

# 730

**Sandhill Rd** | SUITES 105 & 225  
RENO, NV 89521

**OFFICE**  
**FOR LEASE**



CORFAC  
INTERNATIONAL

# 730

**Sandhill Rd** | SUITES 105 & 225  
RENO, NV 89521



## ABOUT THE PROPERTY

- Close proximity to the South Meadows Promenade, Double Diamond Town Center, South Reno Athletic Club and several amenities.
- Conveniently located at Sandhill Rd and Double R Blvd, minutes from I580.
- Ample onsite free parking.
- Signage opportunities available.
- Full service lease including janitorial (with Base Year).



**Lease Rate** | \$2.25/SF/MOS

**Building Size** | 33,874 SF

2,262 - 2,482 SF AVAILABLE

**Year Built** | 2004

**Zoning** | PD  
PLANNED DEVELOPMENT

**APN** | 162-281-05

SITE MAP

DOUBLE R BLVD

**730**  
SANDHILL RD  
SUITES 105 & 225



# AREA MAP

## SOUTH

# 730 SANDHILL RD POPULATION



3 miles  
64,677

5 miles  
128,536

**SOUTH MEADOWS PROMENADE**

CHIPOTLE MEXICAN GRILL | STARBUCKS COFFEE | PANDA EXPRESS GOURMET CHINESE FOOD | Marshalls | CHASE | SPROUTS FARMERS MARKET

**Smith's**  
FOOD & DRUG STORES



**Renown**  
HEALTH

**SPRINGHILL SUITES**  
BY HARRIOTT



**MAVERIK**

**extended**  
STAY  
AMERICA

**Hilton**  
Garden Inn

**ALL OUT MOVERS**

**SOUTH MEADOWS  
COMMUNITY POND**

**DOUBLE R BLVD**  
17,500 AADT

**730**  
SANDHILL RD

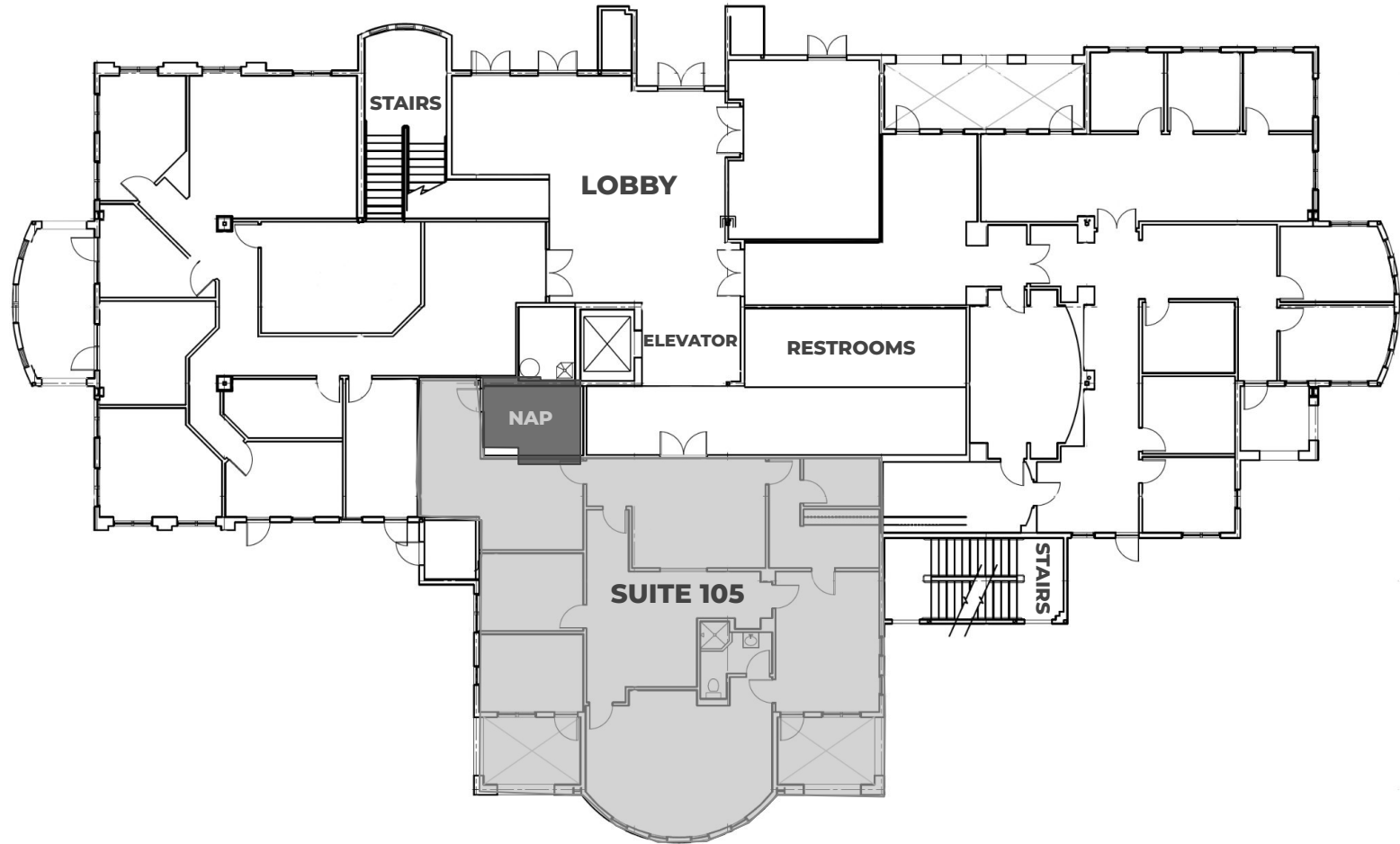
**THE PREP!**





**SUITE 105**  
**FLOOR PLAN**  
Available 11/1

**2,482**  
Square Feet

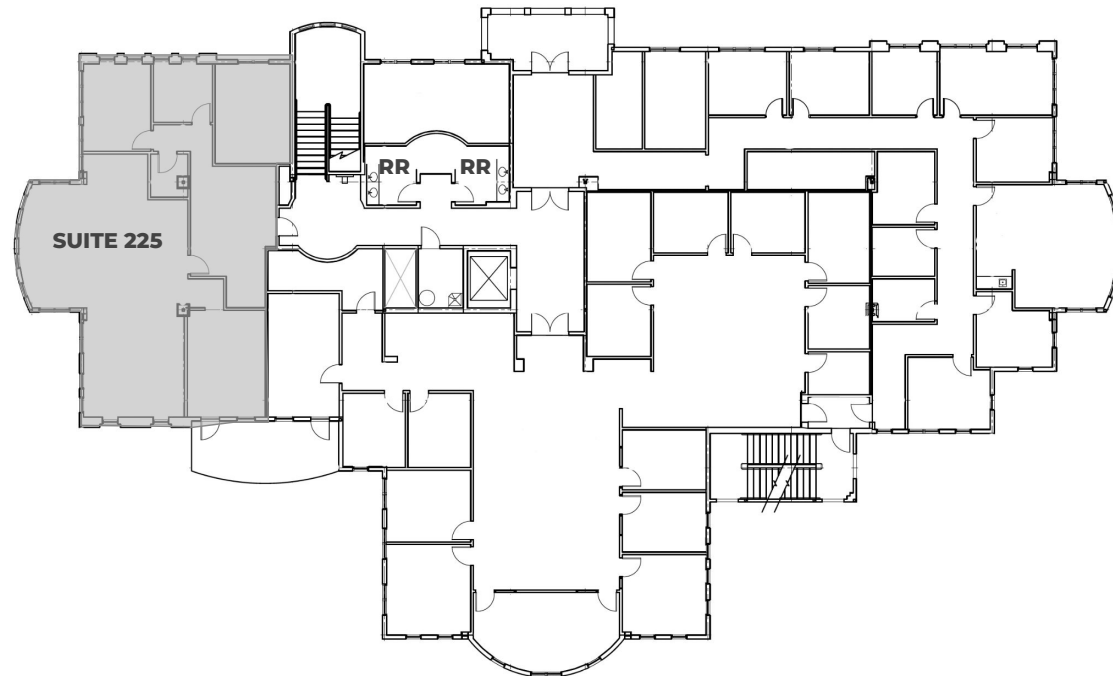
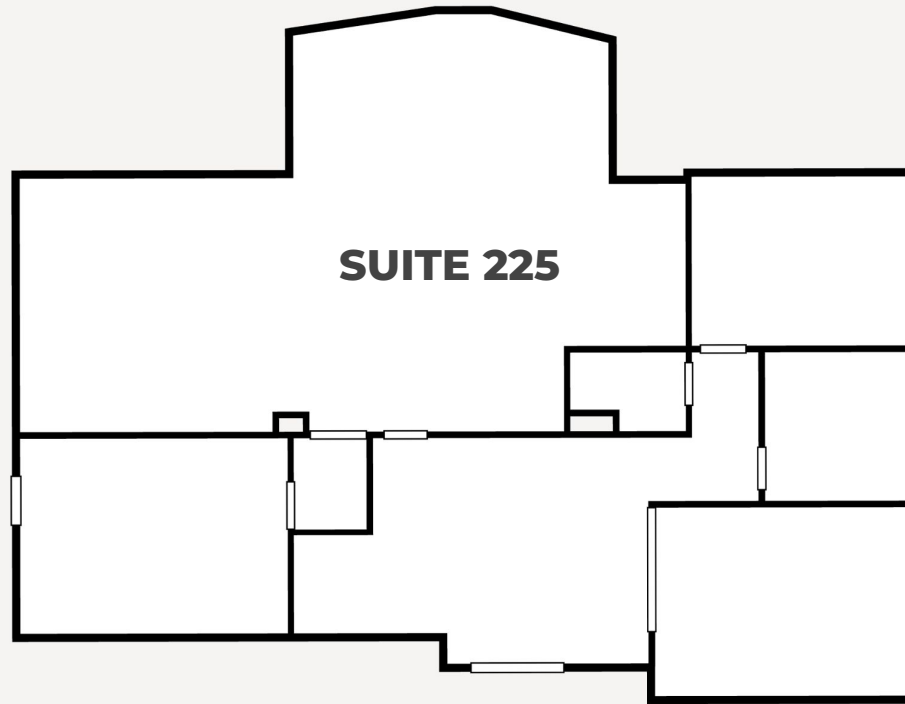


Mechanical Room - Area not included in SF. Elevator, IT, Fire Alarm, and etc., contractors need to access room through suite.



**SUITE 225**  
FLOOR PLAN

**2,262**  
Square Feet





SUITE 225





**SUITE 225**



**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

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

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%





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