

50
West Liberty
RENO, NV 89501

DOWNTOWN
OFFICE
FOR LEASE

**Vibrant space in the
Financial and Legal Districts**

**1,416 SF - 9,670 SF
Space Available**



View Drone Video

 **BASIN STREET**
PROPERTIES EST. 1974

DOMINIC BRUNETTI, CCIM
PRINCIPAL
775.850.3109 **OFFICE**
dbrunetti@dicksoncg.com
S.58419

PATRICK RIGGS
775.220.4957 **CELL**
priggs@dicksoncg.com
S.180878



LOCATION HIGHLIGHTS

- Premier downtown location, in the center of it all
- Large lobby with upscale, professional look and feel
- Two onsite restaurants and the 50 West Eats lobby café
- Secure, ample covered parking for your employees and clients
- On-site property management & facility engineer
- On-site concierge to provide tenant services
- Less than five minutes to multiple entrances to both I-80 and HWY 395
- Direct access to public transit
- Next to federal and county courts
- Close proximity to the Reno/Tahoe International Airport





"Basin Street provides wonderful office spaces and facilities. We appreciate their excellent communication and ability to answer our demands quickly and efficiently."

- Mike Richardson, Branch Manager Bay Equity Home Loans









AREA MAP



Walk Score - **95**
Walker's Paradise



Discovery
Terry Lee Wells Nevada Discovery Museum

Churrasco
BRAZILIAN STEAKHOUSE



Peg's
Glorified Ham n Eggs

NEVADA MUSEUM OF ART



OLD STREET
Cafe



RENO CITY HALL
ONE EAST FIRST STREET

Pine State
BISCUITS

DOPO
pizza & pasta

wild river
GRILLE

patagonia

La Famiglia

PIONEER CENTER

TRUCKEE RIVER



RENAISSANCE
RENO DOWNTOWN HOTEL

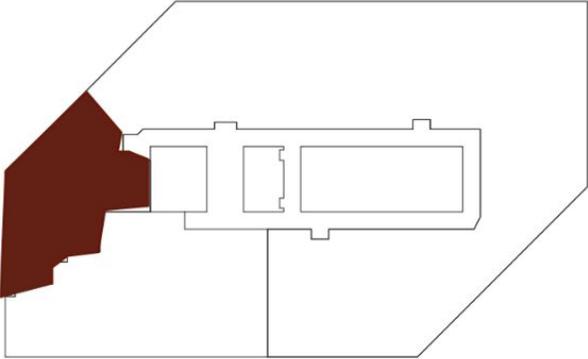
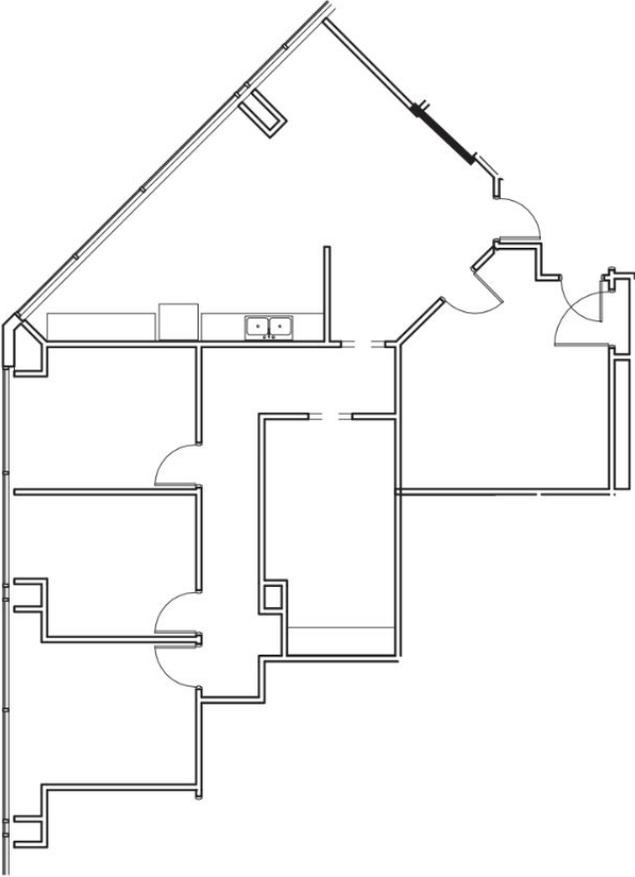
RENO Aces

COURTYARD
BY MARRIOTT



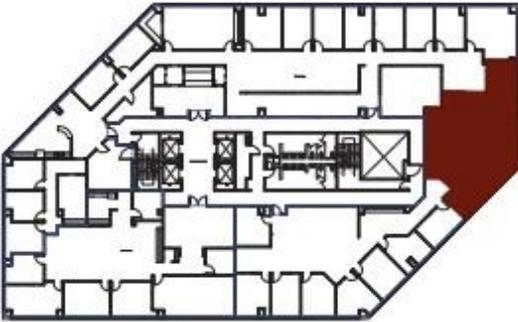
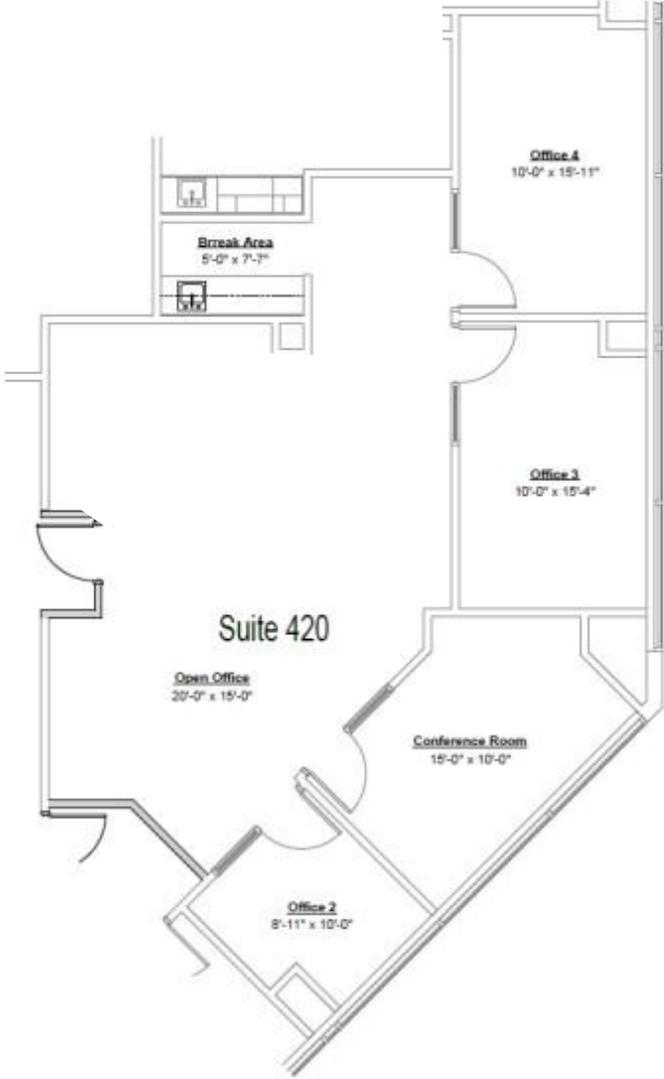
FLOOR PLAN

Suite 405 | 1,904 SF



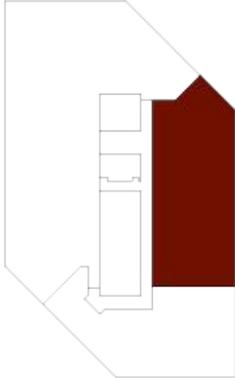
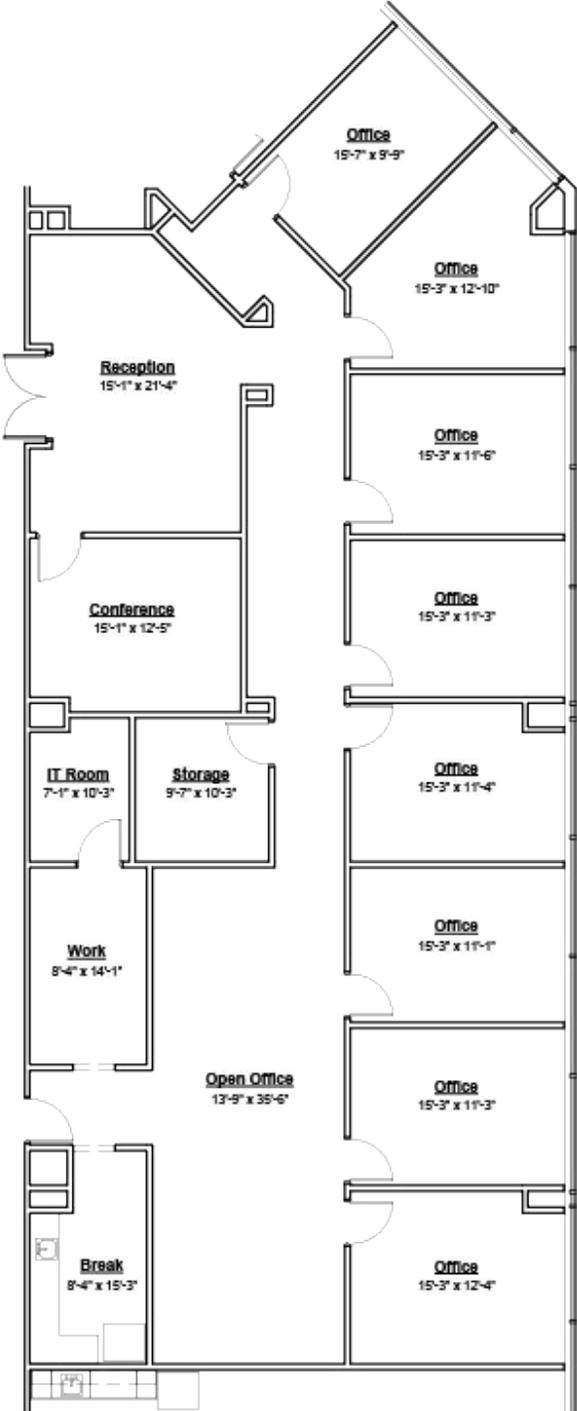
FLOOR PLAN

Suite 420 | 1,560 SF



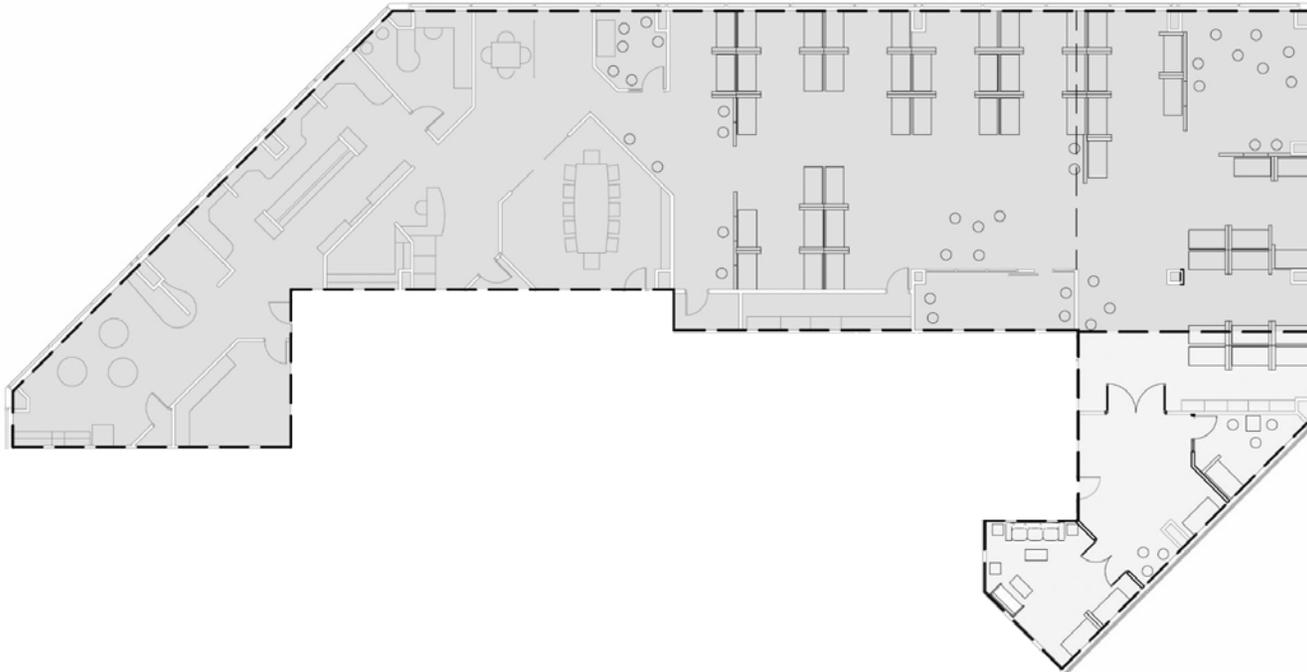
FLOOR PLAN

Suite 510 | 4,040 SF



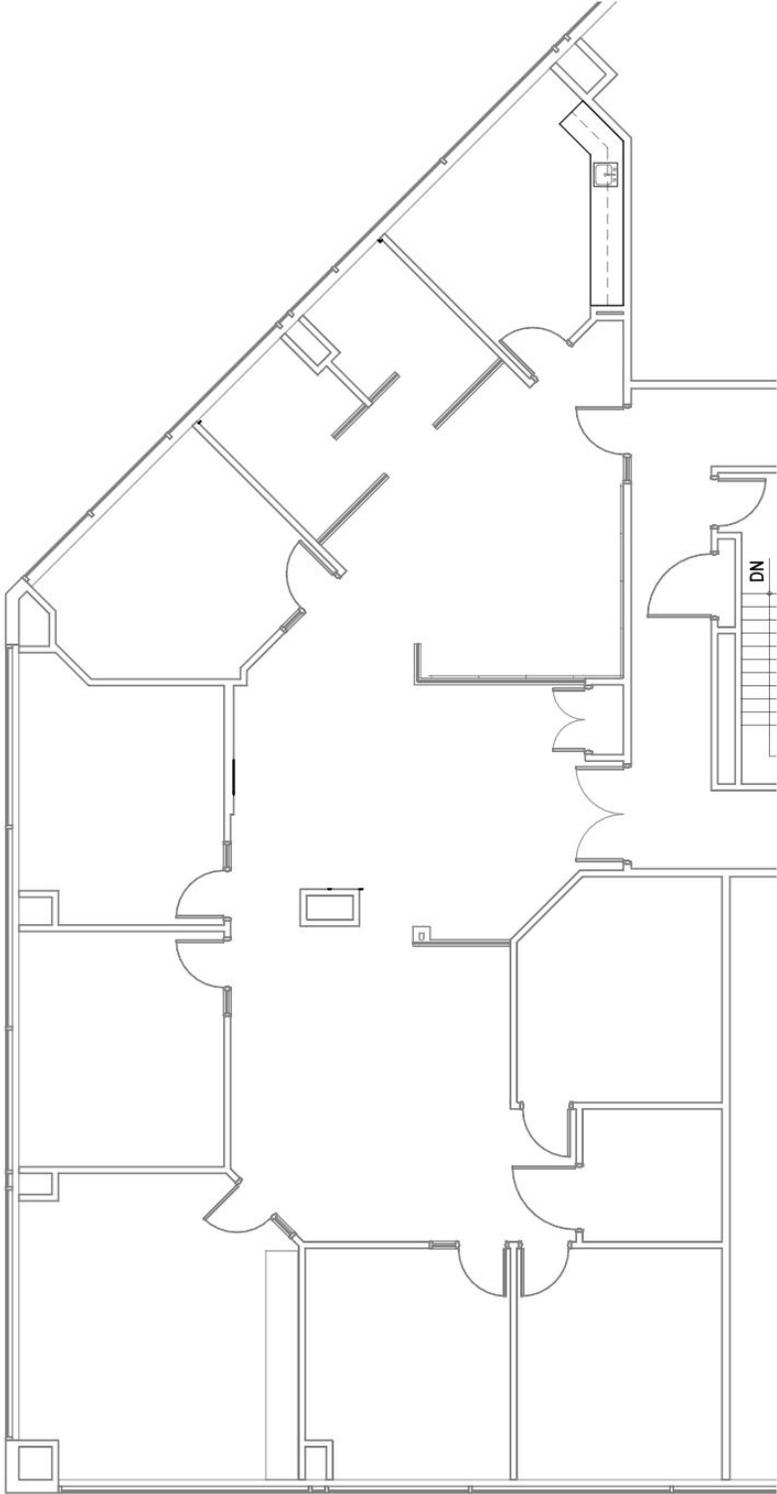
FLOOR PLAN

Suite 800 | 9,670 SF



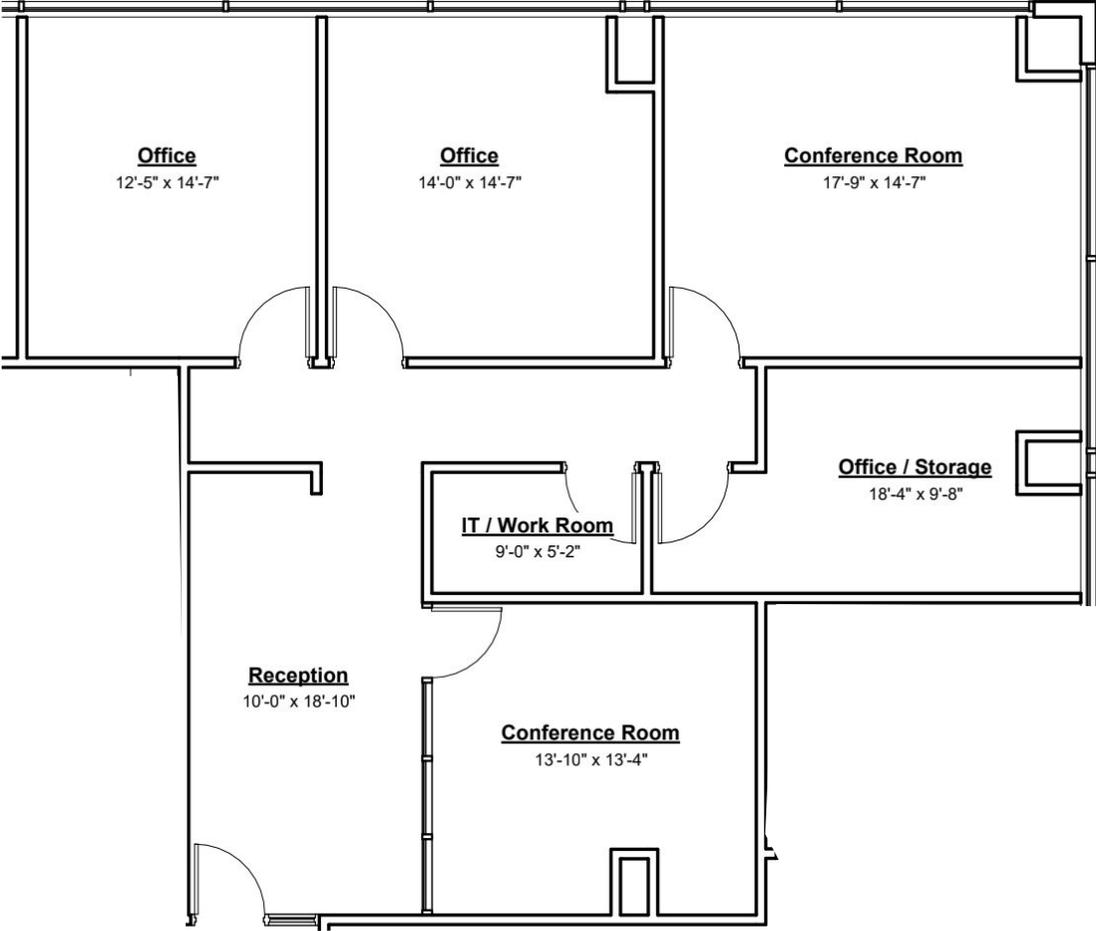
FLOOR PLAN

Suite 980 | 4,091 SF



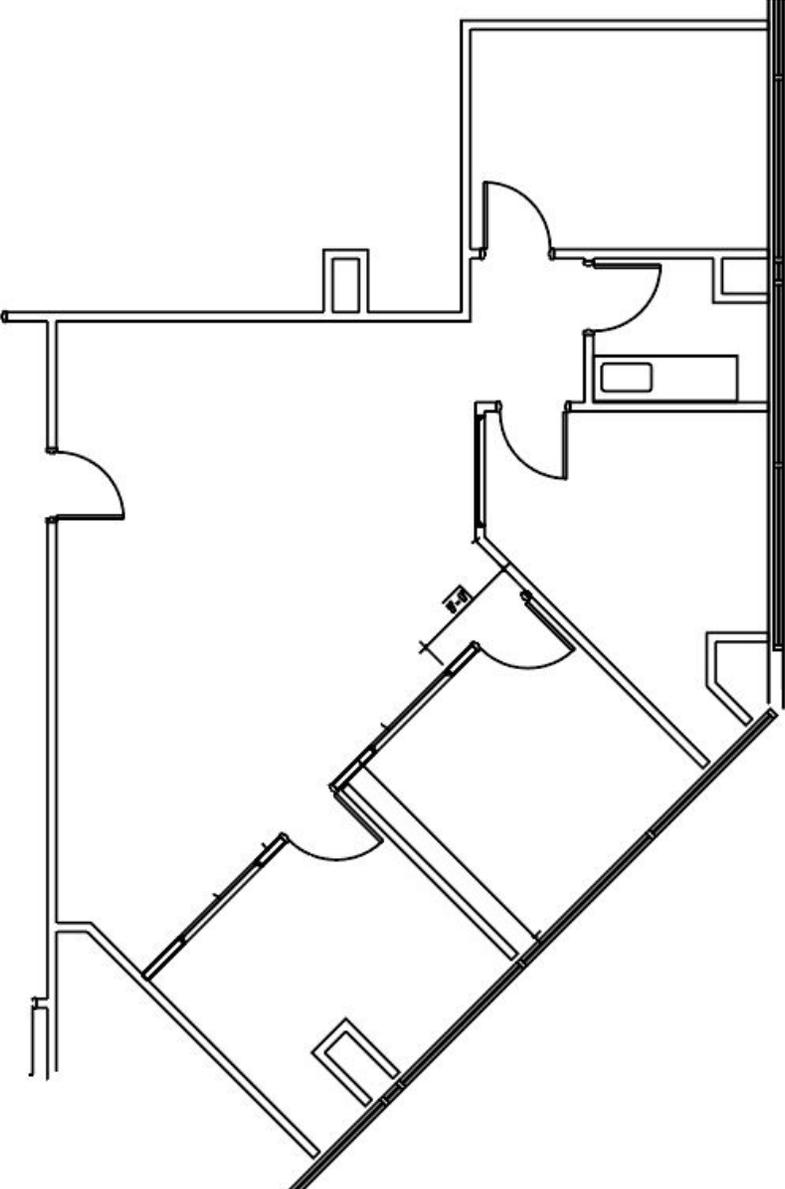
FLOOR PLAN

Suite 1050 | 1,703 SF



FLOOR PLAN

Suite 1080 | 1,416 SF



**YOUR
COMPETITIVE
ADVANTAGE**

NORTHERN NEVADA A Smart Choice for Growth



**HOME TO
INDUSTRY
GIANTS**

Ranked in TOP 10 states for best business tax climate and business incentives.



19K
UNDERGRADUATE
STUDENTS

23K
TOTAL
STUDENTS

4K
GRADUATE
STUDENTS

R1 - University for Research by Carnegie Classifications



20 MINUTES
TAHOE RENO
INDUST. CENTER



"Super-Loop"
Fiber Network
IN PROGRESS



**America's
DATA & TECH**
Growth Frontier



22 MINUTES
Commute Time



WORKFORCE DEVELOPMENT

- Lowest labor costs in the Western U.S.
- 35K+ students at UNR & TMCC
- 10-year surge in manufacturing jobs
- MSA population growing 1.4% annually



3.5 HOURS
TO BAY AREA



2 HOURS
TO SACRAMENTO



NEVADA LITHIUM LOOP
Closed-loop system for lithium extraction, processing, and battery material recycling to support sustainable domestic EV supply chains.

Recognized by *US News* for being the No. 7 across the nation for Business Environment.

– US News (2024)

Nevada is the 6th fastest-growing state in the nation, according to the latest *U.S. Census* data.

– U.S. Census Bureau (2025)



Business Assistance Programs



Sales, Use & Modified Business Tax Abatements



Incentives for Equipment, Property & Recycling



Specialized Programs for Data Centers and Aviation

Opportunity Zones

Northern Nevada offers multiple federally designated Opportunity Zones, supporting long-term investment and development.

Qualified Opportunity Zone investments offer:



Deferred capital gains



Step-up in basis



Permanent exclusion of qualifying gains

Nevada Tax Climate

Nevada's tax structure is designed for business success:

NO

Corporate or Personal Income Tax
Inventory or Franchise Tax
Capital Gains or Inheritance Tax

One of the most competitive tax climates in the U.S., ranked among the best for business.



NORTHERN NEVADA TOP COMPANIES

5.4M SF

Tesla Gigafactory

1.3M SF

7.2M SF Planned Switch Campus



ORMAT



STATE OF NEVADA



switch



CAESARS ENTERTAINMENT



AMERCO



SNC



SIERRA NEVADA CORPORATION



Renown HEALTH



its logistics



MONARCH CASINO RESORT SPA - BLACK HAWK



TAX COMPARISONS	NV	CALIFORNIA	ARIZONA	UTAH	IDAHO	OREGON	WASHINGTON
state corporate income tax	NO	8.84%	4.9%	4.85%	6.5%	6.6%	NO
individual income tax	NO	<13.3%	<2.5%	4.55%	5.695%	<9.9%	NO
payroll tax	>1.17%	>1.5%	NO	NO	NO	>.9%	.92%
capital gains tax	NO	<13.3%	<2.5%	4.55%	5.695%	<9.9%	7-9.9%

