

2345
E Prater Way

SPARKS, NV 89434

VISTA MEDICAL
TERRACE

FOR LEASE



ISABELLE NEARY

DCG HEALTHCARE
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HEALTHCARE





2345

ABOUT THE PROPERTY

- Suites available now
- Fully Built-Out as Standard Medical Space
(*Some spaces can be combined)
- Conveniently located on the bus route
- 200 Surface Parking Spaces
- Proximity to Vista Blvd and I-80
- Located near the Outlets at Legends, with a variety of amenities



Lease Rate | \$2.40/SF/MO

Suite Sizes | 595 - 2,286 SF

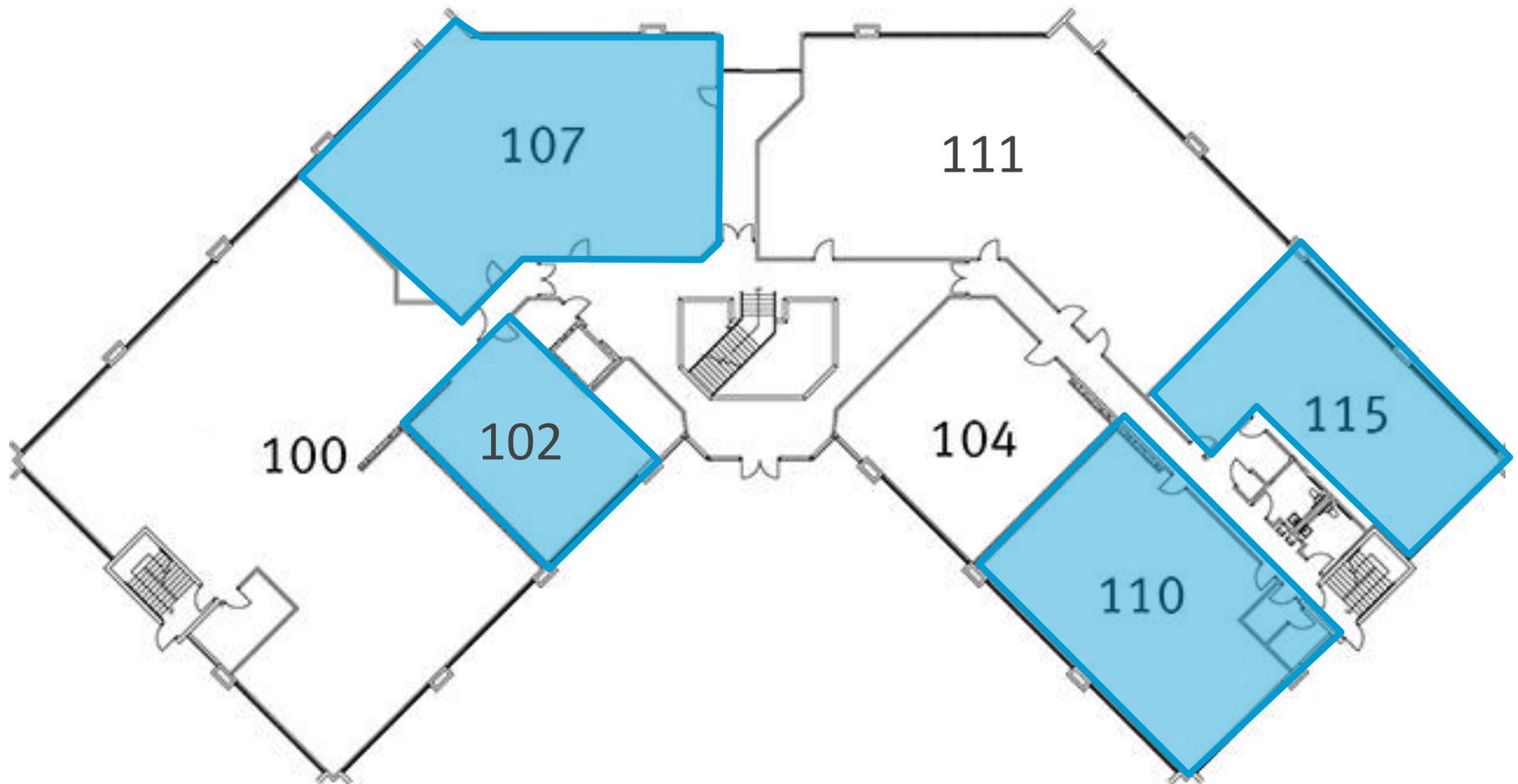
Total Space Available | 33,540 SF

FIRST FLOOR

Vista Medical Terrace

AVAILABLE SPACE

SUITE 102	923 SF
SUITE 107	2,627 SF
SUITE 110	1,824 SF
SUITE 115	1,686 SF

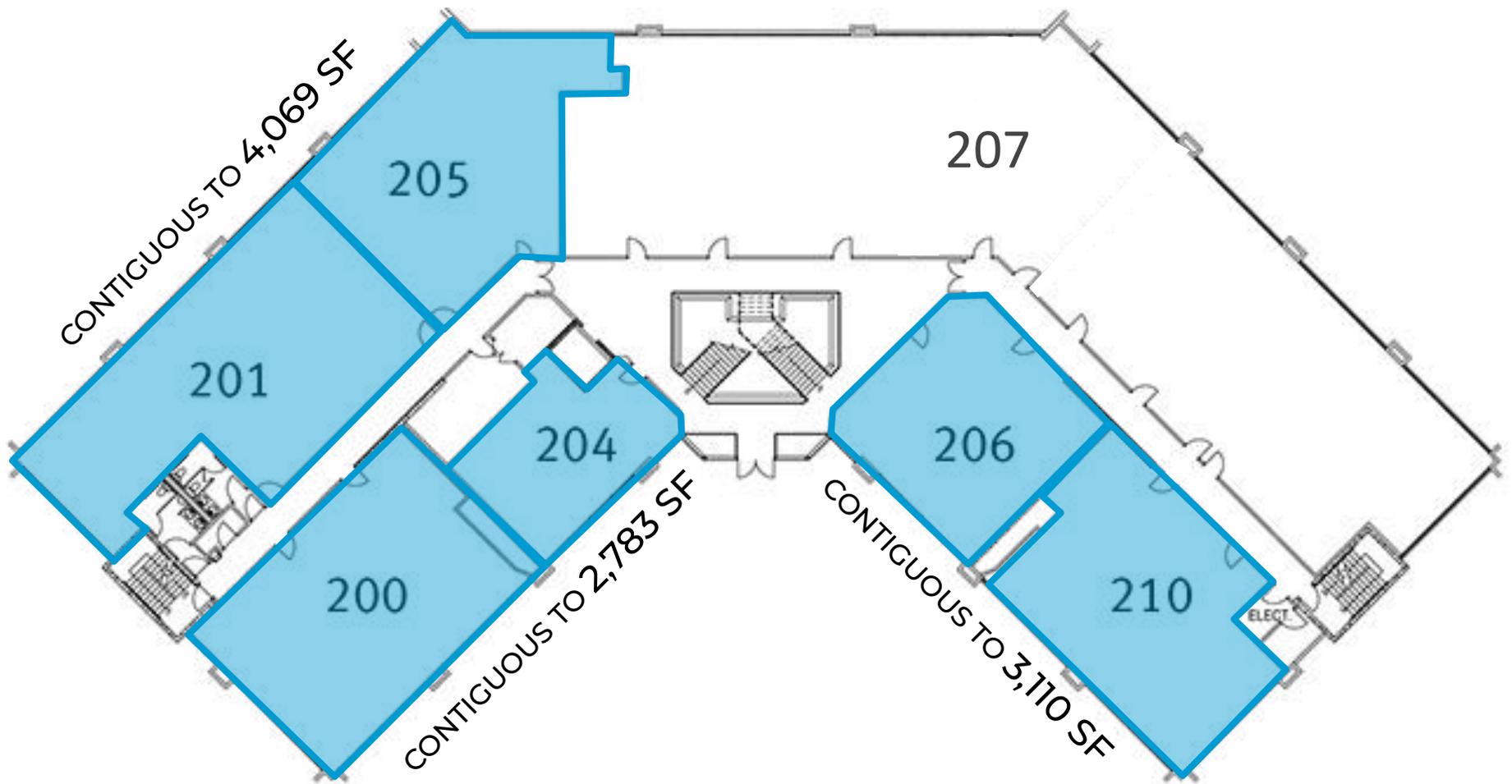


SECOND FLOOR

Vista Medical Terrace

AVAILABLE SPACE

SUITE 200	1,886 SF	SUITE 205	1,783 SF
SUITE 201	2,286 SF	SUITE 206	1,327 SF
SUITE 204	852 SF	SUITE 210	1,760 SF



THIRD FLOOR

Vista Medical Terrace

AVAILABLE SPACE

SUITE 301	1,887 SF
SUITE 304	595 SF
SUITE 315	1,137 SF



**YOUR
COMPETITIVE
ADVANTAGE**

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

RI - 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

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

- U.S. Census Bureau (2025)

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

- US News (2024)



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



AMERCO



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%