

FOR LEASE

435 MARSH AVE

RENO, 89509

Street Commercial Real Estate
522 Lander St #200 Reno, NV 89509
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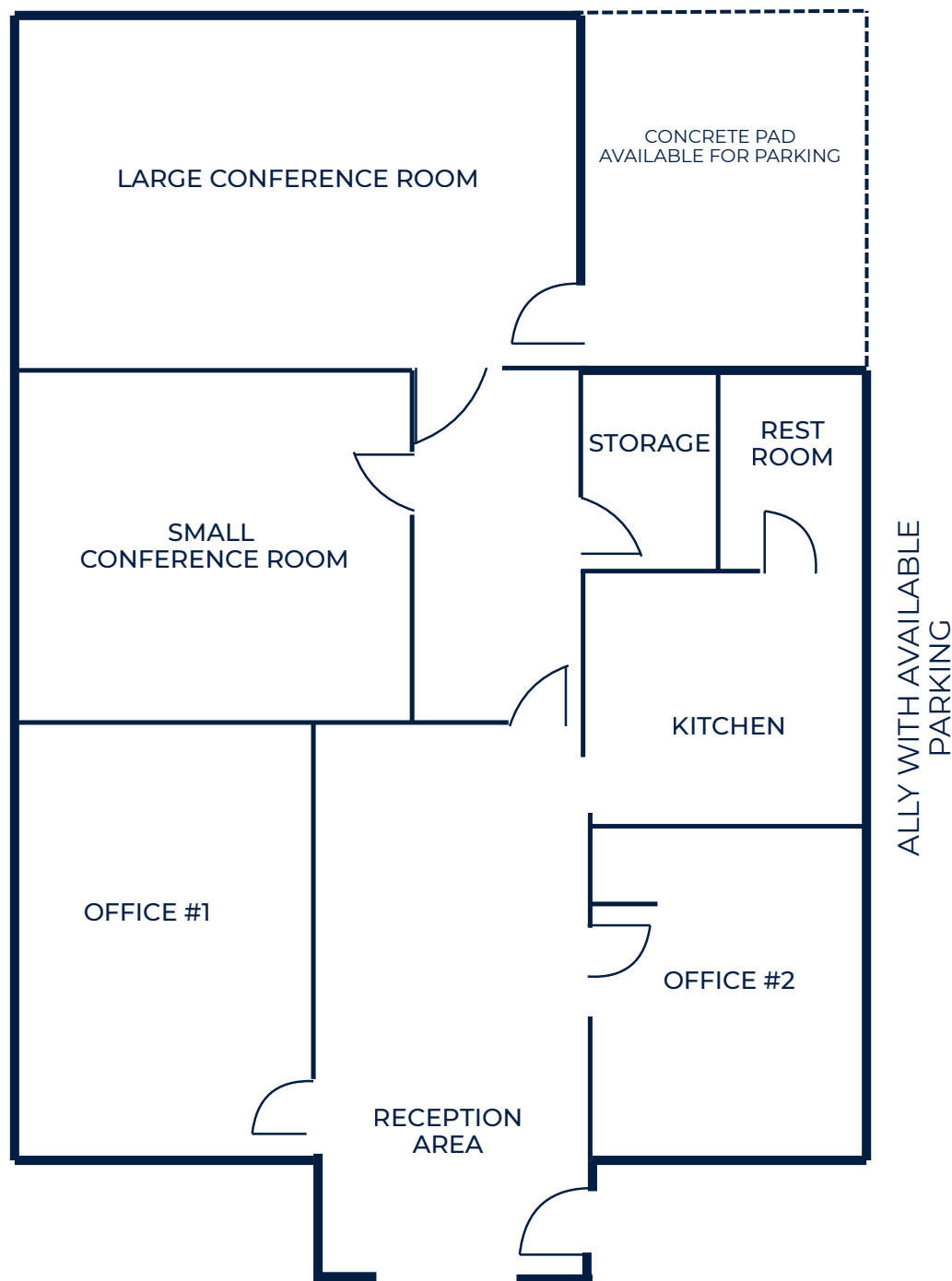
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PROPERTY HIGHLIGHTS

435 MARSH AVE

- 1,608 SF Office Building
- Single Tenant
- Built in 1928
- Street Parking Available
- 0.09 AC Lot
- Zoned Professional Office (PO)
- Downtown Submarket



STREET COMMERCIAL REAL ESTATE

INTERIOR PHOTOS



WWW.STREET-CRE.COM

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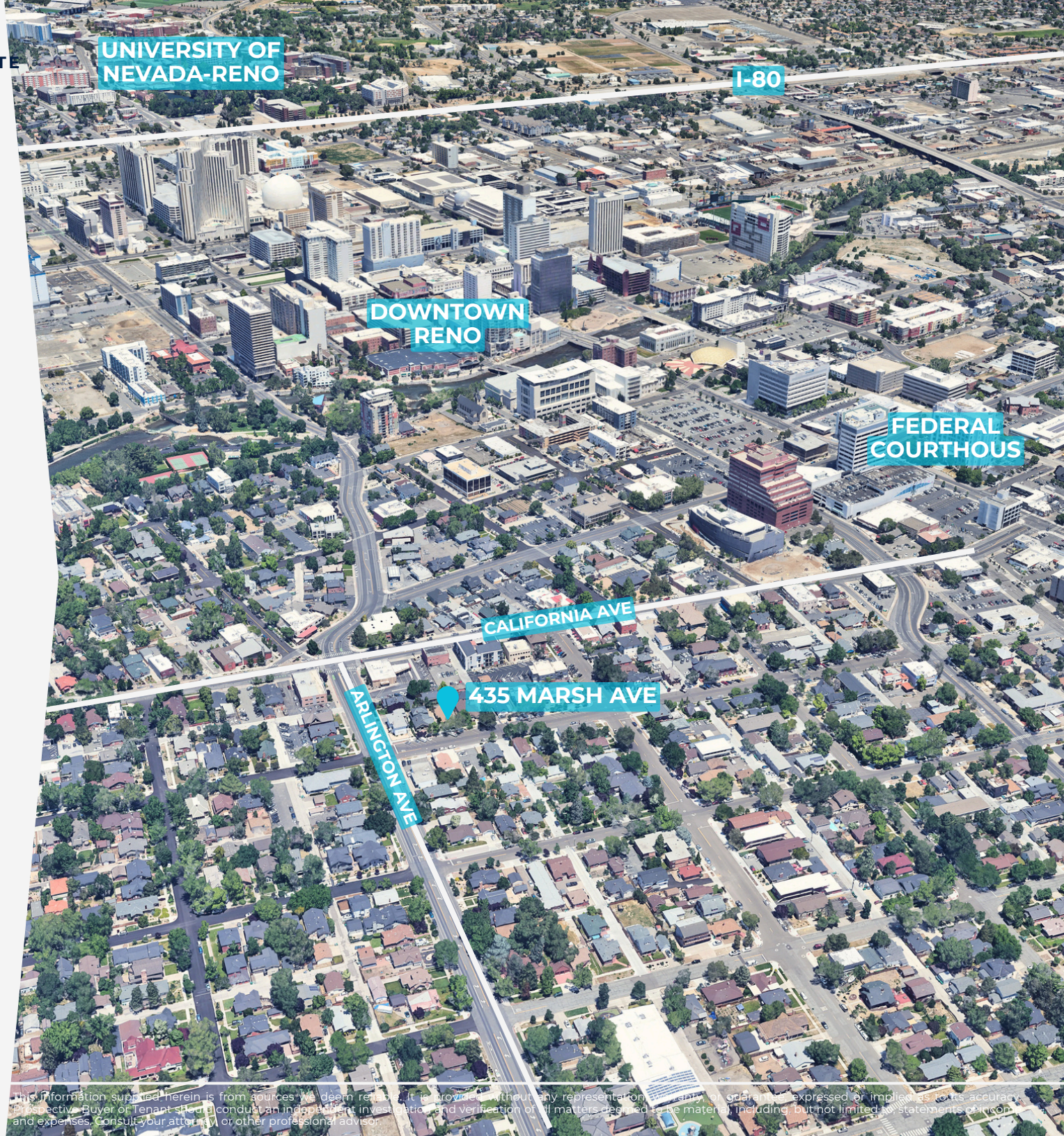


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LOCATION HIGHLIGHTS

DOWNTOWN SUBMARKET

- High Walkability
- High Concentration of Nearby Retail, Services, and Amenities
- Competitive Rental Rates
- Key Hub for Business Activity



REGIONAL ADVANTAGES

Northern Nevada's diversified industry base enabled a faster recovery from the pandemic, with the Reno-Sparks area reaching full employment in just 11 months, compared to 43 months in Southern Nevada.

Looking ahead, Nevada is projected to be among the top two fastest-growing states in the U.S., with 36,067 new jobs expected in 2026, alongside a population increase of 92,000+ people over the same period.

MARKET ACCESS

- 1-day reach to 60+ million consumers
- Within hours of major West Coast ports – ideal for national + international distribution
- 130+ daily flights / 20+ nonstop destinations from RNO Airport
- 3.3M+ passengers YTD and on track for 4.9M by 2025 (expanding via Project MoreRNO)

BUSINESS FRIENDLY TAX STRUCTURE

- NO corporate income tax
- NO personal income tax
- NO capital gains tax
- NO inventory tax
- NO franchise tax

WORKFORCE & LABOR ADVANTAGES

- 1.57M jobs statewide
- +6.37% YoY wage growth, signaling a competitive, expanding labor market
- Workforce programs supporting industrial employers:
 - Nevada Works
 - WINN customized training grants
 - College & industry partnerships for manufacturing, logistics, tech talent pipelines
- Unemployment driven by job seekers, not job losses—indicator of a healthy, expanding economy



\$4.18 ROI
FOR EVERY
\$1 ABATED

THROUGH STATE INCENTIVE PROGRAMS

+6.37% YOY
WAGE GROWTH

36,000 NEW JOBS
92,000 NEW RESIDENTS
EXPECTED IN 2026

CONTACT US

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

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

CONTACT US



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