

5070

Ion Dr
SUITE 201
SPARKS, NV 89436

**MEDICAL
OFFICE**

FOR LEASE



DOMINIC BRUNETTI, CCIM

PRINCIPAL
775.240.1192 **CELL**
dbrunetti@dicksoncg.com
S.58419

SCOTT SHANKS, SIOR

PRINCIPAL
775.846.1019 **CELL**
sshanks@dicksoncg.com
S.66593

PATRICK RIGGS

VICE PRESIDENT, OFFICE
775.220.4957 **CELL**
priggs@dicksoncg.com
S.180878



**CORFAC
INTERNATIONAL**

5070

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

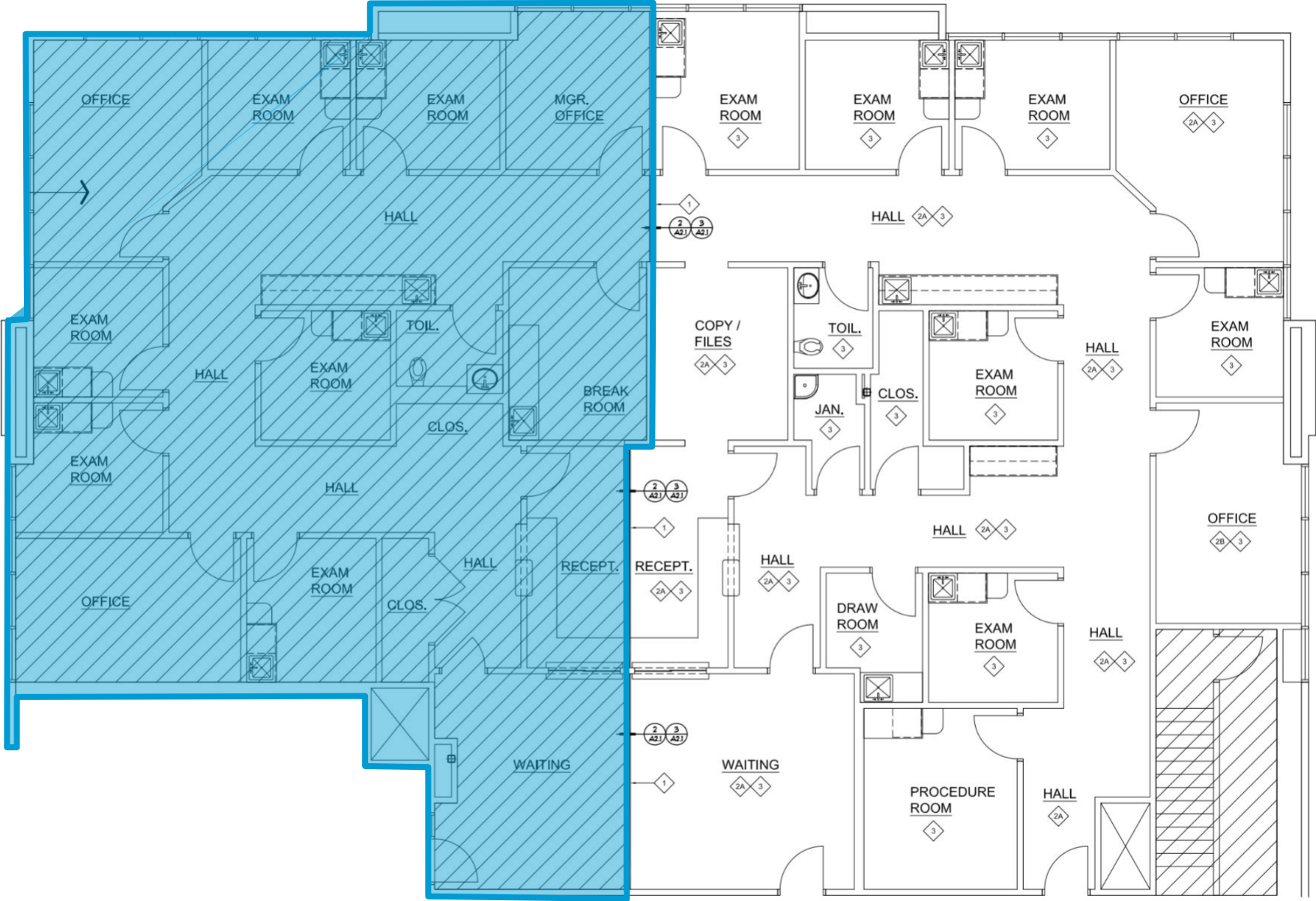
Building Size | 22,232 RSF

Land Size | 1.89 AC

Zoning | NUD

NEW URBAN DEVELOPMENT

SUITE 201 FLOOR PLAN



CORRIDOR

AREA MAP



DOWNTOWN
RENO



PYRAMID HWY

5070
ION DR

LOS ALTOS PKWY

ION DR

N

LOCATION HIGHLIGHTS

- Located in the Sparks submarket on the corner
- Of Los Altos Pkwy and Ion Dr.
- Close proximity to an array of retail and dining amenities.
- Convenient access to Sparks Blvd and Pyramid Hwy

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

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:

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.



INSURANCE



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%