



FOR LEASE

North Valleys Commerce Center

BUILDING H | 9555 NORTH VIRGINIA STREET, RENO, NV 89506



RENDERING



AVAILABLE
Q4 2020

228K TOTAL AVAIL.
SQUARE FEET



LEASE RATE
NEGOTIABLE

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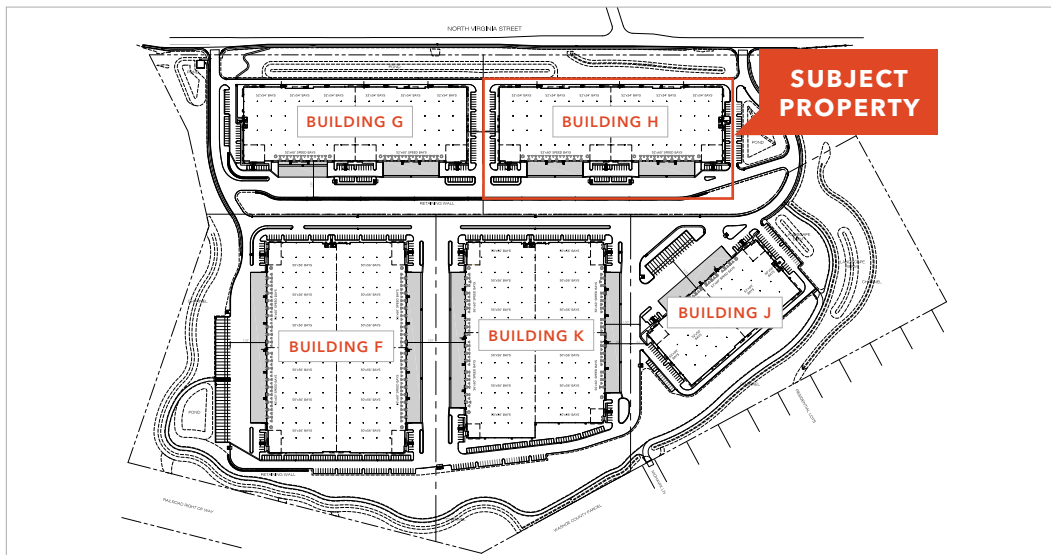
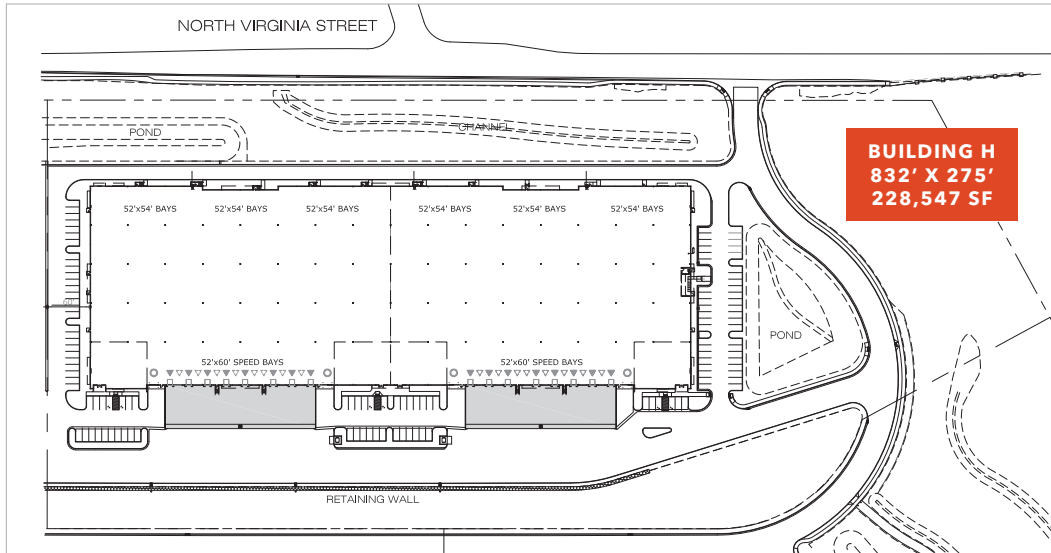
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PROPERTY FEATURES

List Price	Negotiable
Space	228,547 SF (divisible to 57,344 SF)
Office Size	Build-to-suit
Estimated OPEX	\$0.08/SF
Delivery Date	Q4 2020 (under construction)
Property Website	WWW.NVCCNEVADA.COM

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Tenant Aerial



BUILDING HIGHLIGHTS

- 16 dock high doors with mechanical pit type levelers
- 16 knock out panels for future dock doors
- 52' X 54' columns (typical)
- 4 drive in doors
- 2,000 amps, 277/480 volts, 3-phase power
- ESFR sprinkler system
- 32' clear height at first column
- FRONT loaded, 60' speed bays
- 114 auto parking spaces
- 6.5" slab
- LED lighting (30 fc at 36" AFF unobstructed) with motion sensors and photocells for daylight harvesting
- ROOF SYSTEM 60 mil single ply TPO roof membrane with R-19 rigid insulation above deck

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TRANSPORTATION

Ground	Miles
Reno-Tahoe Int'l Airport	11.2
Reno-Stead FBO	3.9
UPS Regional	12.6
FedEx Express	12.0
FedEx Ground	13.7
FedEx LTL	11.0

DEMOGRAPHICS

2019	5 mi	10 mi	15 mi
Population	50,448	335,338	421,597
Households	16,837	128,577	163,232
Avg HH Income	\$87,048	\$83,955	\$90,898
Total Employees	8,716	119,692	162,349

BUSINESS COST COMPARISONS

	NV	CA	AZ	UT	ID	OR	WA
TAX COMPARISONS							
State Corporate Income Tax	No	8.84%	4.9%	5%	7.4%	6.6%-7.6%	No
Personal Income Tax	No	1%-13.3%	2.59%-4.54%	5%	1.6%-7.4%	5%-9.9%	No
Payroll Tax	1.475%	0.711% (2018)	No	No	No	0.09%	No
Monthly Property Tax (based on \$25M market value)	\$22,969	\$20,833	\$68,096	\$29,687	\$34,792	\$36,778	\$21,122
Unemployment Tax	0.3%-5.4%	1.5%-6.2%	0.04%-10.59%	0.2%-7.2%	0.4%-5.4%	1.2%-5.4%	0.1%-5.7%
Capital Gains Tax	No	Up to 13.3%	Up to 4.54%	5%	Up to 7.4%	Up to 9.9%	No

NEVADA STATE INCENTIVES

No state, corporate or personal income tax

No estate tax, no inventory tax, no unitary tax, no franchise tax

Right-to-work state

Moderate real estate costs

Low workers' compensation rates

State-qualified employee hiring incentive

HELPFUL LINKS

Business Costs <http://www.diversifynevada.com/selecting-nevada/nevada-advantage/cost-of-doing-business>

Business Incentives <http://edawn.org/why-nevada/business-advantage/>

Cost of Living <http://opportunitynevada.files.wordpress.com/2017/11/costofliving.pdf>

Quality of Life <http://edawn.org/live-play/>



Source: <https://www.nvenergy.com/about-nvenergy/economic-development/taxes-incentives>
Last updated: 01/2019