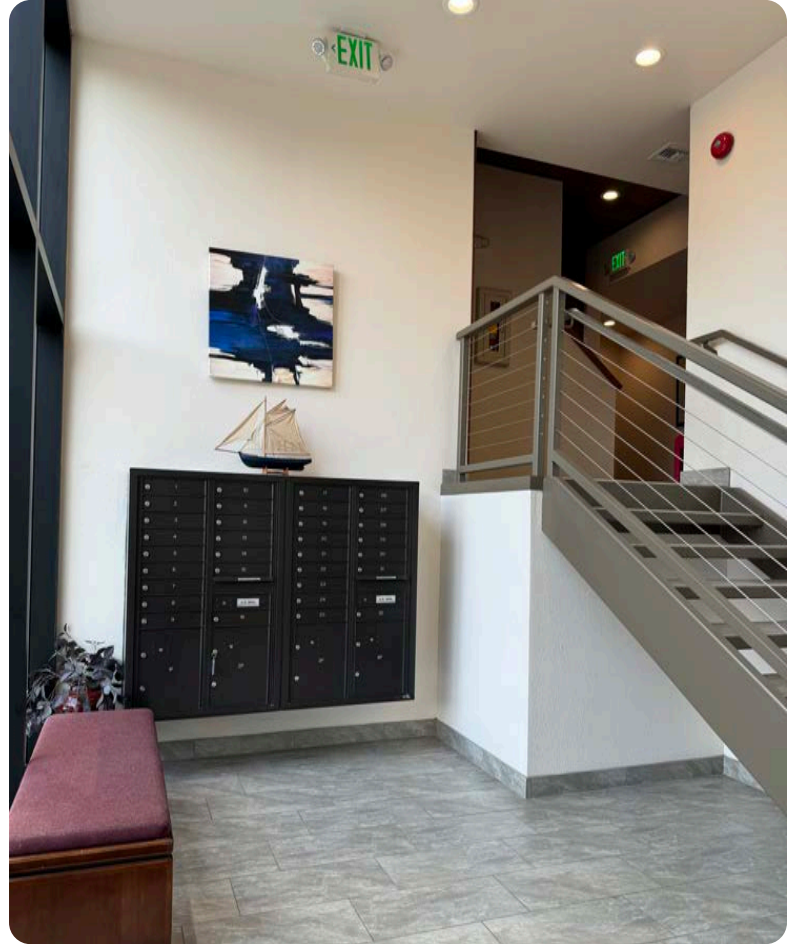
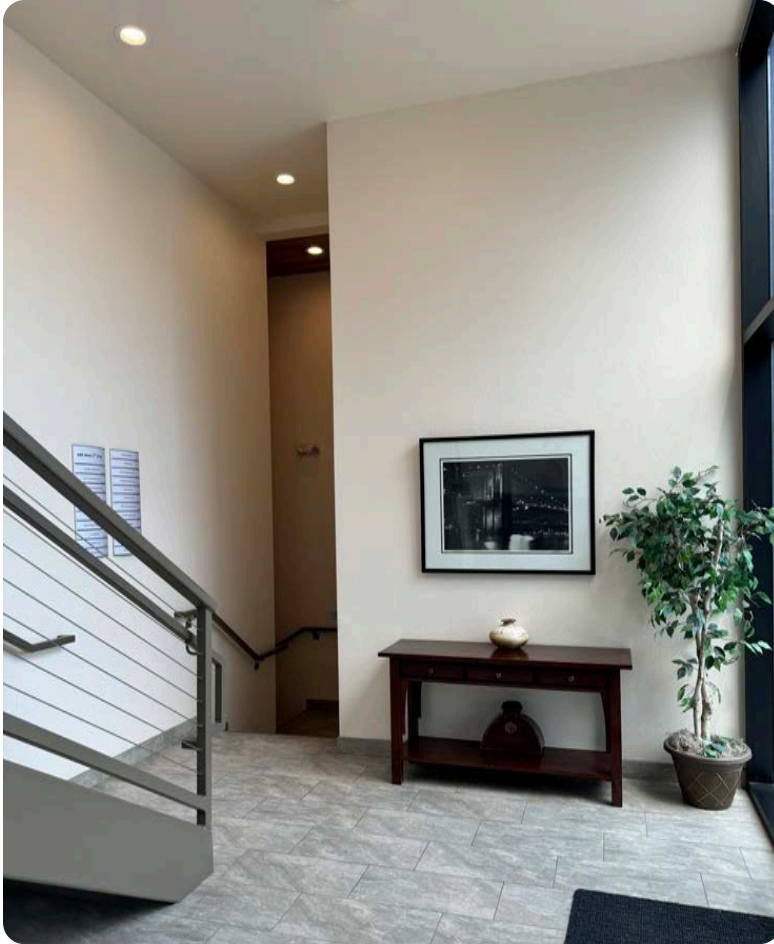
**Contact Broker**

RATE



**Immediately**

AVAILABLE



**Office**  
PRODUCT TYPE

**±237 - 522**  
AVAILABLE SF

**Contact Broker**  
RATE

**Immediately**  
AVAILABLE

### 5-MILE KEY FACTS



**235,404**  
POPULATION



**5.6%**  
UNEMPLOYMENT



**2.3**  
HOUSEHOLD  
SIZE (AVG.)



**36**  
MEDIAN  
AGE

### 5-MILE INCOME FACTS



**\$67,569**

MEDIAN  
HOUSEHOLD  
INCOME



**\$40,888**

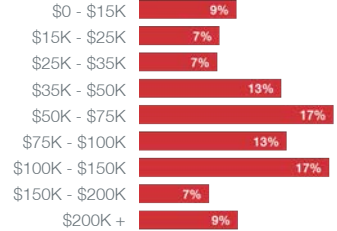
PER CAPITA  
INCOME



**\$95,861**

MEDIAN  
NET WORTH

#### HOUSEHOLDS BY ANNUAL INCOME



### 5-MILE BUSINESS FACTS



**11,801**  
BUSINESSES



**168,239**  
EMPLOYEES

### 5- MILE EDUCATION FACTS

**14%**

NO HIGH  
SCHOOL  
DIPLOMA

**26%**

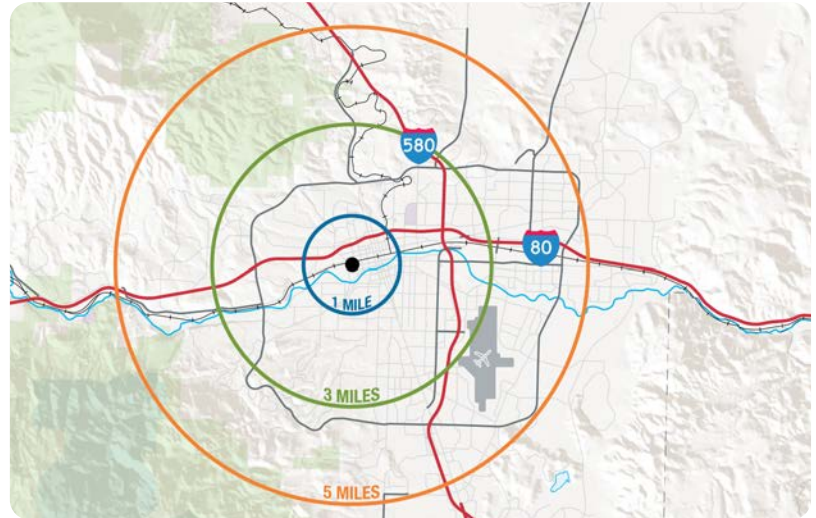
HIGH  
SCHOOL  
GRADUATE

**30%**

SOME  
COLLEGE

**31%**

BACHELOR'S  
DEGREE



Source: 5 Mile Demographic Profile by ESRI

FOR LEASE **888** W 2ND STREET

KEYSTONE AVE

580

Wendy's  
Starbucks  
Packer-Petter  
Firehouse Subs  
In-N-Out Burger  
jamba  
Panera Bread  
Mountain Mike's

Save Mart  
BEN'S  
Taco Bell  
F Mobile  
Wells Fargo  
UPS  
Dottys  
Burger King

Saint Mary's Regional Medical Center

Gold Dust West  
Reno

THE TROW  
ELDORADO CENTRE SILVER LEGACY

W 4TH ST

Jack in the box  
McDonald's  
ROY FOSTER'S AUTOMOTIVE  
O'Reilly AUTO PARTS  
KFC

RENO'S  
Neon Line  
DISTRICT

MAVERIK

Chevron

WINE ST

SUBJECT



Office

PRODUCT TYPE



±237 - 522

AVAILABLE SF



Contact Broker

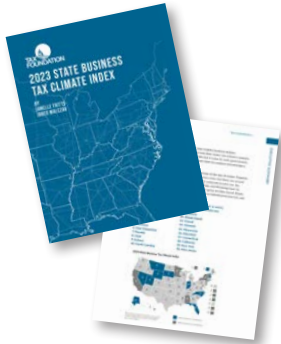
RATE



Immediately

AVAILABLE

Nevada is a business-friendly state with a very low-regulation environment, a streamlined licensing and approval processes, 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.

### No Tax on

- 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



Office

PRODUCT TYPE



±237 - 522

AVAILABLE SF



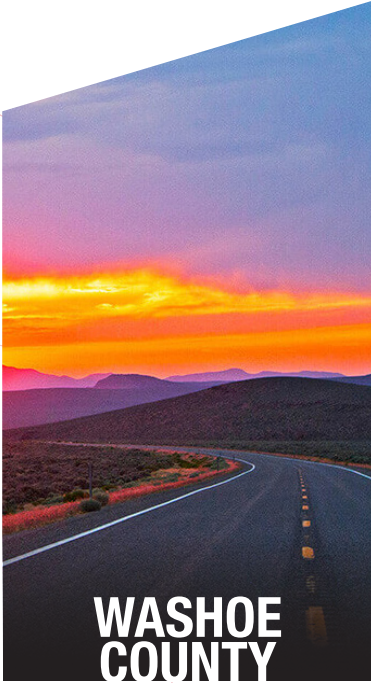
Contact Broker

RATE



Immediately

AVAILABLE



## WASHOE COUNTY

Washoe County is in the Northwest corner of Nevada, along the California and Oregon borders.

Since 2010, the population of Washoe County has grown by nearly 20%. It is the second most populous county in Nevada, behind Clark County.



## CITY OF RENO

Named #1 Small City by *BestCities.org* in 2020, the Reno area hosts over 5m annual visitors for events like the Reno Rodeo, Street Vibrations, and more.

Reno is home to a robust mix of the world's top businesses and a burgeoning arts community.



## TRI CENTER

Tahoe Reno Industrial Center is the largest industrial park in the world. It offers many unparalleled benefits including pre-approved industrial uses, 7-day turnaround on grading permits, 30-day turnaround on building permits, and in-place roads and utilities.



## LAKE TAHOE

Lake Tahoe is less than 25 miles from downtown Reno, a short drive for Northern Nevada's residents and visitors.

Tahoe is a year-round outdoor attraction offering beautiful beaches and views, sports and relaxation, and gourmet food and beverage experiences.

FOR LEASE

# 888 W 2ND STREET



**Amanda Lavi** ccim

Director  
(775) 336 4626  
alavi@naalliance.com  
NRED N°: S.180915

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 ANY TO BE IMPLIED.

**NA**Alliance