

645

N ARLINGTON AVE

RENO, NV 89503

MEDICAL OFFICE
FOR LEASE

SAINT MARY'S
CENTER FOR HEALTH



HEALTHCARE

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PROPERTY HIGHLIGHTS

- Saint Mary's Medical Center for Health is the Reno's premier facility for medical practices
- Class "A" building located on the Saint Mary's Regional Medical Center campus
- Ample parking and staff parking with well lit parking lots and easy patient access
- Generous tenant improvement allowances
- Built-out suites available
- Specialties include: Primary Care, Neurology, Cardiology, Wound Care, Physical Therapy & Pain Management, Pediatrics and Pulmonology
- 50,921 square foot wellness/gym facility in the building

AREA MAP

DOWNTOWN



 Saint Mary's
Health Network


reno orthopedic clinic


Taiwanese Cuisine


RAMEN
KREW


JJ's
Pie Co.


Beto's
TAQUERIA
MEXICAN FOOD

INTERSTATE
80

INTERSTATE
80

N

RALSTON ST

W 6TH ST

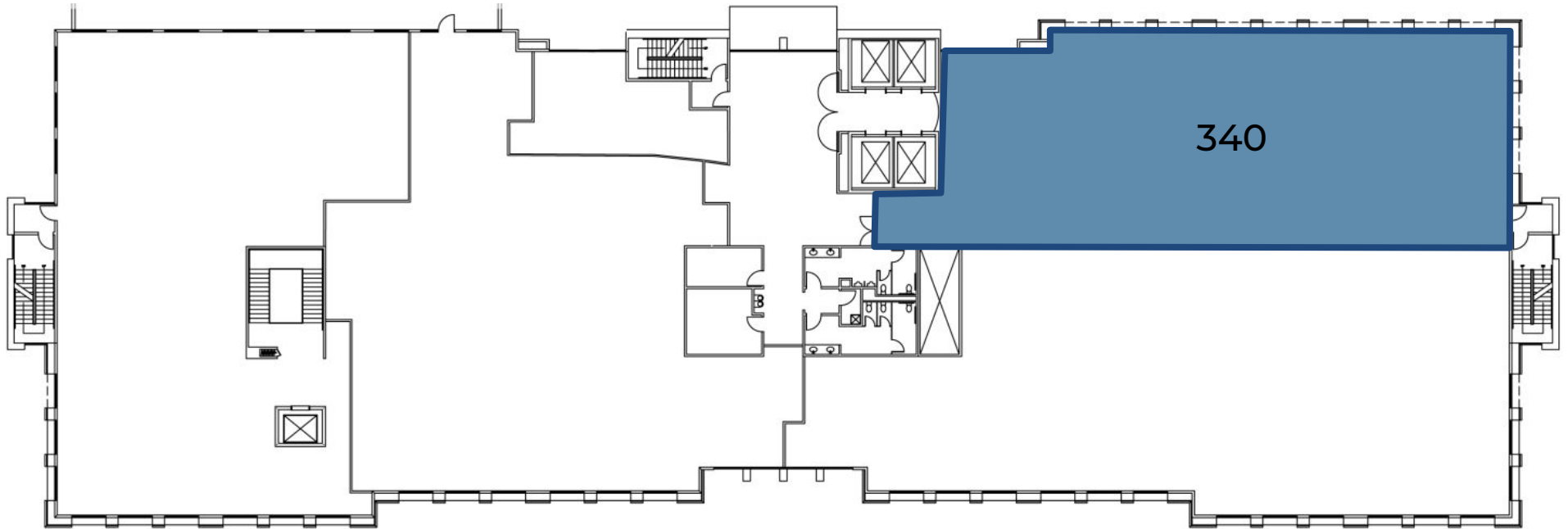
SAINT MARY'S CENTER FOR HEALTH



THIRD FLOOR

AVAILABLE SUITES

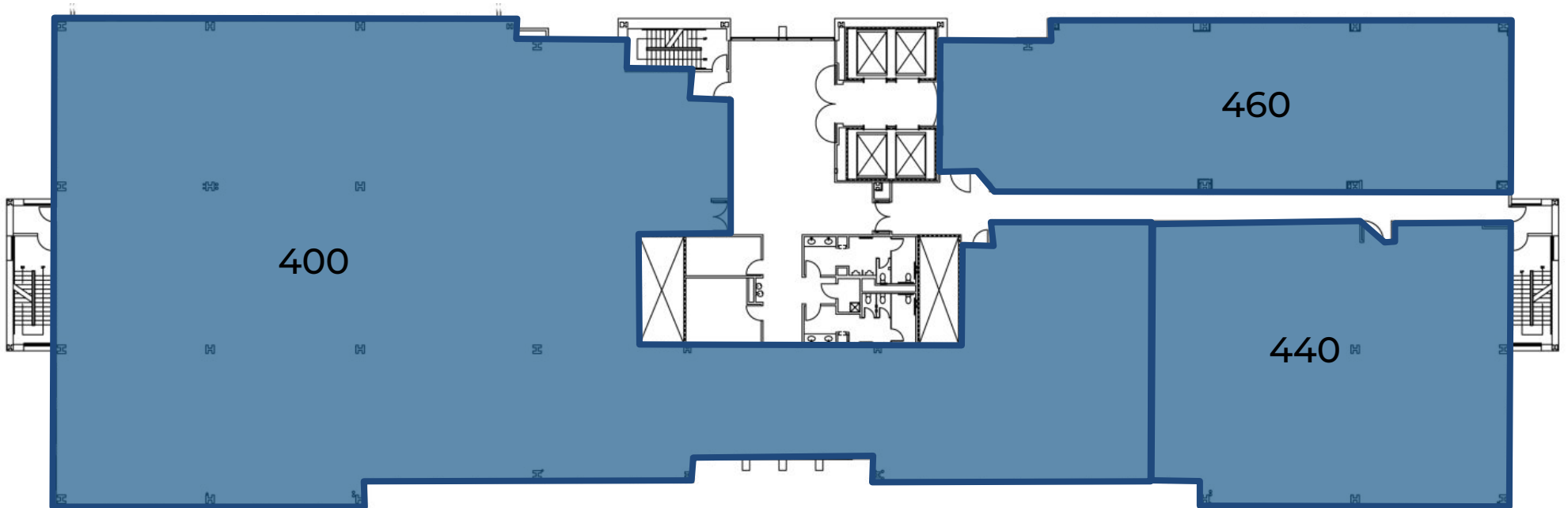
SUITE 340	5,980 SF TURN-KEY
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FOURTH FLOOR

AVAILABLE SUITES

SUITE 400	18,298 SF
SUITE 440	4,915 SF
SUITE 460	4,704 SF

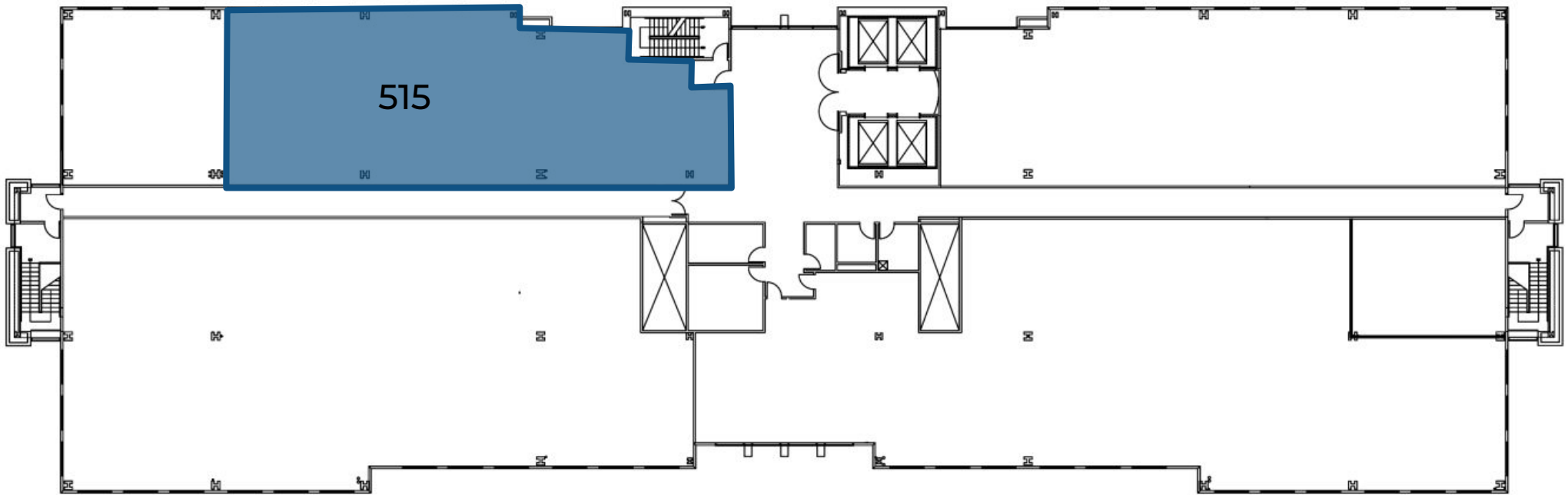


FIFTH FLOOR

AVAILABLE SUITES

SUITE 515

4,016 SF
SHELL

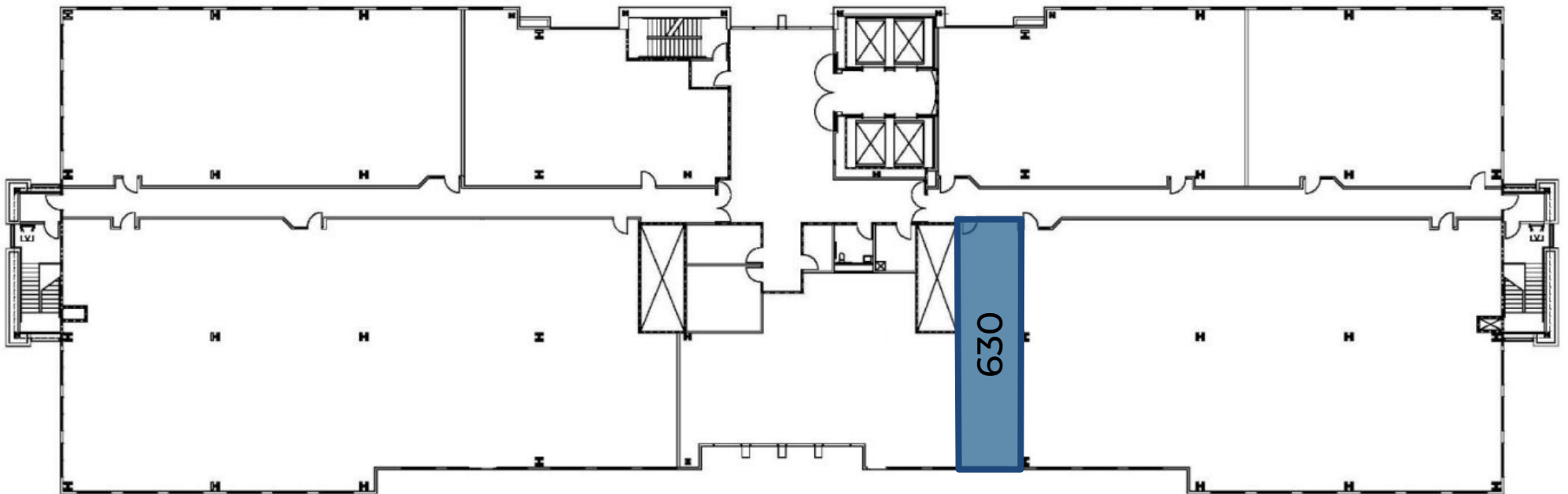


SIXTH FLOOR

AVAILABLE SUITES

SUITE 630

1,484 SF
SHELL



WHY RENO?

LIVABILITY FACTORS



ANNUAL EVENTS

Burning Man

Hot August nights

NV Museum of Art

Reno Rodeo

Rib Cook Off

Balloon Races

Riverfest

Artown



TOP 5 SUNNIEST CITIES

300 Days of sun annually



18 SKI RESORTS

Within 1 hour



87 PARKS

With over 3,800 Acres of public recreational land within the city



50 CHAMPIONSHIP GOLF COURSES

Within 1.5 hours

"Voted #1 Best Small City in the United States"

According to bestcities.org

"25 of America's best towns ever"

According to Outside Magazine

"Voted #4 Best Large City in the United States"

Ranked for Best Performing Large City by Milken Institute

"Ranked #6 for State Economic Growth"

According to US News

"Voted #9 for Best Places to Live for Quality of Life in the U.S. in 2022-2023"

According to usnews.com

"Reno the #2 market for companies relocating from California after Austin, Texas."

According to Bureau of Labor Statistics

"Voted the Happiest City in America for 2023"

According to Outside Magazine



WHY NORTHERN NEVADA?



50

Minutes to
Lake Tahoe

\$1/2

The Price
Of Bay Area

BUSINESS COST COMPARISONS

RENO **NV**

BAY AREA **CA**

Office lease rates (Class A)	Reno \$30-39	San Jose \$60-\$66 San Francisco \$78-\$84
State Corporate Income Tax	NO	8.84%
State Income Tax	NO	< 13.3%
Capital Gains Tax	NO	< 13.3%
Unemployment tax	0.3%-5.4%	1.5%-6.2%
Average hourly earnings (software developer/programmer)	\$43.09	\$64.97
Workman's comp	Average cost (per \$100 payroll)- \$1.18 Payroll cap \$36,000	Average cost (per \$100 payroll)- \$2.87 Payroll cap NA
Utility (elec.) rates for medium size office	\$.078/kWh	San Francisco \$.157/kWh
Right-to-work state	YES	NO

GROWING TECHNOLOGY ECOSYSTEM

Home to Tesla, Apple, Google, Microsoft, Blockchains, Intuit, Switch, Clear Capital, Figure Technologies, rfxcel, Alchemy/Workday, Bombora, Sierra Nevada Corp.

2019 Highlighted By Technology Sector and Corporate Headquarters Growth

[CLICK HERE](#)

MORE ADVANTAGES

Fintech development: Nevada Sandbox Program
Data latency Reno-Las Vegas-Los Angeles-Bay Area < 7ms
Home to the University of Nevada, Reno - Ranked Tier 1 and Carnegie R1

WORK-LIFE

Reno cost of living 40% less than Bay Area
Reno average commute time 15 minutes

HELPFUL LINKS

Business advantages [CLICK HERE](#)

Why Nevada video [CLICK HERE](#)

Nevada Sandbox Program [CLICK HERE](#)

Sources:

Economic Development Authority of Western Nevada (EDAWN), www.edawn.org