

# 601 W Moana Ln

SUITE 1A & 7  
RENO, NV 89509

PROFESSIONAL  
& MEDICAL OFFICE

FOR LEASE



**ISABELLE NEARY**

DCG HEALTHCARE  
775.772.5223 **CELL**  
ineary@dcghealthcare.com  
S.0197002



HEALTHCARE



# 601 W Moana Ln

SUITE 1A & 7  
RENO, NV 89509



## 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 1Azz



**Lease Rate** | Negotiable

**Size** | ±1,210 SF

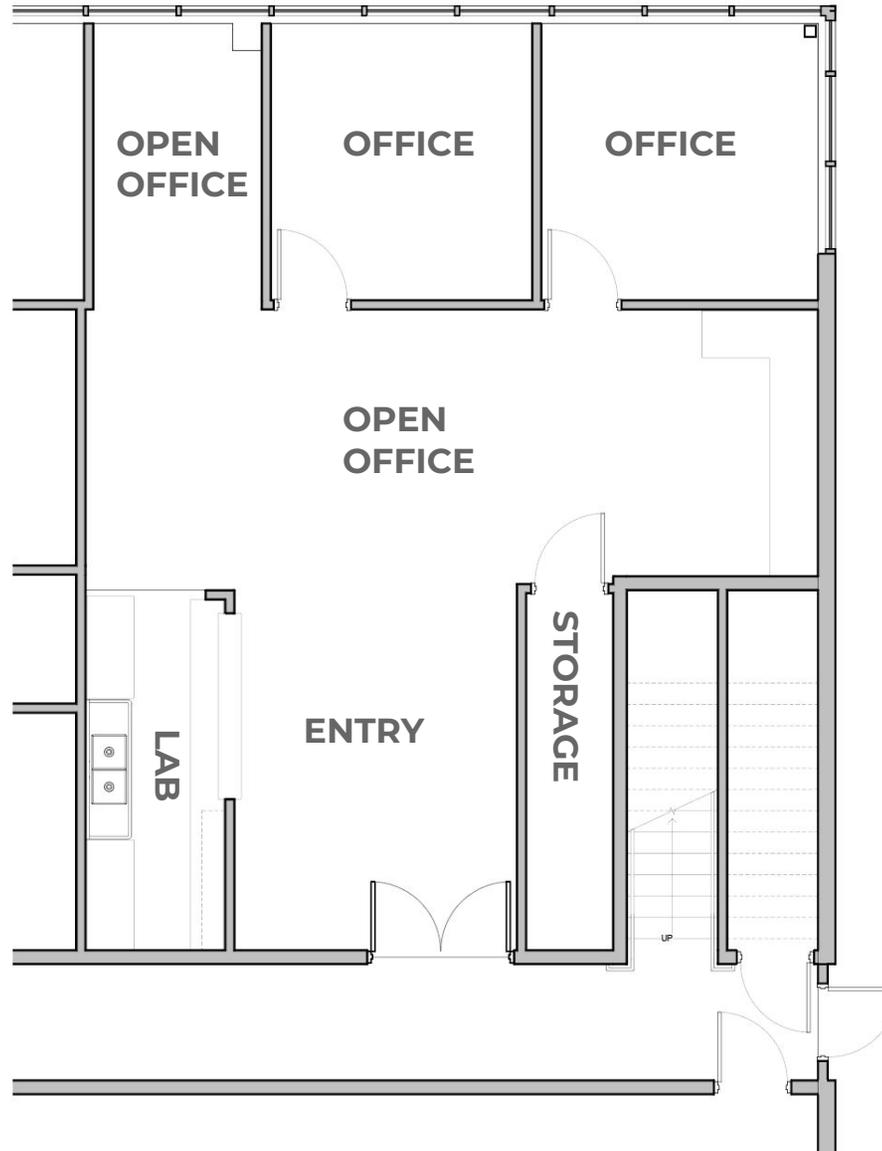
## Suite 7



**Lease Rate** | Negotiable

**Size** | ±2,350 SF

**SUITE 1A | FLOOR PLAN**  
±1,210 SF



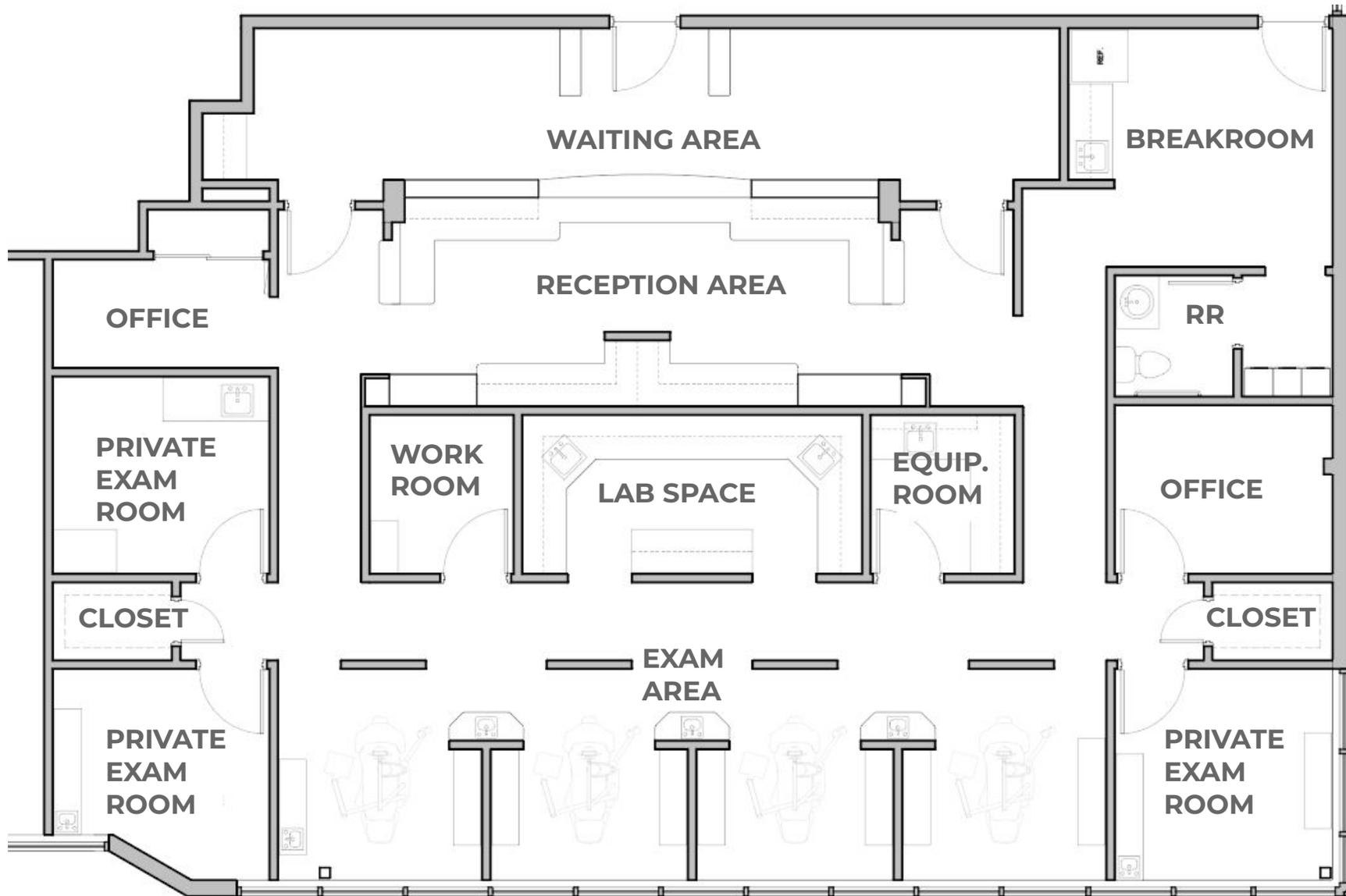
SUITE 1A



SUITE 1A



**SUITE 7 | FLOOR PLAN**  
**±2,350 SF**



SUITE 7



SUITE 7



**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

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:

**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



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%



## ISABELLE NEARY

DCC HEALTHCARE  
775.772.5223 CELL  
ineary@dcchealthcare.com  
S.0197002



HEALTHCARE



*\*Sourced from credible sources, the broker cannot guarantee the reliability of the information provided. No explicit or implied warranties or representations are made regarding the accuracy of the information. This content is subject to potential vulnerabilities, such as errors, omissions, price fluctuations, rental terms, and other conditions, including prior sale, lease, financing, or unexpected withdrawal. You and your advisors should thoroughly assess the property to ascertain its suitability for your specific needs. Additionally, we strongly recommend seeking guidance from your legal, financial, or other qualified professional advisors.*