

9222 Prototype Drive

Office For Lease | Reno, NV 89521



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FOR LEASE



Located In The South Meadows Business Park!

Great location near I-580

Property Highlights

- This space has a high end buildout with a luxurious atmosphere.
- High quality newer construction with modern design and high end finishes
- Close to numerous shopping centers, schools, multifamily and single family developments and hotels
- Nearby Renown Health's South Meadows Campus as well as the new Sierra Medical Center and new DMV building.

OWNER RELOCATION OPTION

*The owner is willing to relocate from their upstairs office space to the vacant space currently being offered.

*There will be a premium for the lease rate for the upstairs office space.

Offering Summary

Lease Rate:	\$1.65 SF/MO + NNN
NNN:	\$0.61/SF/MO
Available SF:	3,977 SF
Lot Size:	0.735 Acres
Building Size:	15,672 SF

	Upstairs Suite	Downstairs Suite
FEATURES INCLUDE:	5 Private Offices*	8 Offices
	*2 of the Private Office Suites Include a Restroom	Common Area w/ Men/Women's Restrooms
	Large Conference Room	Conference Room
	Large Open Reception	Shared Common Entry

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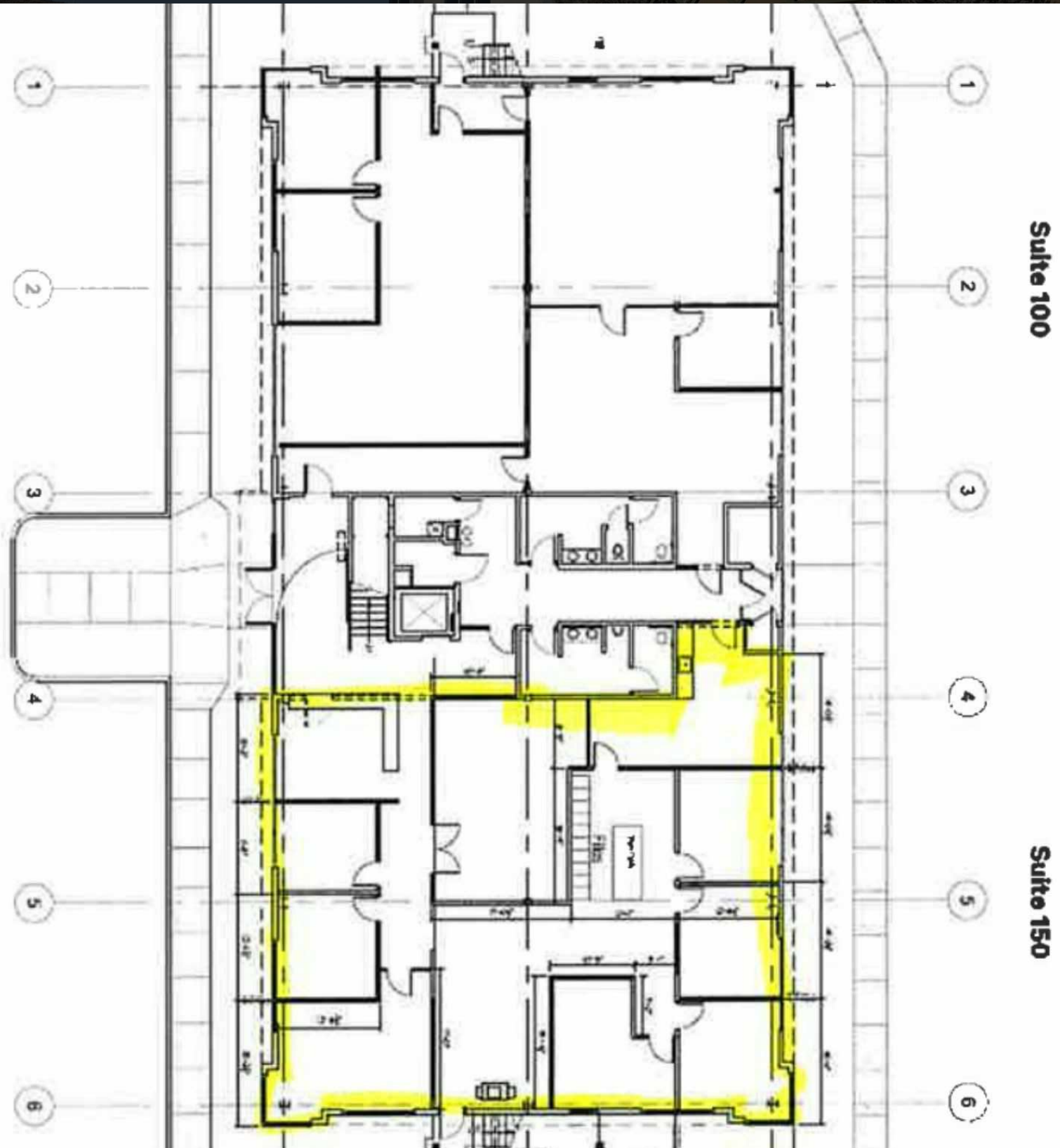


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Nevada Commercial Group LLC | www.nvcg.us | 301 West Washington Street, Carson City, NV 89703 | 775.884.1896

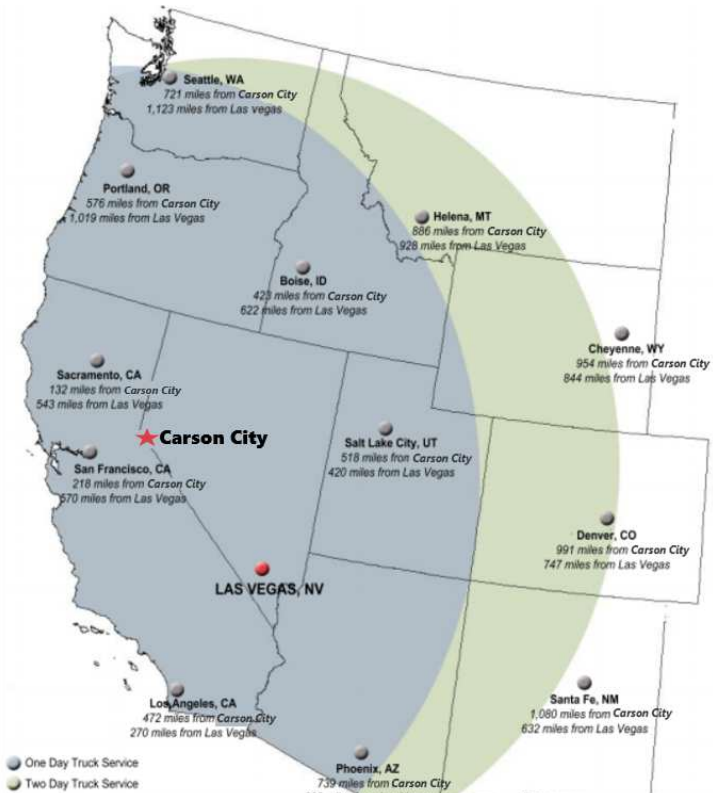


SUITE FLOOR PLAN



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Nevada State Tax System

- NO Corporate Income Tax
- NO Taxes on Corporate Shares
- NO Franchise Tax
- NO Personal Income Tax
- NO Franchise Tax on Income
- NO Inheritance or Gift Tax
- NO Unitary Tax
- NO Estate Tax
- Competitive Sales and Property Tax Rates!

Geographic Location & Infrastructure

Nevada is a very low regulation and business friendly state. Coupled with a favorable tax environment and robust infrastructure make Nevada the ideal place for business and industry.

Transportation

- Road: Close proximity to I-80, allowing for 1 day shipping to all major west coast cities including Seattle, San Francisco, Los Angeles, Salt Lake City, and Phoenix.
- Rail: Southern Pacific and Union Pacific connect Northern Nevada from the Pacific Coast to America's heartland and beyond.
- Air: Reno-Tahoe International Airport offers efficient and easy access to cargo & travel. The airport serves more than a dozen cities with nonstop flights, and more and 35 cities with a single stop. In addition, more than 114 million pounds of cargo flow through the airport annually.

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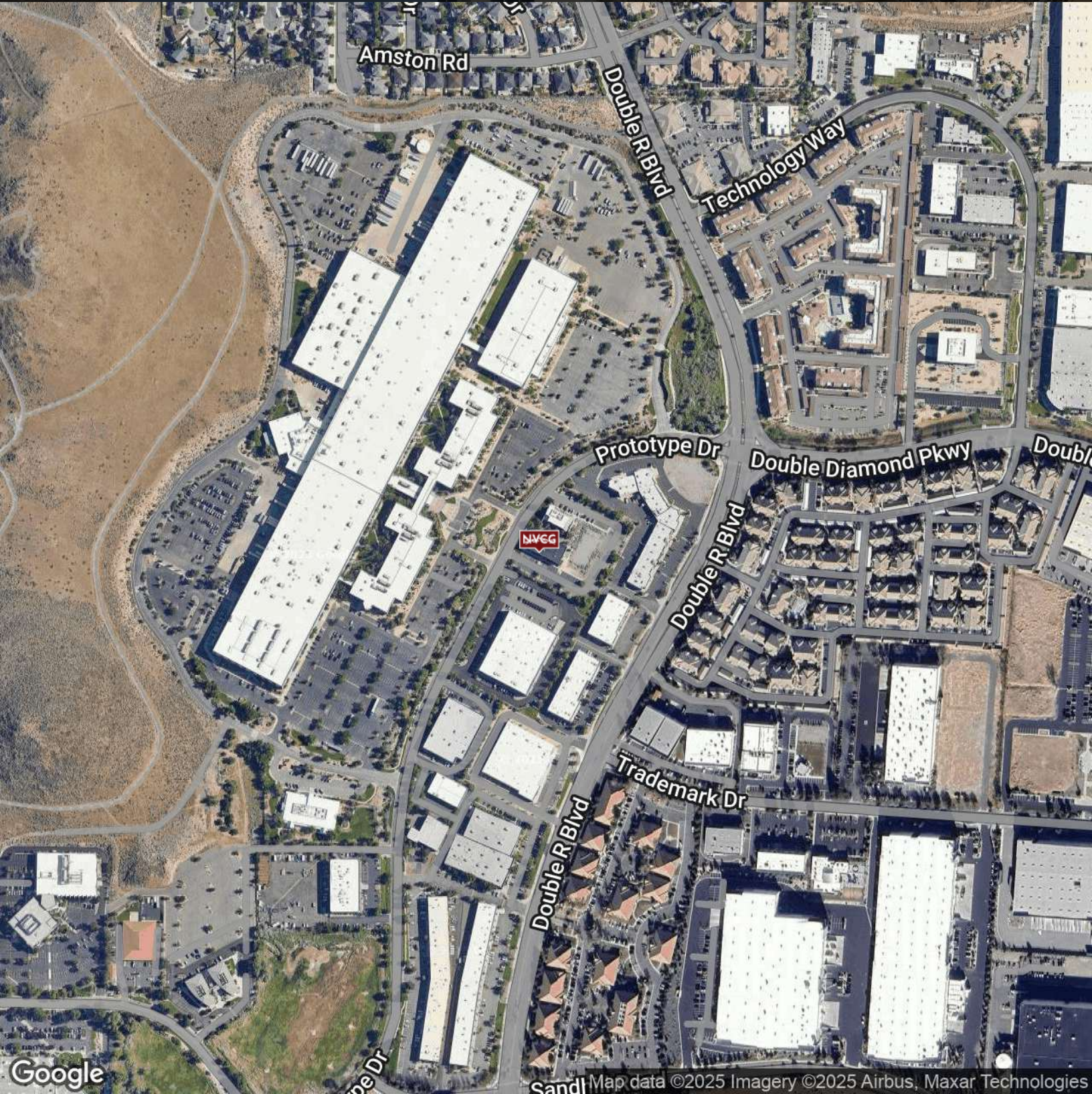
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Location Map



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Demographics Map & Report



Population	0.3 Miles	0.5 Miles	1 Mile
Total Population	258	1,522	9,763
Average Age	39	37	38
Average Age (Male)	39	37	38
Average Age (Female)	39	37	39

Households & Income	0.3 Miles	0.5 Miles	1 Mile
Total Households	142	760	4,469
# of Persons per HH	1.8	2	2.2
Average HH Income	\$107,132	\$107,035	\$100,663
Average House Value	\$365,628	\$290,207	\$534,168

Demographics data derived from AlphaMap

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