

645

N ARLINGTON AVE

RENO, NV 89503

MEDICAL OFFICE
FOR LEASE

SAINT MARY'S
CENTER FOR HEALTH

ISABELLE WATEGA

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HEALTHCARE

CORFAC
INTERNATIONAL

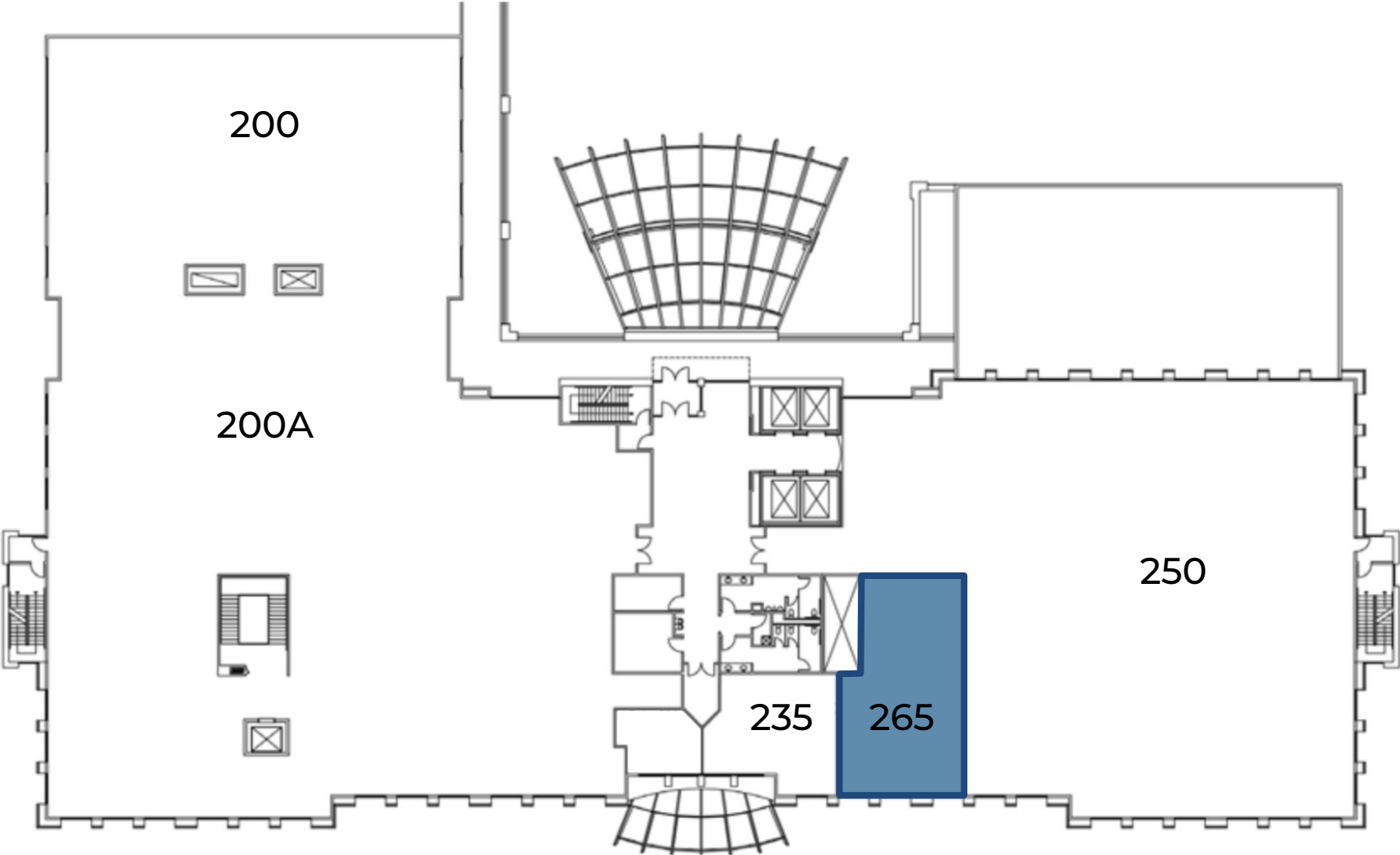
SAINT MARY'S CENTER FOR HEALTH



SECOND FLOOR

AVAILABLE SUITES

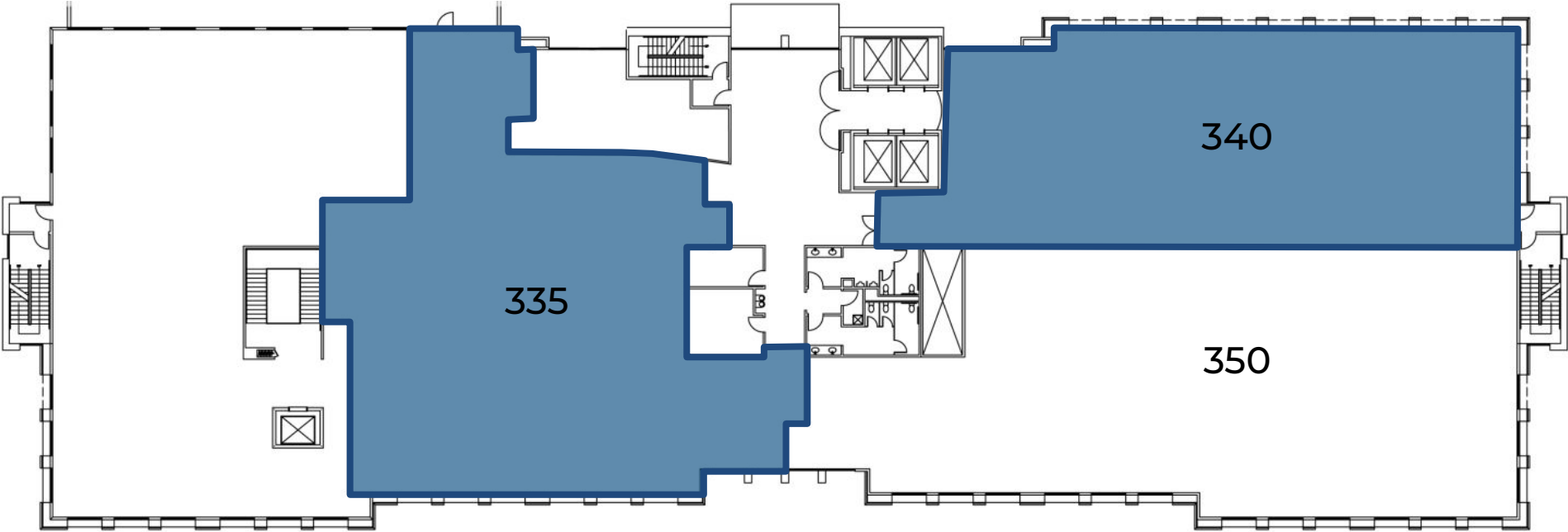
SUITE 265	1,558 SF
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THIRD FLOOR

AVAILABLE SUITES

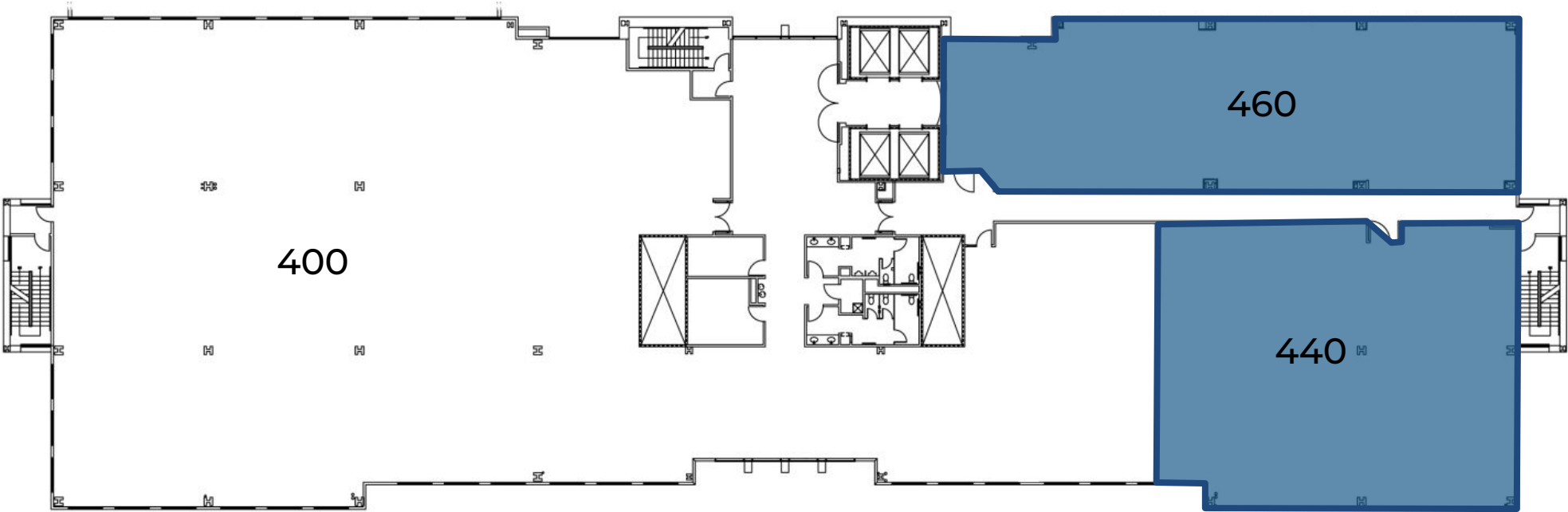
SUITE 335	6,927 SF
SUITE 340	5,980 SF TURN-KEY



FOURTH FLOOR

AVAILABLE SUITES

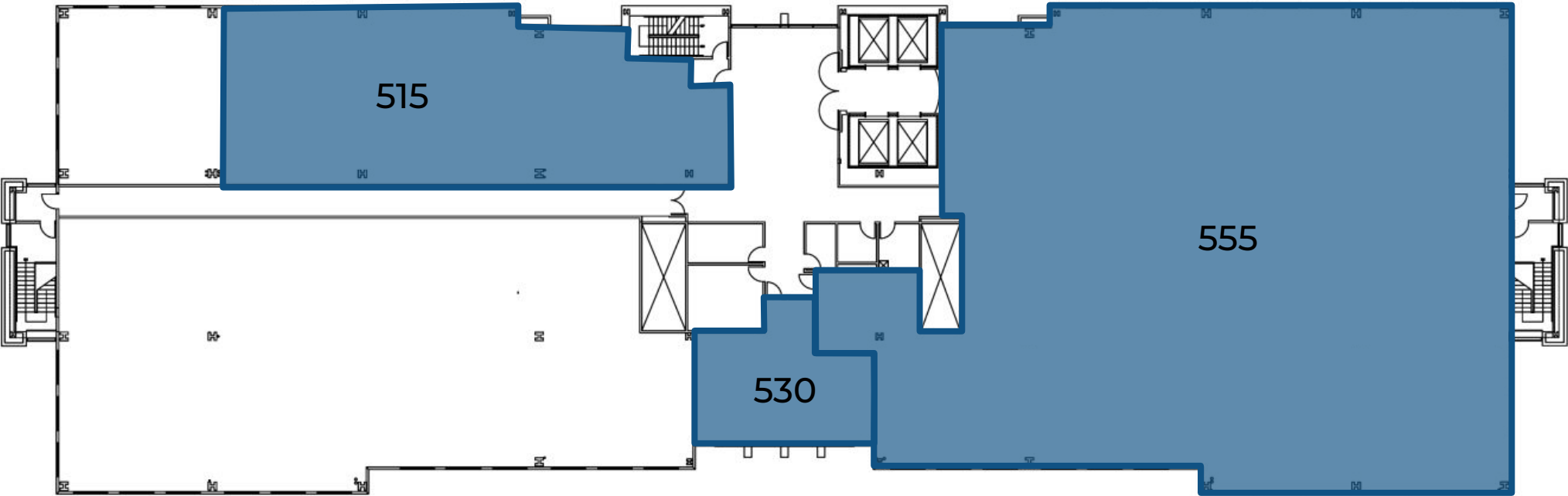
SUITE 440	4,915 SF
SUITE 460	4,704 SF



FIFTH FLOOR

AVAILABLE SUITES

SUITE 515	4,016 SF SHELL
SUITE 530/555	13,061 SF



SUITE 555



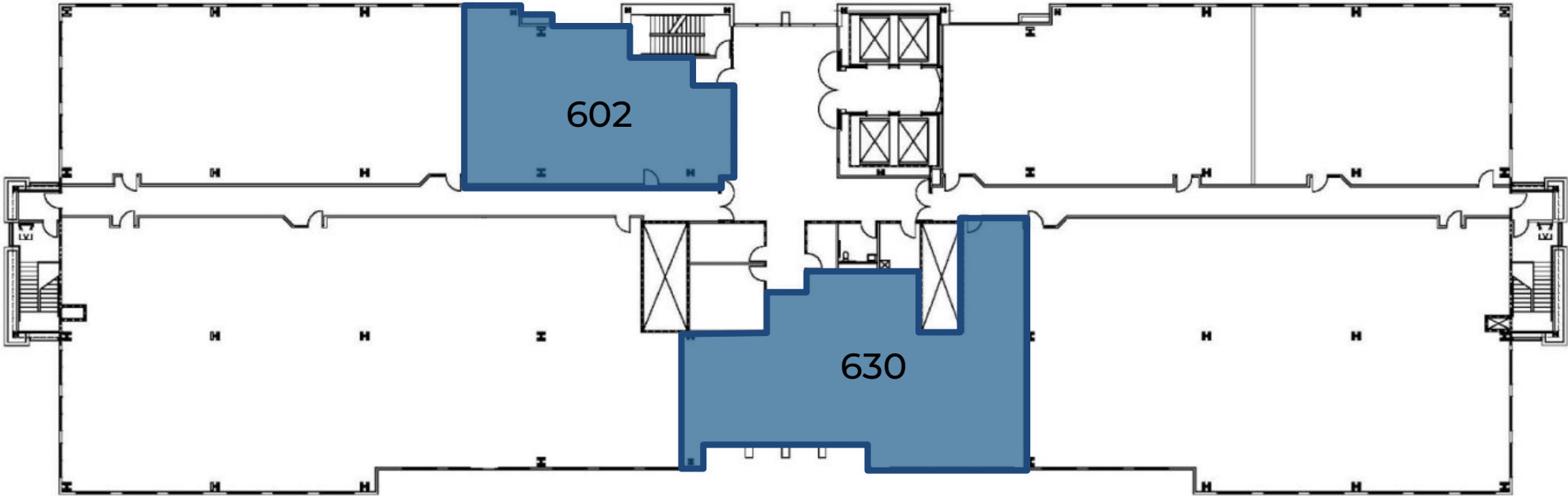




SIXTH FLOOR

AVAILABLE SUITES

SUITE 602	1,933 SF
SUITE 630	1,484 SF SHELL



NORTHERN NEVADA A SMART CHOICE FOR GROWTH



HOME TO INDUSTRY GIANTS

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



EdgeCore™
Digital Infrastructure



19K
UNDERGRADUATE
STUDENTS

23K
TOTAL
STUDENTS

4K
GRADUATE
STUDENTS

RI - 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



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.



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

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

– U.S. Census Bureau (2025)

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

– US News (2024)



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:

- 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



FORMAT

STATE OF
NEVADA

switch



INSURANCE



AMERCO



snc SIERRA NEVADA CORPORATION



HEALTH



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%