

FOR LEASE

# 470 E PLUMB LN STE 300

RENO, 89502

**Street Commercial Real Estate**  
522 Lander St #200 Reno, NV 89509  
(775) 852-5225  
[www.street-cre.com](http://www.street-cre.com)



YOUR SIGN HERE



**Mark Nowaczewski**

Associate-Office  
[Mark.Nowaczewski@street-cre.com](mailto:Mark.Nowaczewski@street-cre.com)  
NV RE# S.0203363  
C: (775) 857-7798



**Matthew Harris**

Principal - Broker  
[Matt.Harris@street-cre.com](mailto:Matt.Harris@street-cre.com)  
NV RE #B.1002868  
C: (775) 250-4684



**Ben Harris**

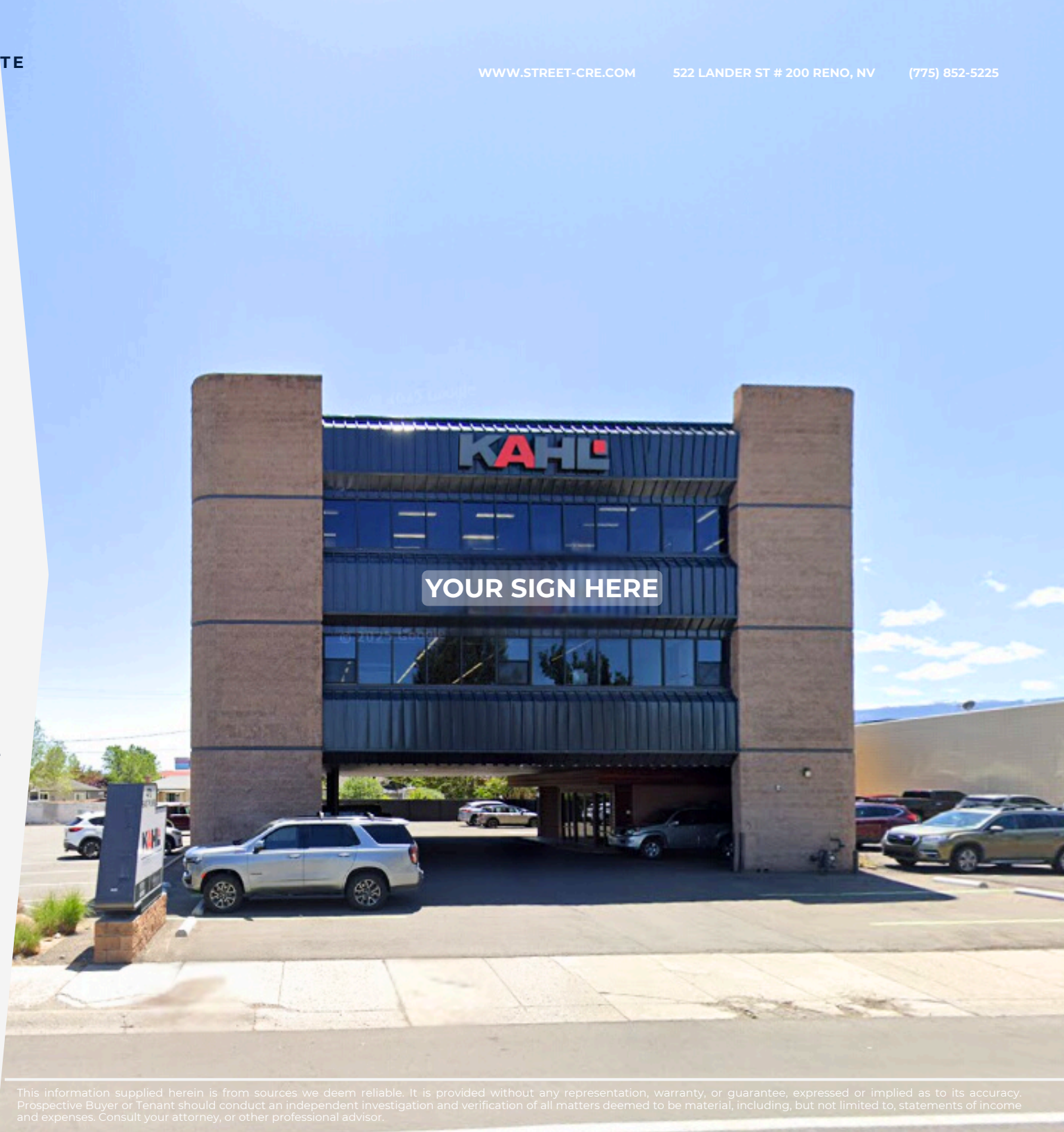
Principal  
[Ben.Harris@street-cre.com](mailto:Ben.Harris@street-cre.com)  
NV RE #S.0187049  
C: (775) 221-6846

# PROPERTY HIGHLIGHTS

## 470 E PLUMB LN STE 300

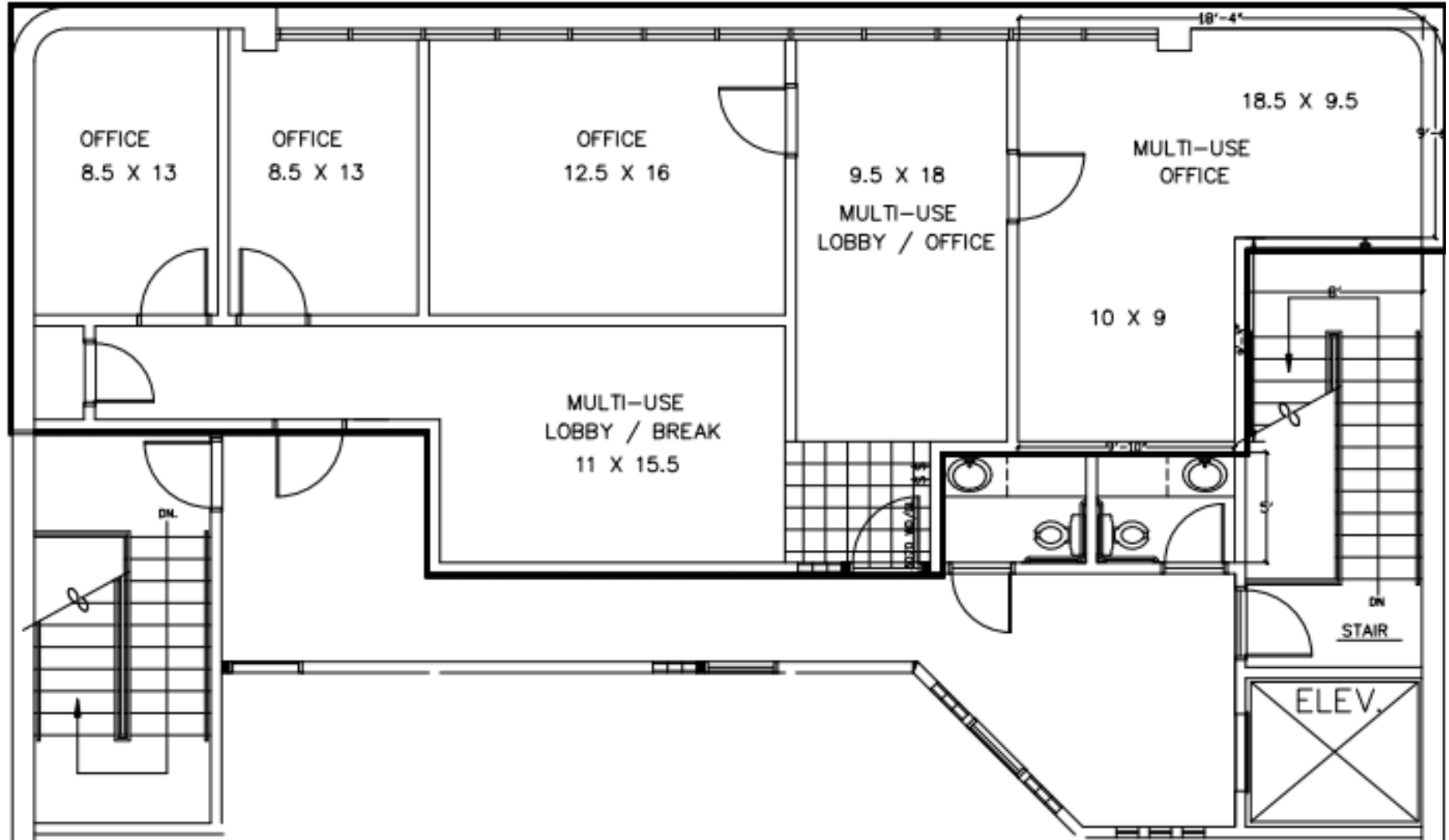
- 1,450 SF Office Space
- Full Service
  - Water, Gas, Heat, AC, Electricity, Sewer, Garbage included
- Available Feb 1, 2026
- 6 Allocated Parking Spots
- Security/Alarm System in Place
- Monument Signage Included
  - Signage on Building Negotiable

**Lease Rate:**  
**\$1.95/SF/Mo FS**



# PROPERTY FLOOR PLAN

## SUITE 300 -- SOUTH FACING WINDOWS





# LOCATION HIGHLIGHTS

## CENTRAL/AIRPORT SUBMARKET

- Proximal to Heavy-Traffic Retail Centers
  - Reno Public Market
  - Reno Experience District
- ~20,000 CPD on E Plumb Ln
- Centrally Located with Convenient Access on/off of I-80
- 1 Mile Away from Reno-Tahoe International Airport
- Active Development Projects Underway

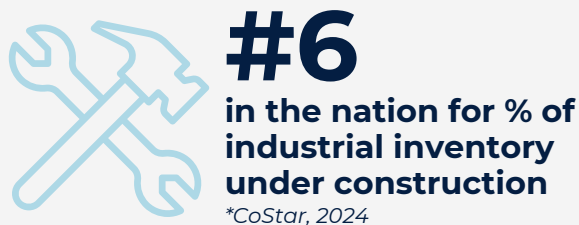




## REGIONAL ADVANTAGES

“Diversification within the Northern Nevada region has proven to provide stability during recent economic volatility more broadly,” Gordon said. “At the same time, wages are rising and consumer spending has been strong.”

-Brian Gordon, Principal Analyst with Applied Analysis, 2024



## TAX ADVANTAGES

- NO corporate income tax.
- NO personal income tax.
- NO capital gains tax.
- NO inventory tax.
- NO franchise tax.
- NO special intangible tax.

## PRO-BUSINESS CLIMATE

- Right to Start State
- #7 in the Nation for Favorable Business Tax Climate
- Numerous Workforce Development & Assistance Programs

## REGIONAL DEVELOPMENT- WASHOE, LYON, AND STOREY COUNTY

*\*EDAWN, 2023*

**~2500**  
**Jobs established locally from outside investment**

## WORKFORCE AVAILABILITY & DEVELOPMENT

- Nevada Ranked #1 in the Nation for Job Growth
- Regional jobs grew by over 29,000 in the last 5 years and are projected to grow by 22,000+ over the next 5 years

## KEY INDUSTRIES

- Manufacturing & Logistics
- Aerospace & Defense
- Health
- Information Technology
- Mining
- Tourism/Gaming





# CONTACT US

*For any questions regarding the market here in the Reno area, or inquiries on a specific property, contact us today!*

**522 Lander St #200  
Reno, NV 89509**

**(775) 852-5225**

**admin@street-cre.com**

**www.street-cre.com**



*Scan to visit our website! We offer the latest market data, an in-depth look at our services, and more!*

## OFFICE TEAM



**Matthew Harris**

Principal - Broker  
Matt.Harris@street-cre.com  
NV RE #B.1002868  
O: (775) 852-5225 Ext 1002  
C: (775) 250-4684



**Ben Harris**

Principal  
Ben.Harris@street-cre.com  
NV RE #S.0187049  
O: (775) 852-5225 Ext 1001  
C: (775) 221-6846



**Mark Nowaczewski**

Associate-Office  
Mark.Nowaczewski@street-cre.com  
NV RE# S.0203363  
O: (775) 852-5225  
C: (775) 857-7798