

# 1101

**West Moana Ln**  
**Suite 2 & 3**  
RENO NV 89509

**OFFICE**  
**FOR LEASE**



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**CORFAC**  
INTERNATIONAL

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# 1101 W Moana Ln

RENO, NV 89509

W MOANA LN



**SUITE 2 & 3**

**2,115**

Square Feet

LEASE RATE | NEGOTIABLE

ZONING | PO  
PROFESSIONAL OFFICE

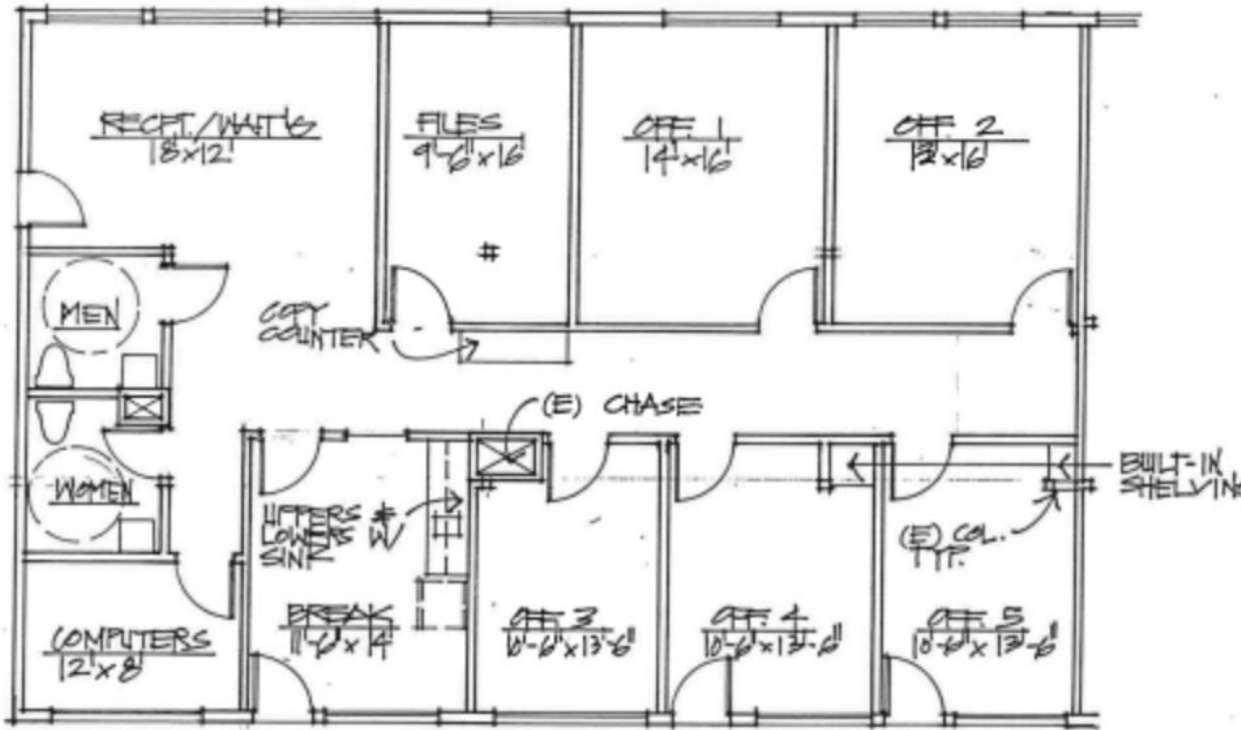
APN | 019-333-11

## ABOUT THE PROPERTY

- Strong visibility along West Moana Lane
- Large parking lot

FLOOR PLAN

SUITE 2 & 3



## NORTHERN NEVADA A Smart Choice for Growth

### HOME TO INDUSTRY GIANTS

Ranked in TOP 10 states  
for best business tax  
climate and business  
incentives.

TESLA

EdgeCore  
Digital Infrastructure



Google

switch

LYTEN

NEW DEANTRONICS

Microsoft

Panasonic.

its  
logistics

REDWOOD  
MATERIALS



**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



### 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



**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.

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:**

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



## FORMAT

STATE OF  
NEVADA

switch



CAESARS  
ENTERTAINMENT



## INSURANCE



AMERCO



**SNC** SIERRA  
NEVADA  
CORPORATION



**Renown**  
HEALTH



AME  
*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%