

# 5070

Ion Dr  
SUITE 201  
SPARKS, NV 89436

# MEDICAL OFFICE

## FOR LEASE



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CORFAC  
INTERNATIONAL

Ion Dr  
SUITE 201



## ABOUT THE PROPERTY

- Suite 201 is comprised of 2,449 sqft with a full medical buildout that includes a large waiting room with reception, multiple exam rooms with sinks, additional private offices, nurses stations, internal restrooms, and procedure room.
- Current neighboring Tenants include St Mary's Reno Orthopedic Clinic, and Sierra Neurosurgery
- Ideal users include, medical, dental and other healthcare services
- Professional managed building with ample patient and employee parking



**Lease Rate** | Negotiable

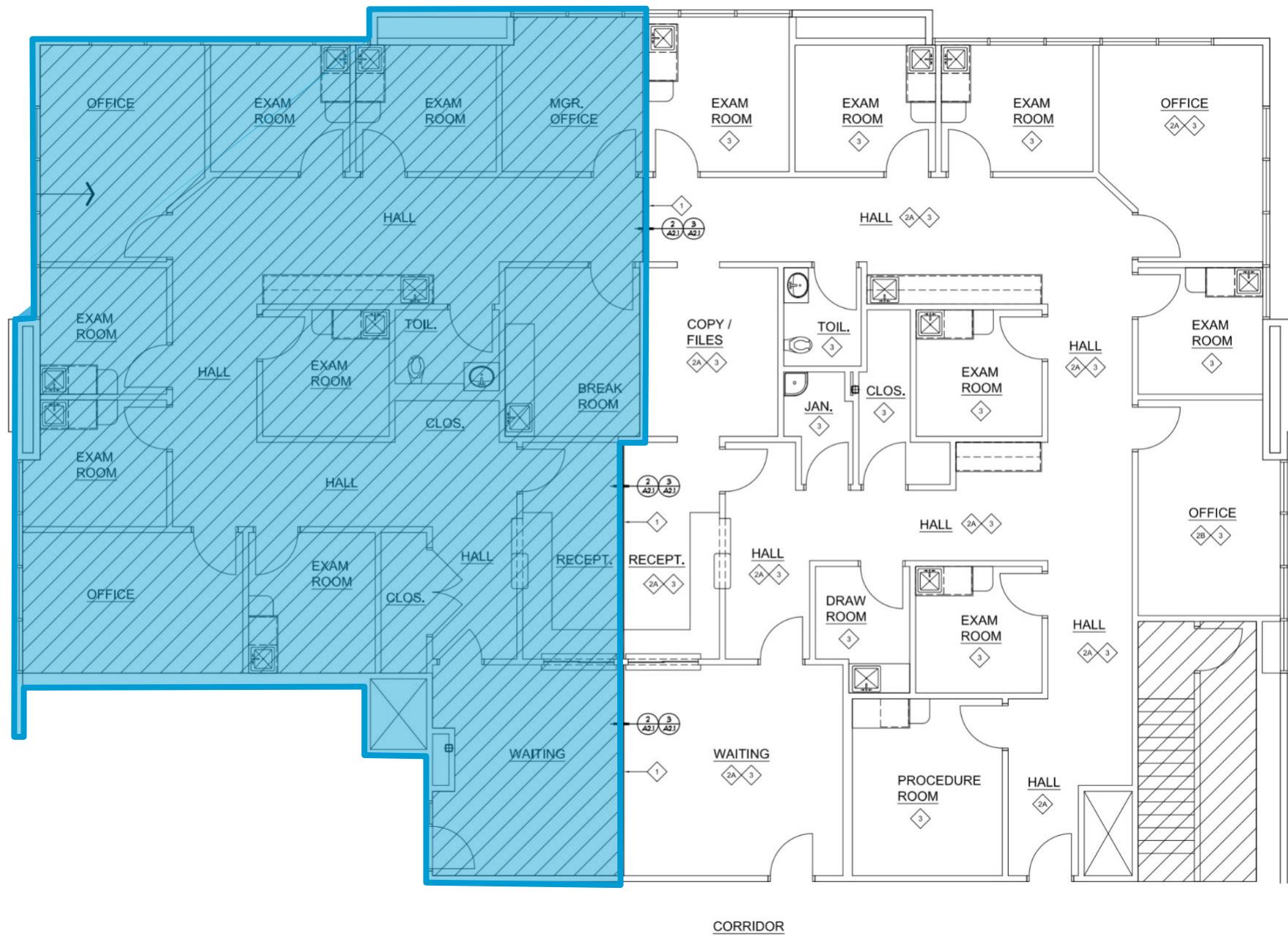
**Suite 201** | 2,449 RSF

**Building Size** | 22,232 RSF

**Land Size** | 1.89 AC

**Zoning** | NUD  
NEW URBAN DEVELOPMENT

## SUITE 201 FLOOR PLAN



## AREA MAP



### HOME TO INDUSTRY GIANTS

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



**23K**  
TOTAL  
STUDENTS

**19K**  
UNDERGRADUATE  
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



**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

## 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.

## 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

## NORTHERN NEVADA TOP COMPANIES

**5.4M SF**

Tesla Gigafactory

**1.3M SF**

7.2M SF Planned  
Switch Campus



## 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%

