

**601**  
**W Moana Ln**  
**SUITE 1A & 7**  
**RENO, NV 89509**

**PROFESSIONAL  
& MEDICAL OFFICE**

**FOR LEASE**



**ISABELLE WATEGA**

DCG HEALTHCARE  
775.772.5223 **CELL**  
[iwatega@dcghealthcare.com](mailto:iwatega@dcghealthcare.com)  
S.0197002



**HEALTHCARE**

**CORFAC**  
INTERNATIONAL

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## 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



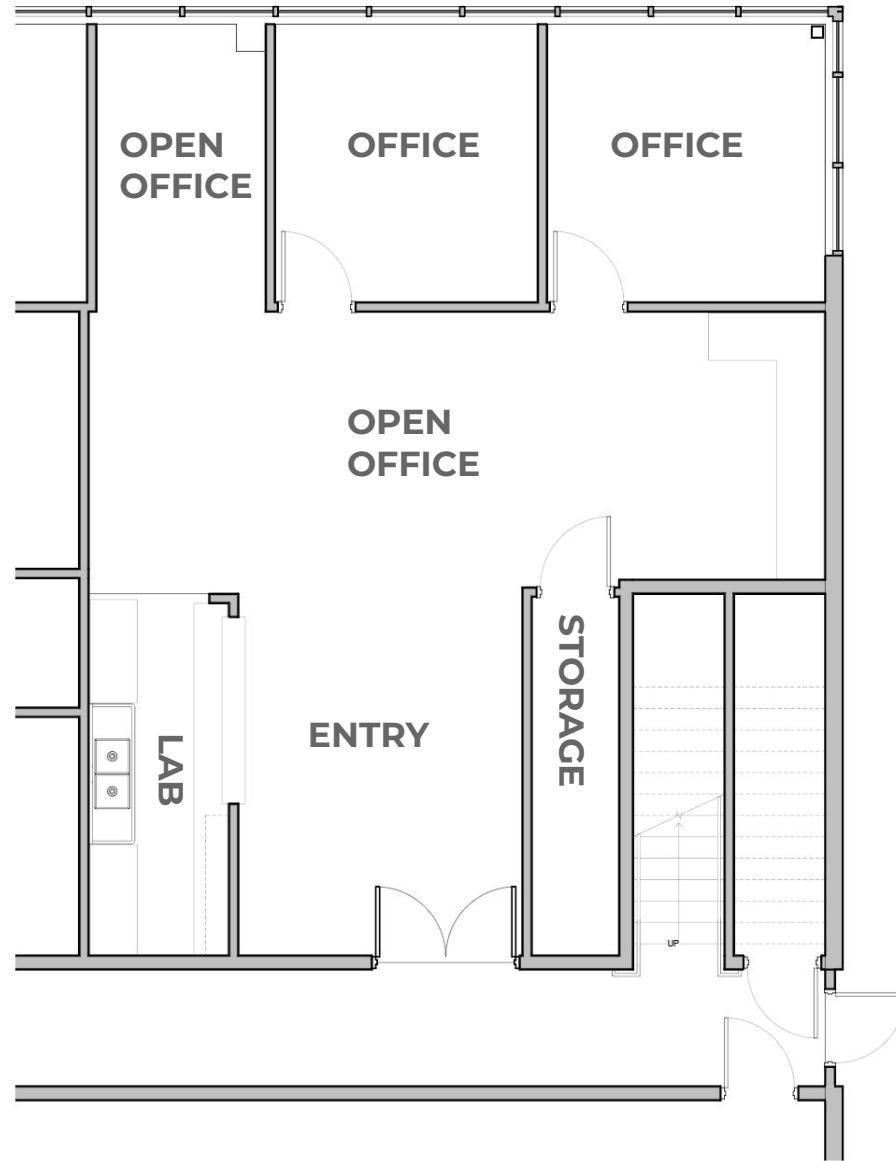
**Lease Rate** | Negotiable

**Size** | ±2,350 SF

# SUITE 1A | FLOOR PLAN

±1,210 SF

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## SUITE 1A



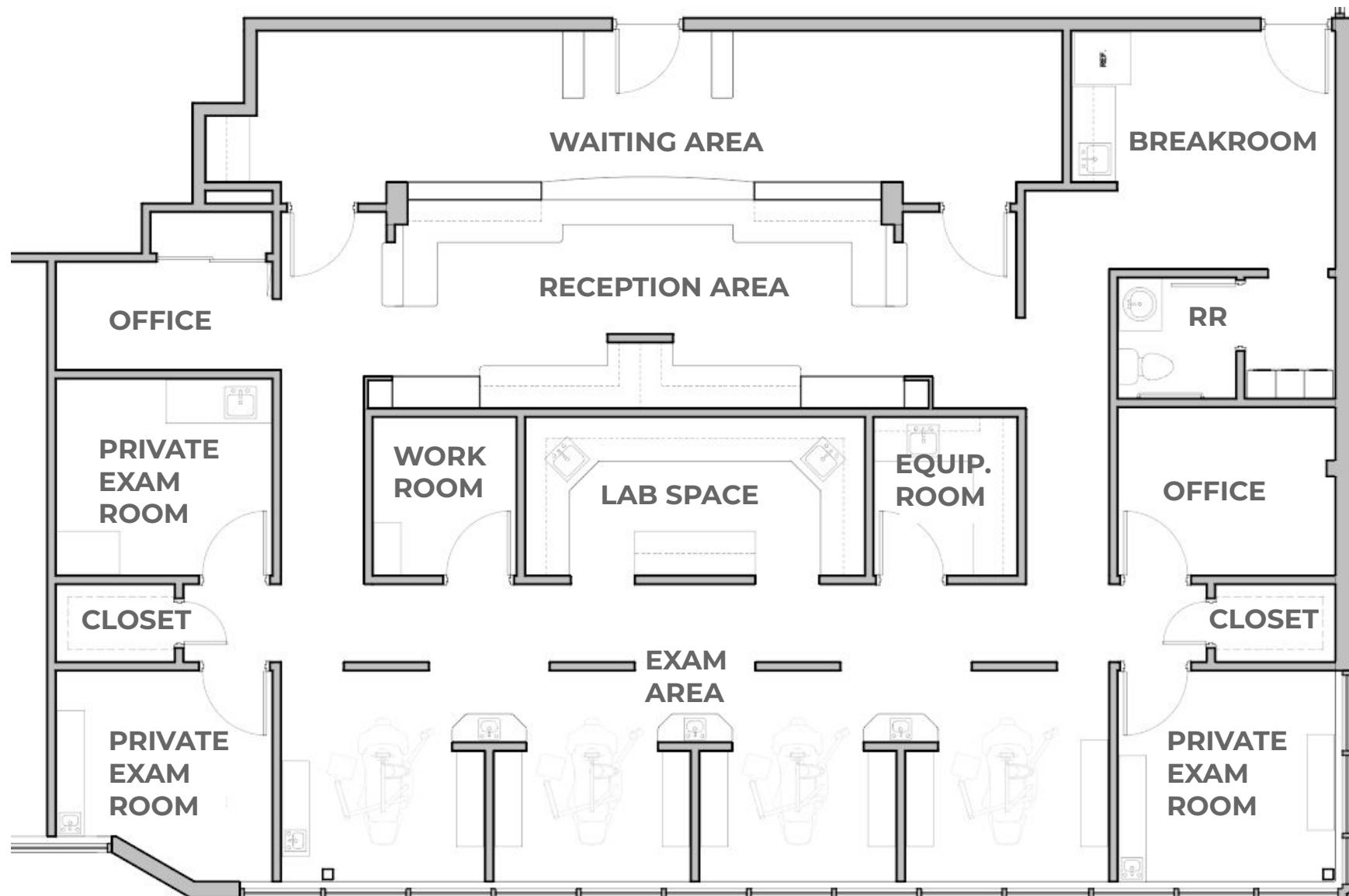
DCG

## SUITE 1A



## SUITE 7 | FLOOR PLAN

±2,350 SF

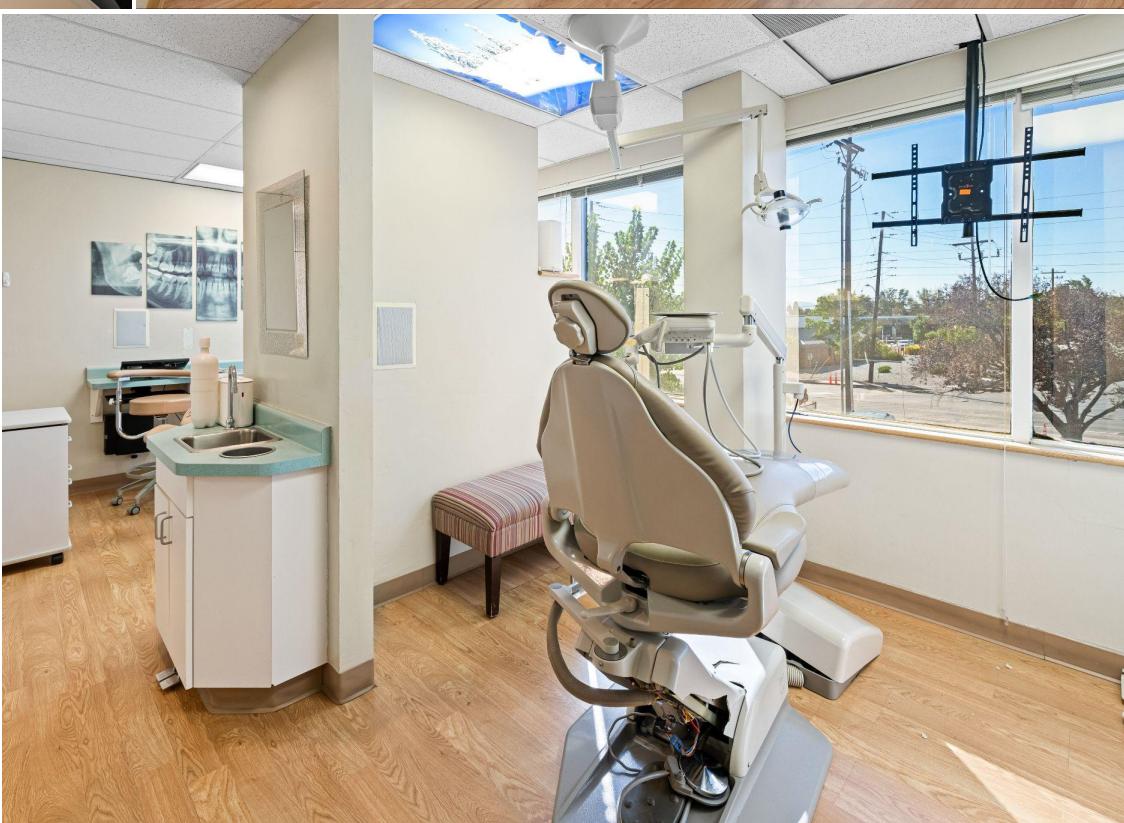


## SUITE 7



DCG

# 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

**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

## 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

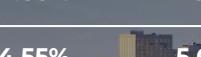
## NORTHERN NEVADA TOP COMPANIES

**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%



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