

601 W Moana Ln

SUITE 1A & 7
RENO, NV 89509

PROFESSIONAL
& MEDICAL OFFICE

FOR LEASE



ISABELLE WATEGA

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HEALTHCARE

CORFAC
INTERNATIONAL

601

W Moana Ln

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RENO, NV 89509



Location Highlights

- Located in central Reno, with strong visibility along Moana Lane.
- Quick access to McCarran loop and I-580.
- Ample parking - 4:1,000 parking ratio.

Suite 1A



Lease Rate | Negotiable

Size | ±1,210 SF

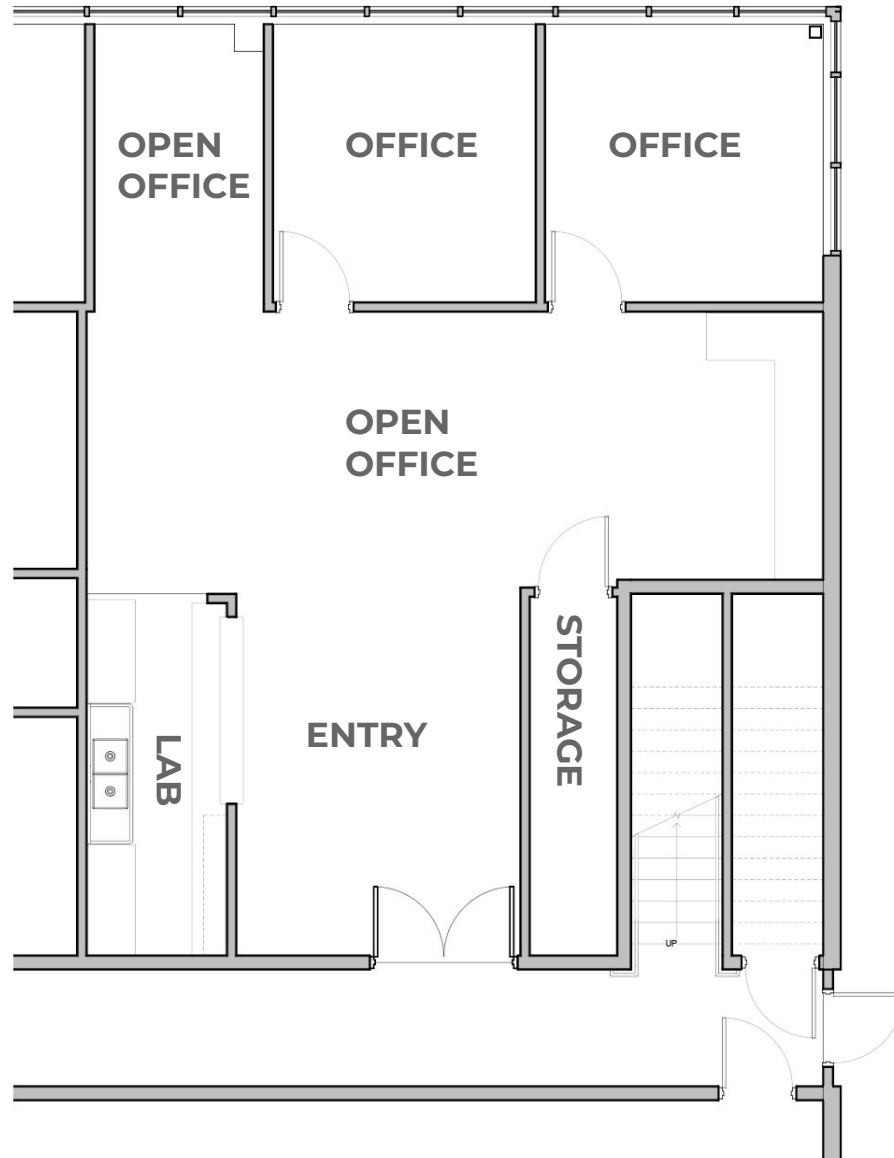
Suite 7



Lease Rate | Negotiable

Size | ±2,350 SF

SUITE 1A | FLOOR PLAN
±1,210 SF



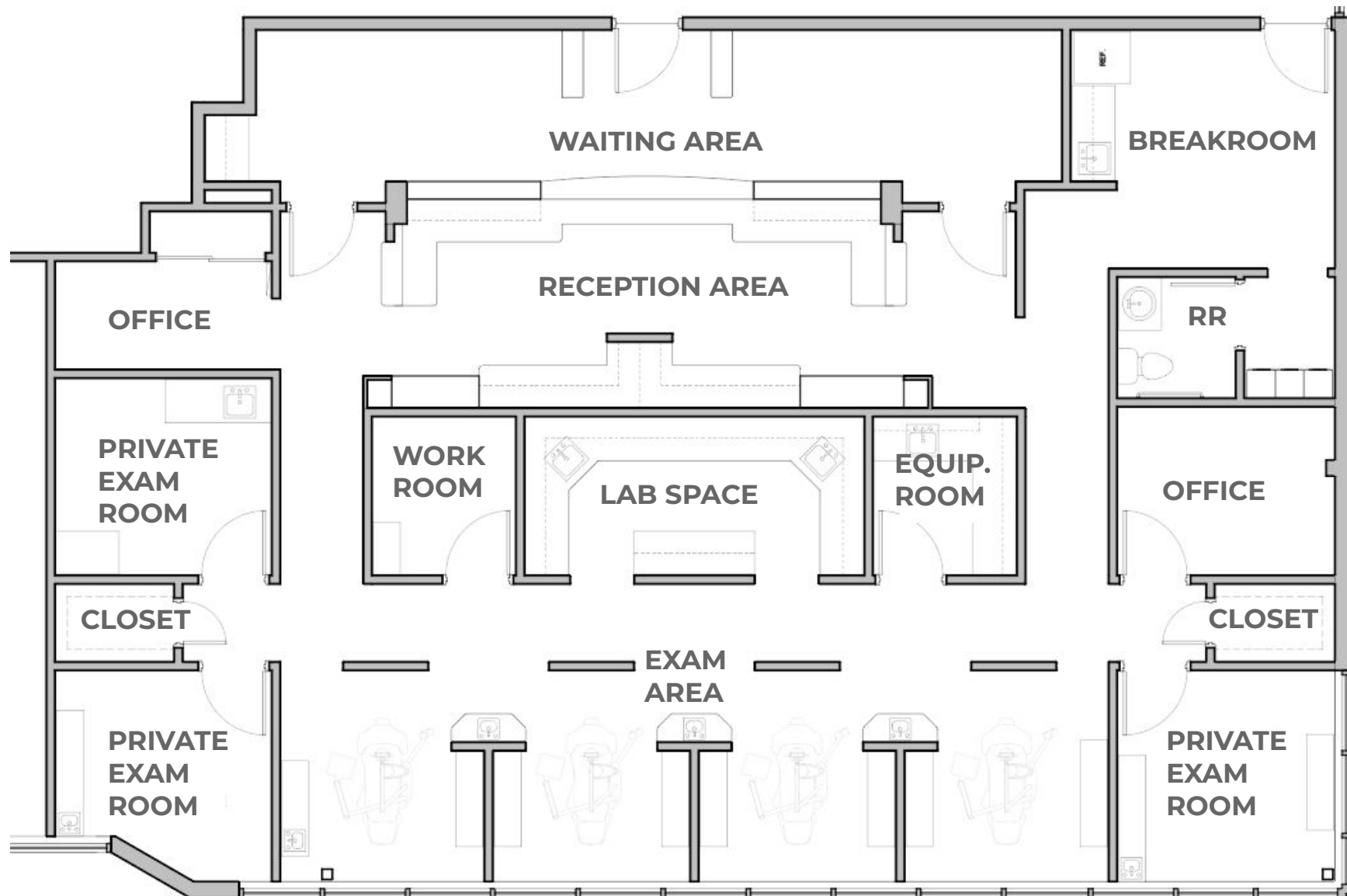
SUITE 1A



SUITE 1A



SUITE 7 | FLOOR PLAN
±2,350 SF



SUITE 7



SUITE 7



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

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

Recognized by *US News* for being the No. 7
across the nation for Business Environment.

– US News (2024)

Nevada is the 6th fastest-growing state in the nation,
according to the latest *U.S. Census* data.

– U.S. Census Bureau (2025)



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% |

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