

2345
E Prater Way
SPARKS, NV 89434

VISTA MEDICAL
TERRACE

FOR LEASE



ISABELLE NEARY

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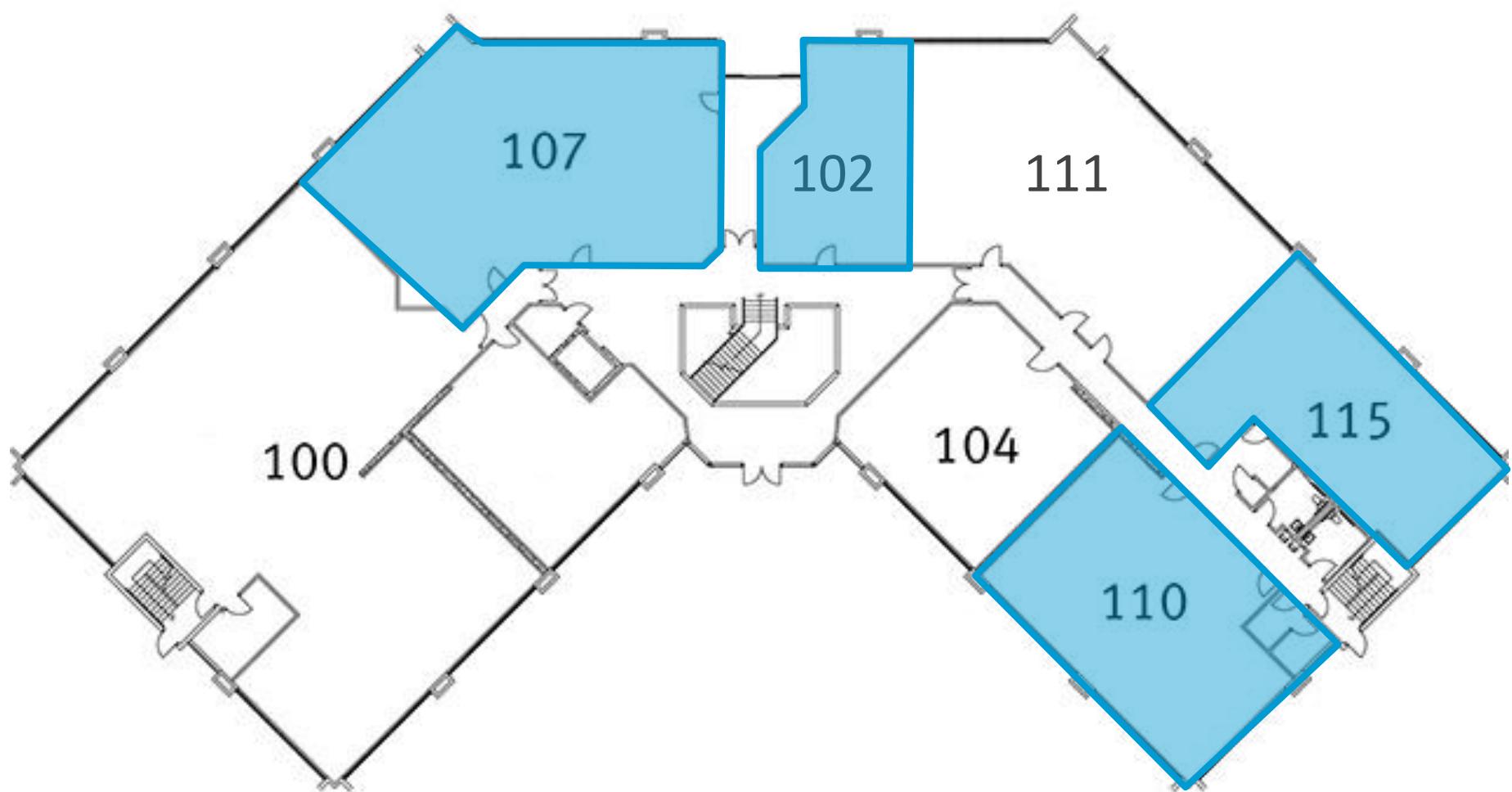
HEALTHCARE

CORFAC
INTERNATIONAL

FIRST FLOOR
Vista Medical Terrace

AVAILABLE SPACE

SUITE 102	923 SF
SUITE 107	2,627 SF
SUITE 110	1,824 SF
SUITE 115	1,686 SF

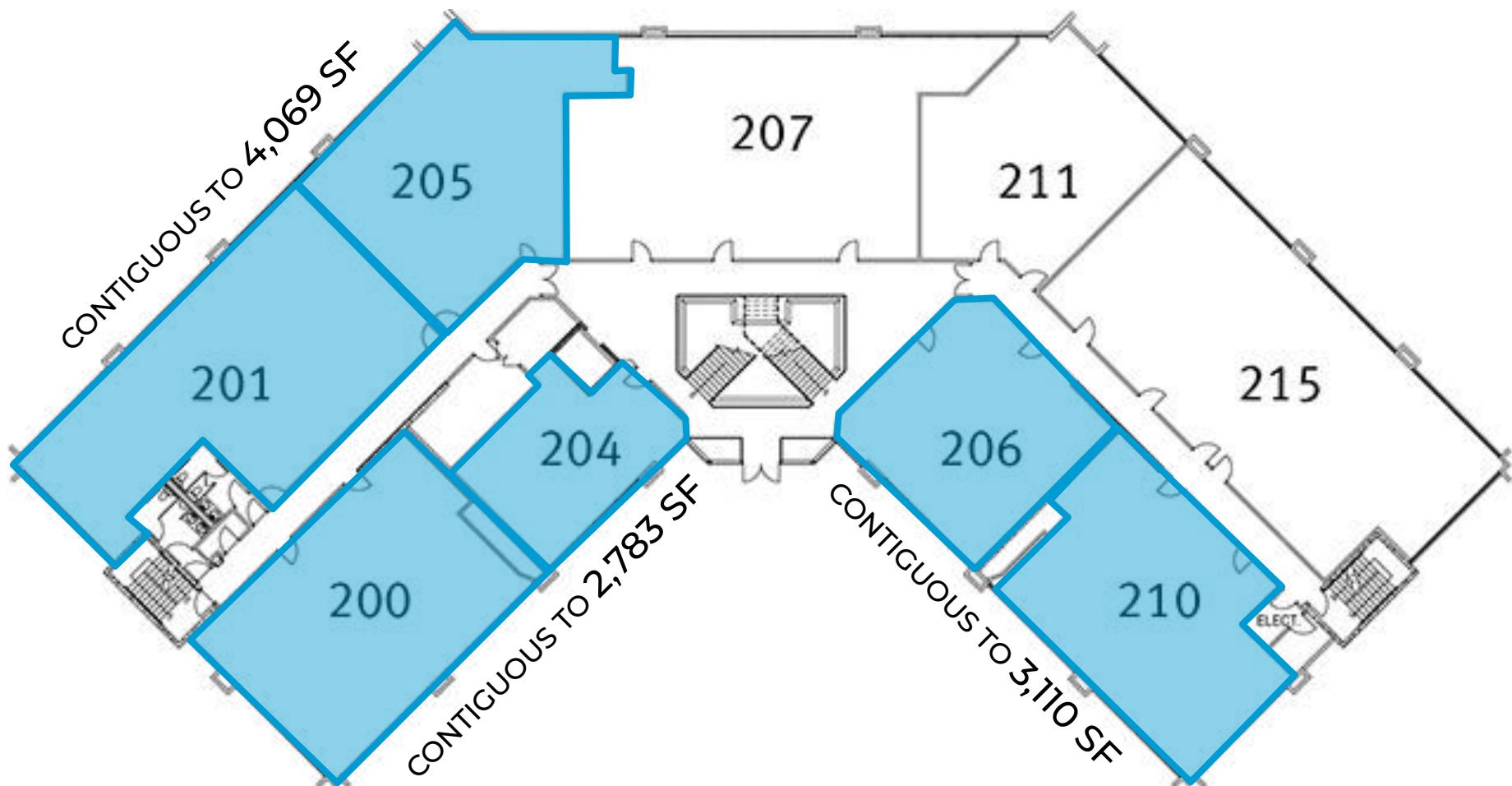


SECOND FLOOR

Vista Medical Terrace

AVAILABLE SPACE

SUITE 200	1,886 SF	SUITE 205	1,783 SF
SUITE 201	2,286 SF	SUITE 206	1,327 SF
SUITE 204	852 SF	SUITE 210	1,760 SF

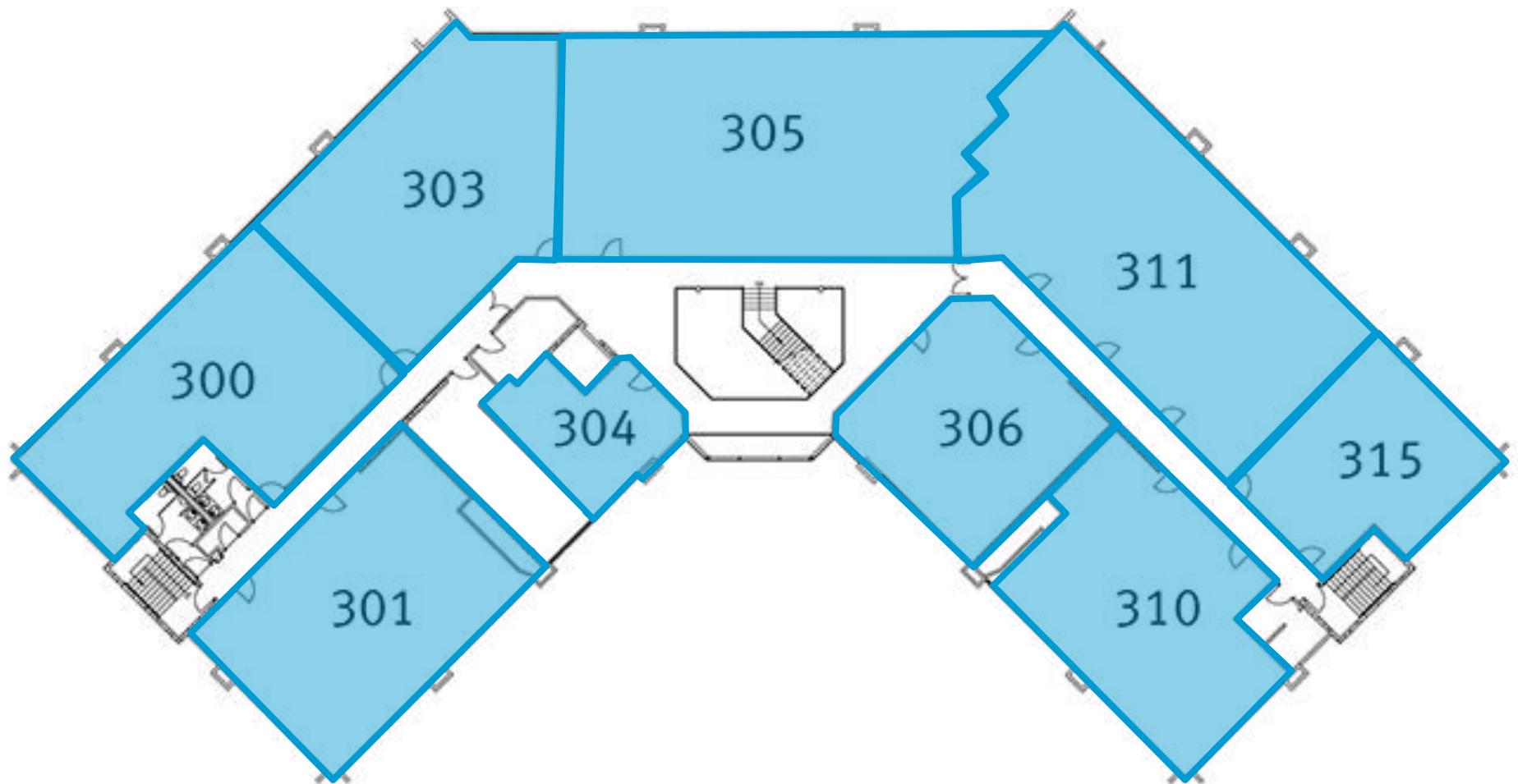


THIRD FLOOR

Vista Medical Terrace

AVAILABLE SPACE

SUITE 300	1,873 SF	SUITE 305	1,941 SF
SUITE 301	1,887 SF	SUITE 306	1,325 SF
SUITE 303	2,037 SF	SUITE 310	1,771 SF
SUITE 304	595 SF	SUITE 311	4,020 SF
		SUITE 315	1,137 SF



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%