

INDUSTRIAL | FLEX FOR SUBLEASE

**75 EAST PATRIOT BLVD
SUITES 10, 11, 12 & 13**

Reno, NV 89511

MONTHLY RATE | \$4,141 per month

LEASE TYPE | NNN

SF AVAILABLE | 4,603 SF

APN | 164-280-19

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www.renopolspa.com

SUBLEASE TERM | 9/30/2024



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DCG

PROPERTY HIGHLIGHTS

- Abundance of parking
- 2-grade level doors
- Showroom & Warehouse, with restrooms



75 EAST PATRIOT BLVD

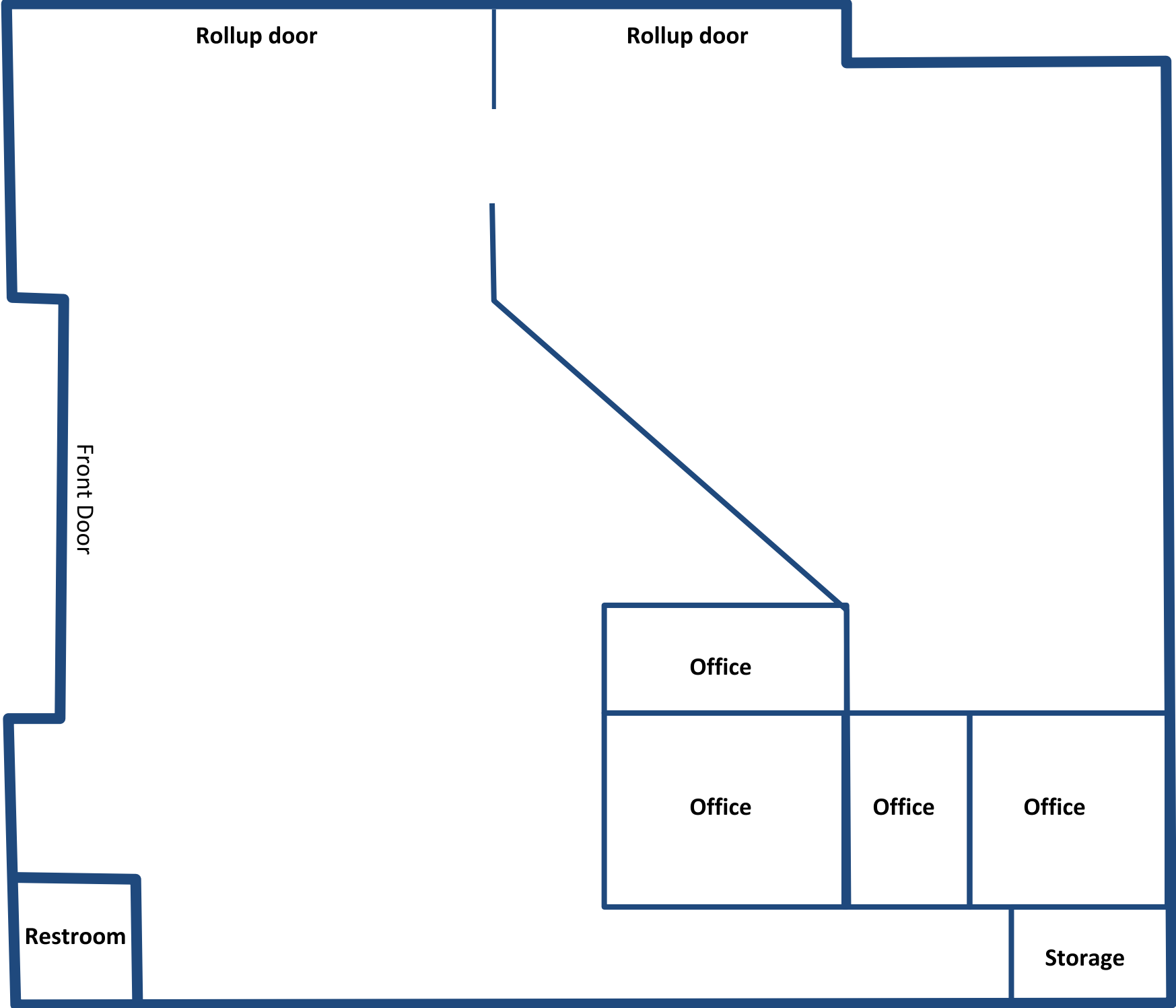


S Virginia St

Patriot Blvd

DCG

FLOOR PLAN



Rollup door

Rollup door

Front Door

Office

Office

Office

Office

Restroom

Storage

INTERIOR PHOTOS





AREA MAP

Downtown



S Virginia St

SUBJECT PROPERTY

Patriot Blvd



DCG

WHY RENO?

#2 & #11

“Reno, Nevada #2 in job growth and #11 Best Places for business and careers in 2019”
According to Forbes Lists, October 2019

#2

“Reno the #2 market for companies relocating from California after Austin, Texas.”
According to Bureau of Labor Statistics, January 2019

#1

“Nevada tops nation for inbound movers”
According to Reno Gazette Journal, January 2019

#1

Reno ranks #1 in the 2020 ranking of America’s 100 best small cities
According to bestcities.org, June 2020

#25

"25 of America’s best towns ever"
According to Outside Magazine, a popular publication focused on the outdoors, January 2020

#4

Nevada remained in the top 15 for the last six years, This year, it skyrocketed to #4.
According to Fox Business, December 2019

#3

“Nevada ranked #3 for year-over-year personal income growth in the U.S.”
According to CarsonNow.org, January 2019

#2

Among the top 100 metros in the nation for families looking to buy a house, *according to financial technology firm SmartAsset, August 2019*



ICONIC COMPANIES IN **NORTHERN NEVADA**



TESLA

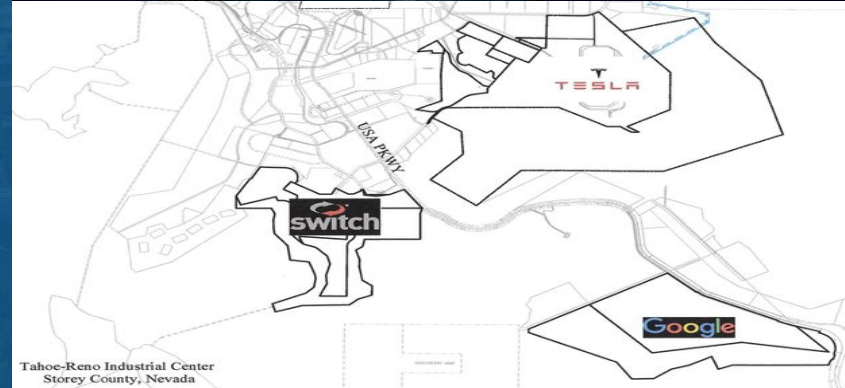
In June 2014, Tesla broke ground on its \$5 billion, 10 million-square-foot Gigafactory, which is being built in phases. It manufactures lithium-ion batteries, as well as Model 3 battery packs and drive units. As of February 2017, the Tesla Gigafactory had almost 1,000 permanent employees. When completed in 2020, the Gigafactory will be the largest manufacturing facility in the world and is forecasted to employ more than 10,000 people, up from initial estimates of 6,500.



In November 2016, Switch opened the largest, most advanced data center campus in the world on 2,000 acres in the Tahoe Reno Industrial Center next to the Tesla Gigafactory. It is the first of eight planned data centers to be built at TRIC. The facility is powered 100-percent by renewable energy. Switch has connected Reno, Las Vegas, San Francisco, and Los Angeles via a SUPERLOOP which allows data to be transported between hubs in just milliseconds. eBay is an anchor tenant.



In April 2017 Google/Alphabet acquired 1,210 acres in The Tahoe Reno Industrial Center a few miles south from Tesla's Gigafactory. The land will reportedly house a future data center and could also host a testing track for Waymo, the Alphabet-owned autonomous driving company. Nevada is pursuing legislation that would pave the way for driverless taxis.



Tahoe-Reno Industrial Center
Storey County, Nevada



Apple's initial \$100 million data center at the Reno Technology Park east of Sparks is fully utilized. In May 2017, Apple announced it would invest another \$1 billion into the data campus. Part of the addition will include a \$4 million, 27,000 square-foot warehouse for shipping and receiving to be built on a vacant lot in downtown Reno.

