

RENO, NEVADA

# SKYPOINTE

±171,500 SF of Class A Office  
For Lease

SKYPOINTE

±208,272 SF CLASS A OFFICE, RETAIL AND DINING

±171,500 SF OFFICE SPACE

840 PARKING SPACES INCLUDING  
A PARKING GARAGE

±36,772 SF OF RETAIL &  
RESTAURANTS

BREAKING GROUND

SUMMER 2029

# Pre-leasing Class A Office Now

SKYPOINTE is located at the corner of South Virginia Street & McCarran Boulevard, the most prominent intersection in Northern Nevada's largest retail and office district.



# A NEW URBAN EXPERIENCE



**BREAKING GROUND SUMMER 2029**



**±171,500 SF OFFICE AVAILABLE**



**UNIT SIZES FROM ±5,000 SF UP TO 171,500 SF**



**ON-SITE RETAIL AND DINING AMENITIES**



**BUILDING SIGNAGE OPPORTUNITIES AVAILABLE**



**GREEN GLOBES CERTIFICATION FOR ENERGY CONSERVATION, RESPONSIBLE USE OF MATERIALS AND COMMITMENT TO ENVIRONMENT**



**840 PARKING SPACES INCLUDING A PARKING GARAGE**



**SPECTACULAR VIEWS OF THE SIERRA NEVADA MOUNTAIN RANGE**



**PUBLIC TRANSPORTATION AVAILABLE ON-SITE**



**CENTRAL LOCATION WITH IMMEDIATE FREEWAY ACCESS**

# SITE PLAN

## Mixed Use Development

S. MCCARRAN BLVD



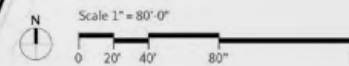
CLASS A OFFICE  
±171,500 SF

RETAIL & DINING  
±36,772 SF

PARKING GARAGE  
840 On-site Parking Spaces Total

MEADOWOOD MALL  
Two Minutes Away with  
125 Retailers

HOTEL2 SUITES BY HILTON  
95 Guest Rooms adjacent  
to SKYPOINTE



# SOUTH RENO MAP



## SKYPOINTE

Located in the Meadowood submarket is Northern Nevada's premier office submarket, with the highest concentration of Fortune 500 companies in the area. The central location keeps commute times to a minimum with easy freeway access and close proximity to a wide assortment of amenities. SKYPOINTE is located in the heart of the Meadowood submarket, at the intersection of the two most widely recognized and heavily traveled streets in Reno; McCarran Blvd. and South Virginia Street. The U.S. 395/I-580 freeway travels over the top of this intersection, providing tremendous views of the SKYPOINTE project and its tenants. The area also holds the highest concentration of restaurants and retail in Northern Nevada, the best of which will be located onsite at SKYPOINTE with upscale restaurants and retail planned at this best in class mixed-use development.

South Virginia Street. The U.S. 395/I-580 freeway travels over the top of this intersection, providing tremendous views of the SKYPOINTE project and its tenants. The area also holds the highest concentration of restaurants and retail in Northern Nevada, the best of which will be located onsite at SKYPOINTE with upscale restaurants and retail planned at this best in class mixed-use development.





SKYPOINTE

23,100 ADT

22,300 ADT S. MCCARRAN BLVD

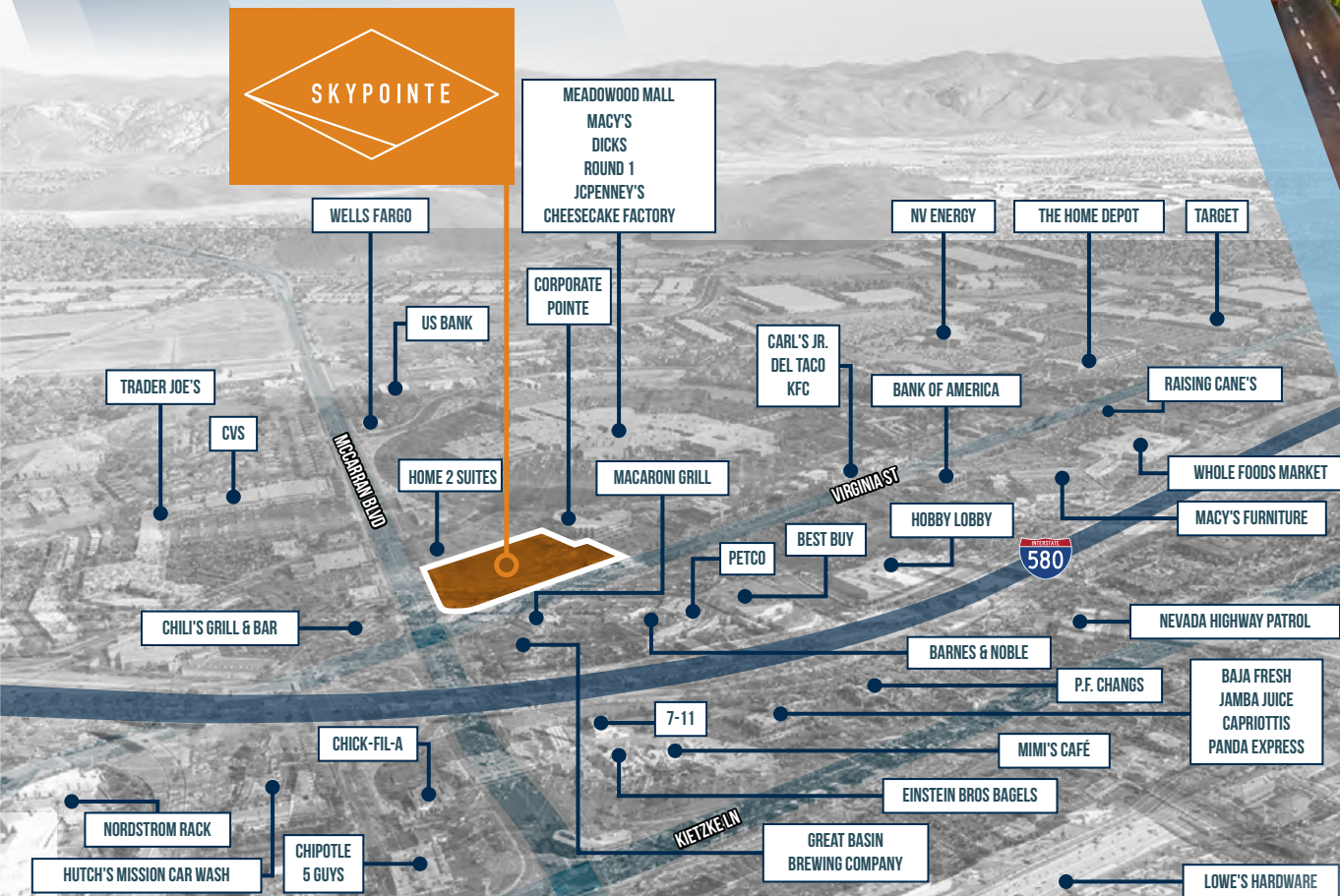
INTERSTATE  
580

S. VIRGINIA ST 23,300 ADT

73,000 ADT

MEADOWOOD MALL

# EAST VIEW



# BEST IN CLASS DESIGN



## EXQUISITE LOBBY AREA



# OFFICE ELEVATIONS

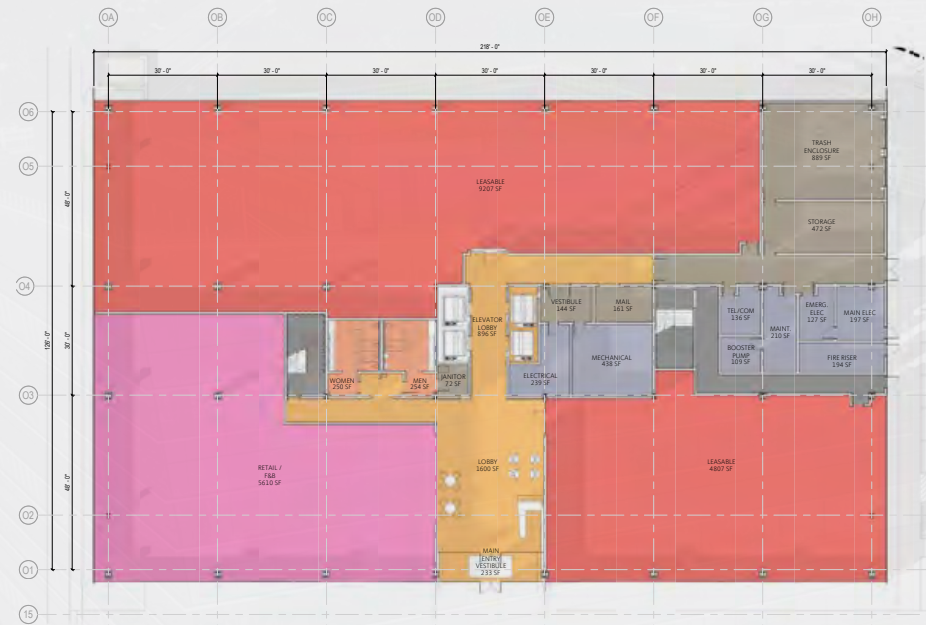


OVERALL NORTH ELEVATION



OVERALL WEST ELEVATION

# OFFICE FLOOR PLANS



**LEVEL 1 | 28,776 SF AVAILABLE**



**LEVEL 2 | 28,457 SF AVAILABLE**

# OFFICE FLOOR PLANS



**LEVEL 3 | 27,167 SF AVAILABLE**



**LEVEL 5 | 28,385 SF AVAILABLE**



**LEVEL 4 | 27,835 SF AVAILABLE**



**LEVEL 6 | 28,982 SF AVAILABLE**

# WHY RENO?



Regarding Tesla's decision to build a Gigafactory near Reno: "This is not just about incentives. [Nevada is a] really get things done state. That was a really important part of the decision."

Elon Musk, CEO, Tesla Motors



"Reno plays an incredibly important role in the products and services that we provide our customers worldwide. Without the data center here, none of this would be possible. We've invested \$1.6 billion in the region today and over the course of the next six years, we intend to invest an additional \$1 billion."

Tim Cook, Tech Company CEO



"In February of 2017, the Las Vegas-based Switch has opened the largest data center in the world, next to Tesla Inc.'s battery factory in northern Nevada's Tahoe Reno Industrial Center. Covering 1.3 million square feet, the facility fulfills the vision of Switch founder and CEO Rob Roy to create the largest data center ecosystem in the world for our customers' mission-critical workloads."

Adam Kramer, EVP Of Strategy, SWITCH

**RENO IS AMONG TOP 15 "HOTTEST NEW PLACES TO LIVE" FOR THE NEXT DECADE**

*BUSINESS INSIDER*

**NEVADA IS RANKED AS THE #3 IN CEO RANKING OF BEST STATES FOR BUSINESS**

*CITIZEN-TIMES*

**RENO IS RANKED AS THE #1 BEST SMALL CITY IN THE U.S.**

*FORBES*

**RENO IS A TOP DESTINATION FOR TECH FOUNDERS LEAVING SILICON VALLEY**

*INC.COM*

**RENO RANKED #4 BEST-PERFORMING LARGE METRO AREA IN THE U.S.**

*MILKEN INSTITUTE*

**RENO IS RANKED AS ONE OF TOP COMMUNITIES FOR SITE SELECTORS**

*SITE SELECTORS GUILD*

**RENO IS RANKED AS THE #4 AMONG 25 BEST -PERFORMING LARGE CITIES IN THE U.S.**

*YAHOO FINANCE*



# WHO HAS MADE THE MOVE...

## RELOCATED COMPANIES



### TESLA

Tesla/Panasonic selected Northern Nevada as their location for the world's largest Gigafactory focusing on manufacturing of cutting edge technologically advanced energy storage.



### SWITCH

Switch is the world's largest data center at 1.2 million square feet. Switch has completed their construction for a total of seven buildings and 6.49 million square feet of high tech data campus on 1,000 acres.



### FIGURE TECHNOLOGIES

A financial technology company leveraging blockchain, AI and analytics to deliver products to improve the financial lives of their customers, is expanding operations to Reno, Nevada. The company plans to hire 240 employees over the next several years.



### BLOCKCHAINS, LLC

In January of 2018, Blockchains, LLC – a company focused on underlying technology behind cryptocurrencies such as Bitcoin-purchased 67,125 total acres east of Reno next to Tesla, Apple & Google with plans to build a "smart city" built on blockchain technology.



### NEW DEANTRONICS

is a global medical device company founded in San Francisco, California in 1985. The company is breaking ground on a purpose-built 200,000 sq. ft. facility for research/development and manufacturing, estimated at \$40 million, and will generate over 200 new jobs.

# TOP REASONS TO MOVE TO RENO



**FAVORABLE TAX STRUCTURE**



**LOW COST OF DOING BUSINESS**



**INFLUX OF NEW BUSINESSES: TESLA, SWITCH**



**PROXIMITY TO MAJOR MARKETS**



**IMPRESSIVE JOB & POPULATION GROWTH**

# 1<sup>ST</sup>

**IN METRO AREA FOR JOB GROWTH**

Source: Milken Institute Best Performing Cities List

# TOP 10

**RANKED STATES FOR BUSINESS**

# TOP STATE

**FOR ECONOMIC GROWTH POTENTIAL**

Business Facilities' Magazine – 14th Annual State Rankings Report



## PROMINENT EMPLOYERS

- DUPONT
- EL DORADO RESORTS
- EMPLOYERS INSURANCE
- FED EX
- INTERNATIONAL GAME TECHNOLOGY (IGT)
- INTUIT
- NV ENERGY
- PANASONIC
- PATAGONIA
- RENOWN HEALTH
- SIERRA NEVADA CORPORATION
- SWITCH
- TESLA
- UNIVERSITY OF NEVADA, RENO
- UPS
- URBAN OUTFITTERS

Source: CBRE Research



# RENO DRIVE TIMES



## OUR QUALITY OF LIFE



**BIKE FRIENDLY  
TOP 50**



**PARKS  
3,819 ACRES**

### OUTDOOR

**3,819**  
Acres of Parks

**900**  
Hiking Trails

**50**  
Championship Golf Courses

**TOP 50**  
Bike Friendly City

### CULTURE

- BURNING MAN
- HOT AUGUST NIGHTS
- RENO PHILHARMONIC & POPS ORCHESTRA
- NEVADA MUSEUM OF ART
- AIR RACES
- BALLOON RACES
- ARTOWN

### WEATHER

**300**  
Days of  
Sunshine

### COMMUTE

**15 MIN**  
Average Commute





McKenzie Properties Management, Inc. develops, builds and leases commercial space. Founded locally in 1953, the company has built more than \$1 billion in projects in northern Nevada over six decades including many community landmarks. Currently, McKenzie owns and manages over 2 million square feet of office, industrial and retail space. A full service, vertically integrated firm that provides general contracting, property management and development services.



SKYPOINTE

WWW.SKYPOINTERENO.COM

FOR ADDITIONAL INFORMATION, PLEASE CONTACT:

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