

Office For Lease

10509

Professional Cir  
SUITE 103  
RENO, NV 89521



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 **SUITE 103**

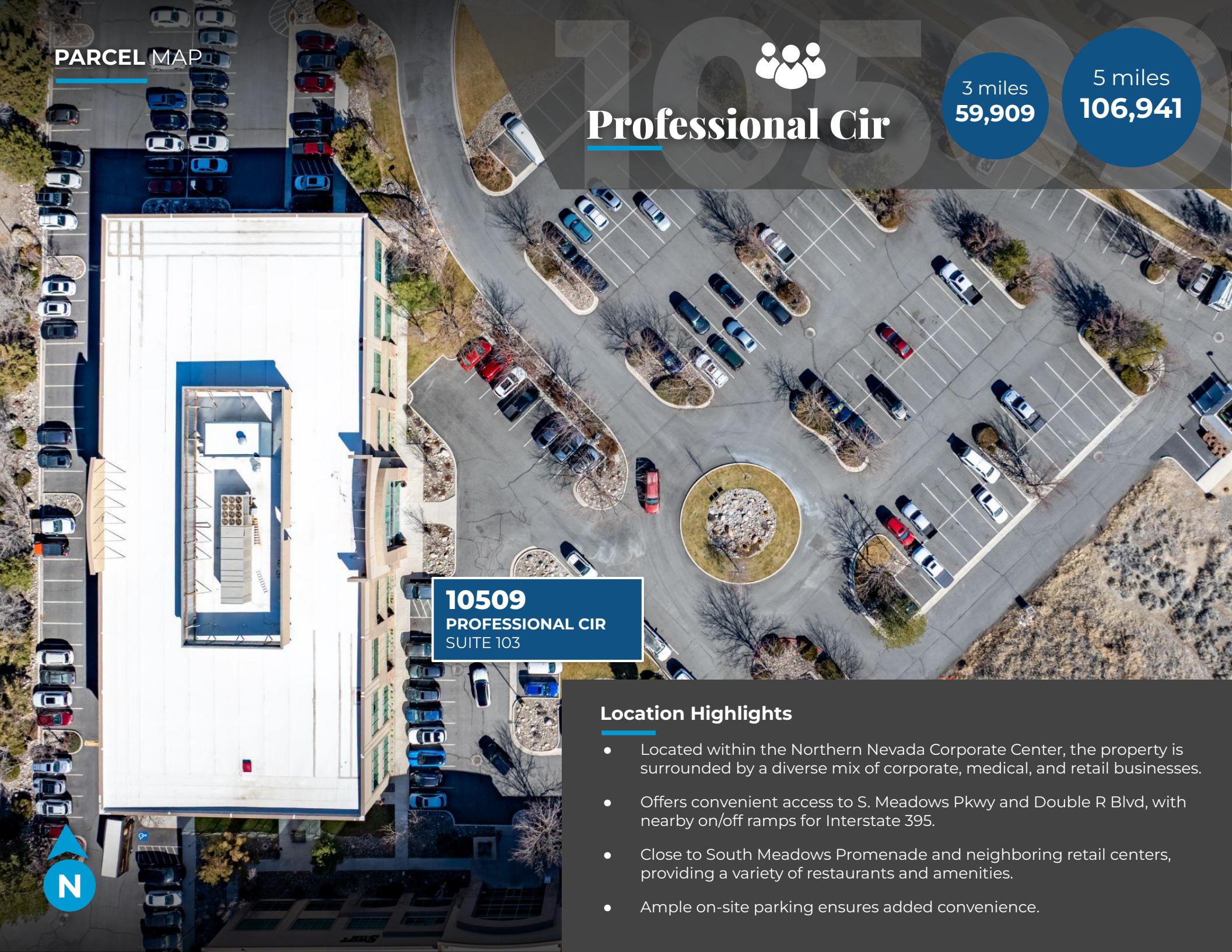
**2,176**  
Square Feet

**LEASE RATE / PSF | Negotiable**

**LEASE TYPE | Full Service**

**ZONING | PD**  
PLANNED DEVELOPMENT

PARCEL MAP



## Professional Cir

3 miles  
**59,909**

5 miles  
**106,941**

## AREA MAP



SOUTH MEADOWS PROMENADE



CHASE Marshalls

Smith's

ACE Hardware

Lá Mint VIETNAMESE KITCHEN

Keva Smoothie

TACO BELL

Gardens FRESH MARKETS

Peg's

DOUBLE R BLVD

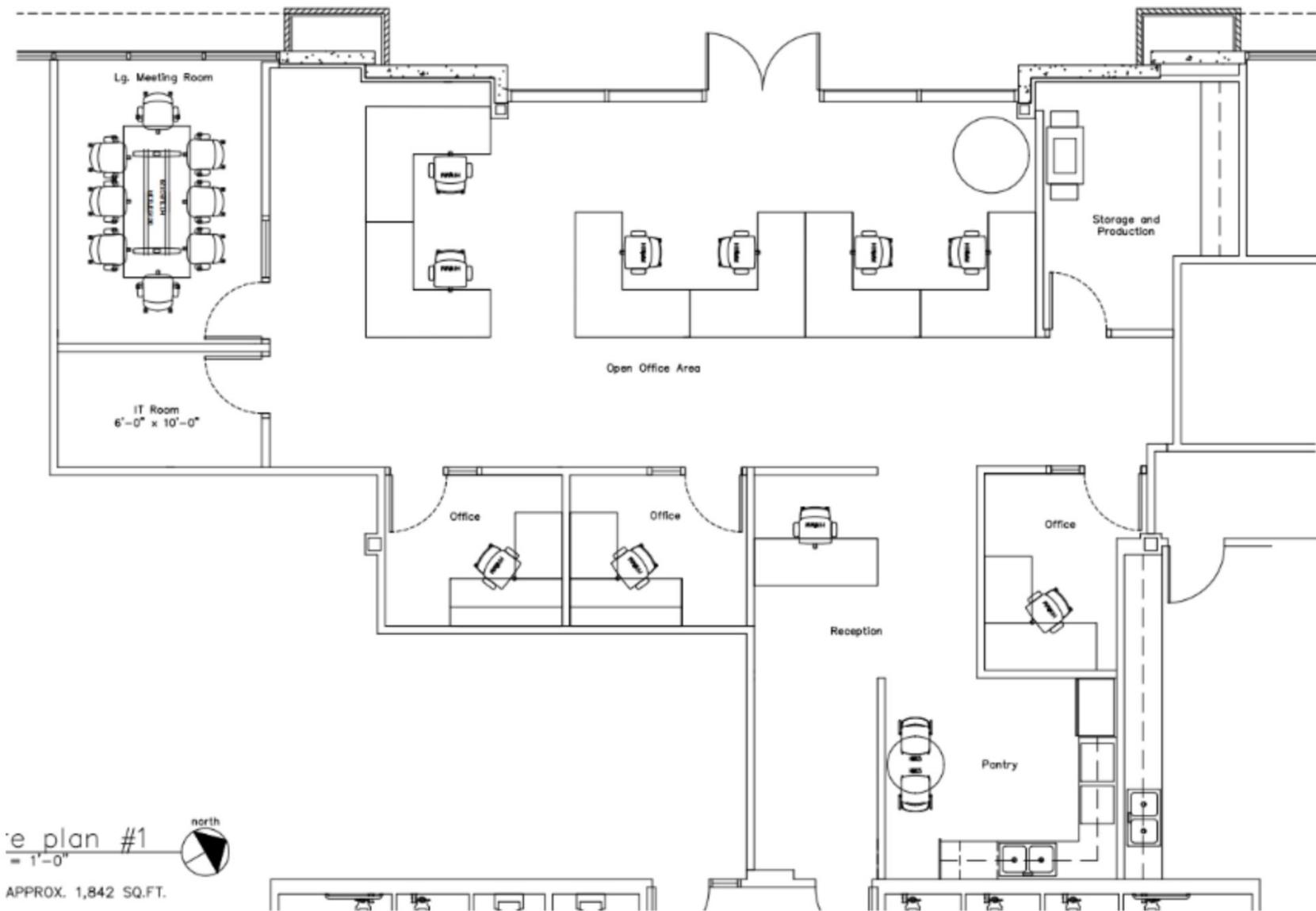
PROFESSIONAL CIRCLE

STAYBRIDGE  
SUITES

N

# SUITE 103

## FLOOR PLAN



# WHY RENO?

## LIVABILITY FACTORS



### TOP 5 SUNNIEST CITIES

300 Days of sun annually



### 87 PARKS

With over 3,800 Acres of public recreational land within the city



### 18 SKI RESORTS

Within 1 hour



### 50 CHAMPIONSHIP GOLF COURSES

Within 1.5 hours

**"Voted #1 Best Small City in the United States"**

*According to bestcities.org*

**"25 of America's best towns ever"**

*According to Outside Magazine*

**"Voted #4 Best Large City in the United States"**

*Ranked for Best Performing Large City by Milken Institute*

**"Ranked #6 for State Economic Growth"**

*According to US News*

**"Voted #9 for Best Places to Live for Quality of Life in the U.S. in 2022-2023"**

*According to usnews.com*

**"Reno the #2 market for companies relocating from California after Austin, Texas."**

*According to Bureau of Labor Statistics*

**"Voted the Happiest City in America for 2023"**

*According to Outside Magazine*



## ANNUAL EVENTS

- Burning Man
- Hot August nights
- NV Museum of Art
- Reno Rodeo
- Rib Cook Off
- Balloon Races
- Riverfest
- Artown

# THE NEW NEVADA

## Grow Your Business Here.



### NORTHERN NEVADA

- Over 100 new start up companies have set up shop in Northern Nevada in the past 2 years.
- Ranked in **TOP 10** places to live.
- Ranks **6TH** in Gen Z City Index for best places to live.
- Average commute time is **20 MINUTES**.



### BUSINESS FRIENDLY

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



### TECHNOLOGY INFRASTRUCTURE

- Major data centers: **Switch, Apple, Rackspace**.
- Research Collaboration.
- Home to **New Deantronics, Panasonic, Sierra Nevada Corporation**
- **"Super-Loop"** Fiber Network in Progress.



### REAL ESTATE, LAND, RESOURCES

- Affordable large-scale real estate and water available.
- Large Industrial Space.
- (**Tesla Gigafactory** in the Tahoe Reno Industrial Center).

### ENTREPRENEURIAL ECOSYSTEM



- Ranked as one of the **14 best** startup cities in America.
- Support for entrepreneurs from education, mentorship and funding.
- Home to **Switch, Filament, Flirtey, Bombora, Iris Automation, Clickbio, My-Vr and Many More**



### SHIPPING HUB

- Less Than **1-Day** Truck Service To **> 60 M Customers, 8 States, 5 Major Ports**.
- **2-Day** Truck Service to **11 States**.



### TAX ADVANTAGES

- **No** Corporate Tax
- **No** Personal Income Tax
- **No** Inventory Tax
- **No** Franchise Tax
- **No** Special Intangible Tax

### TIER 1 UNIVERSITY



- University of Nevada Reno, more than **20,000 students**
- **R1** - University for Research by Carnegie Classifications



### WORKFORCE DEVELOPMENT

- Meeting the changing needs of industry through higher education, new college technical programs, industry certifications, steam programs, and attracting talent to the region.



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