

FOR LEASE

505 S ARLINGTON AVE

SUITE 102

RENO, NV 89509

Street Commercial Real Estate
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PROPERTY HIGHLIGHTS

505 S ARLINGTON AVE

- +/-1,100 SF Suite
- Multitenant Office Building
- Reception Area & Waiting Room
- 4 Private Offices
- 1 Conference Room
- IT/Storage Closet
- Downtown Reno Submarket

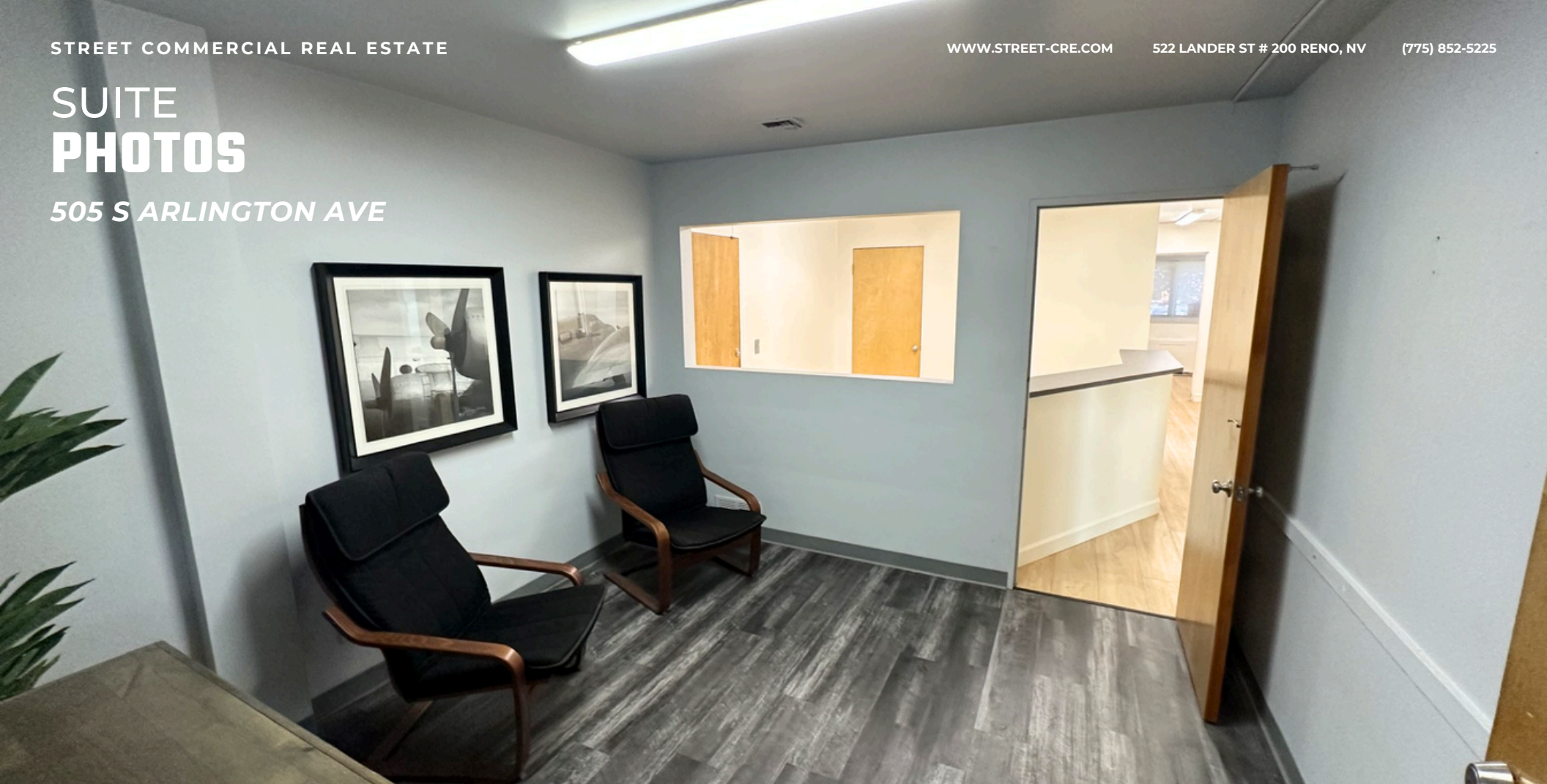
STREET COMMERCIAL REAL ESTATE



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SUITE PHOTOS

505 S ARLINGTON AVE



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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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