

# 6536

**S McCarran Blvd**  
**SUITE A**  
Reno NV 89509



**MEDICAL  
OFFICE  
FOR SALE**



**HEALTHCARE**



**TOM FENNELL, SIOR, CCIM**

PRINCIPAL  
775.850.3117 **OFFICE**  
tfennell@dicksoncg.com  
S.1001434

**ISABELLE NEARY**

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



# 6536

## Location Highlights

- Located in Quail Corners South Business Center
- Surrounded by medical and professional offices
- Immediate access to South McCarran Blvd
- Common Wall Condo Unit adjacent to Renown Dermatology Clinic



**Sale Price** | \$1,150,000

**Size** | ±2,594 SF

**Parcel Size** | 0.059 AC

**Zoning** | PD  
Planned Development

**APN** | 040-920-10

**SITE MAP**

**6536**  
S McCarran Blvd  
Suite A



**N**

# AREA MAP



S MCCARRAN BLVD

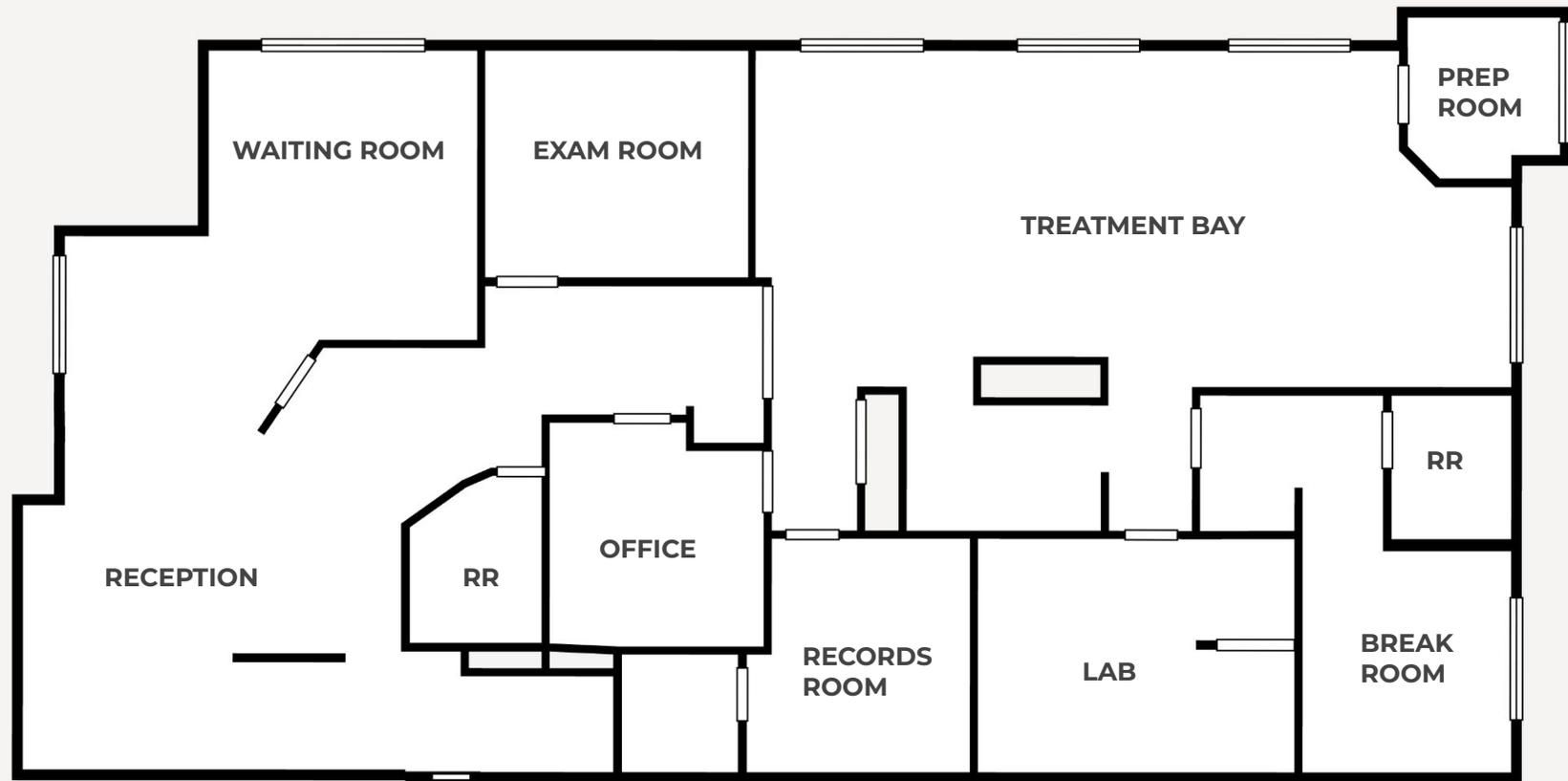


6536  
McCarran Blvd

TALBOT LN



**FLOOR PLAN**  
**SUITE A**  
**±2,594 SF**



**±2,594 SF**

*\*Per Matterport Scan - Dimensions are Approximate*

# SUITE A



SUITE A



# SUITE A



**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



ORMAT



STATE OF NEVADA



switch



CAESARS ENTERTAINMENT



AMERCO



SNC SIERRA NEVADA CORPORATION



MONARCH CASINO RESORT SPA - BLACK HAWK



its logistics

**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%

**TOM FENNELL, SIOR, CCIM**

PRINCIPAL  
775.850.3117 **OFFICE**  
tfennell@dicksoncg.com  
S.1001434

**ISABELLE NEARY**

HEALTHCARE  
775.772.5223 **CELL**  
ineary@dcghealthcare.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.*

6140 Plumas St, Ste. 100 | Reno, Nevada 89519 | **775.850.3100** | [dicksoncg.com](http://dicksoncg.com)

**CORFAC**  
INTERNATIONAL