

1076
DOUBLE R BLVD
SUITE 205
RENO, NV 89521

OFFICE FOR LEASE

LEASE RATE | \$2.50 FSG

ZONING | PD

APN | 160-900-20

SIZE | ±906 SF



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10765
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PROPERTY HIGHLIGHTS

The 906 square foot suite offers a mix of three private offices and a waiting area/open work area. The building is in an excellent South Reno location with mountain views and amazing freeway access. Located within the prestigious RTTC Town Center Master Plan which offers a professional environment with fully maintained landscaping.



AREA MAP

10765
DOUBLE R BLVD
SUITE 205

DOUBLE R BLVD

DOUBLE DIAMOND PKWY

PROPERTY FEATURES

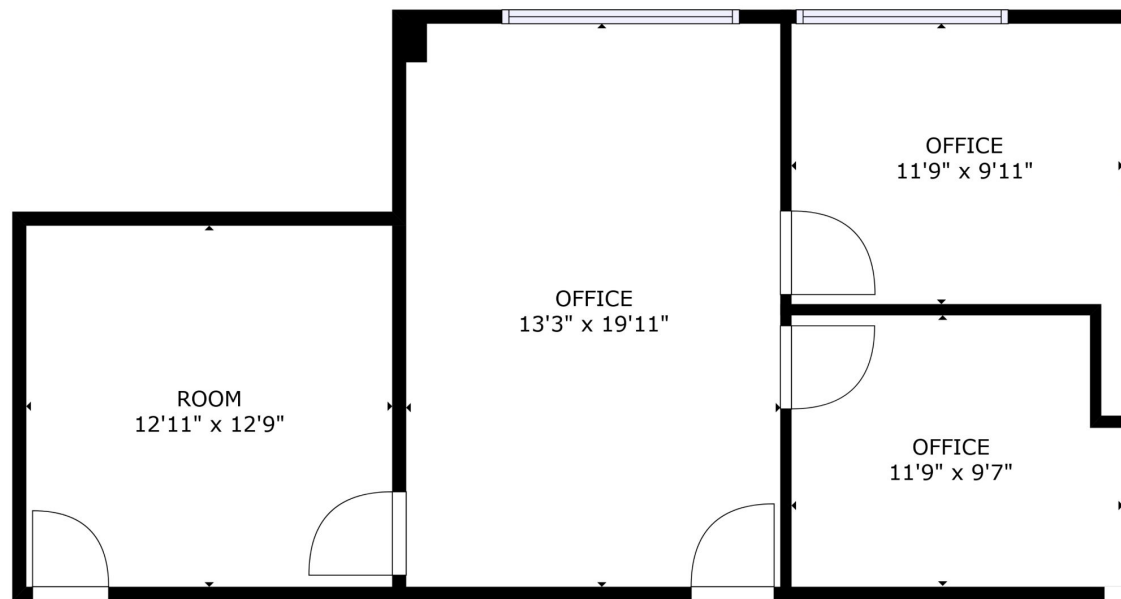
- Class A Building with mountain views.
- Common area renovation completed August 2017.
- Ample parking.
- Break room with high-end finishes included in common area.



SUITE 205 UNFURNISHED

FLOOR PLAN

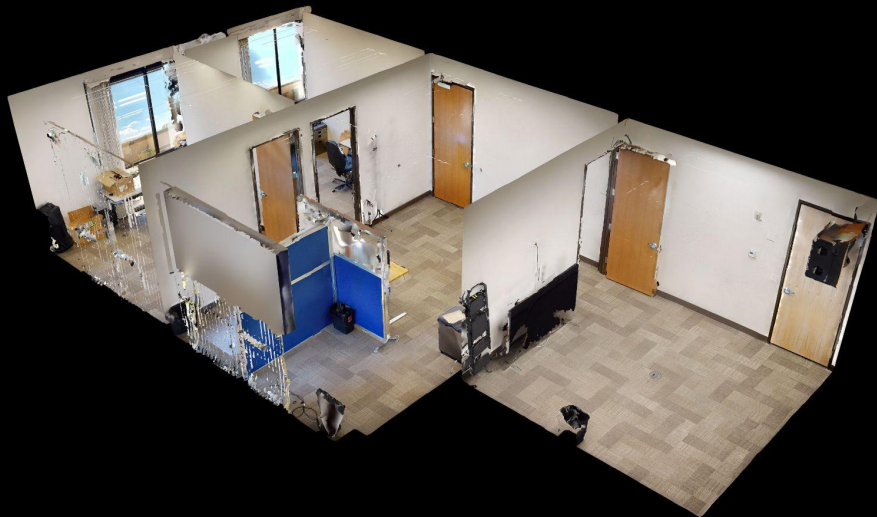
906 SF



Sizes and dimensions are approximate, actual may vary.

SUITE 205

- Suite offers great natural light along with mix of open work areas and private offices.
- Space features up to three private offices and a larger office space that could serve as a conference room or open bullpen area. Alternatively, a user could have a reception area, conference room or bullpen and two private offices.
- Common break room/kitchen adjacent to the suite with built-in cabinets, sink, refrigerator and sitting area.



AREA MAP

SPRINGHILL SUITES[®]
BY MARRIOTT

Renown[®]
HEALTH

STAYBRIDGE
SUITES

Hampton
Inn & Suites
by HILTON

SOUTH MEADOWS PROMENADE



PROFESSIONAL CIRCLE

DOUBLE R BLVD

United
FEDERAL CREDIT UNION

10765
DOUBLE R BLVD
SUITE 205

10755 DOUBLE R BLVD POPULATION



3 miles
55,991

5 miles
94,557



WHY RENO?

LIVABILITY FACTORS



TOP 5 SUNNIEST CITIES

300 Days of sun annually



18 SKI RESORTS

Within 1 hour



87 PARKS

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



50 CHAMPIONSHIP GOLF COURSES

Within 1.5 hours



ANNUAL EVENTS



Burning Man

Hot August nights

NV Museum of Art

Reno Rodeo

Rib Cook Off

Balloon Races

Riverfest

Artown

"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



15

MINUTES
COMMUTE TIME



35

MINUTES
TO TRUCKEE



50

MINUTES
TO LAKE TAHOE



3

HOURS
TO BAY AREA

THE NEW NEVADA

Grow Your Business Here.

NORTHERN NEVADA



CITY OF RENO

- 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.



ICONIC COMPANIES IN **NORTHERN NEVADA**



TESLA

Tesla plans to invest \$3.6 billion to expand Gigafactory, introducing two new factories; a battery manufacturing facility and a truck factory that can support approximately 3,000 new team members.

Gigafactory Nevada currently spans 5.4 million square feet and represents a \$6.2 billion investment for Tesla to date. Annually Tesla produces 7.3 billion battery cells, 1.5 million battery packs, 3.6 million electric vehicles and 1 million energy modules, employing over 11,000 staff members.



Switch is the largest, most advanced data center campus in the world encompassing up to 1.3 million square feet on 2,000 acres in the Tahoe Reno Industrial Center. The facility is powered 100-percent by renewable energy.



Google/Alphabet owns 1,210 acres in The Tahoe Reno Industrial Center a few miles south of Tesla's Gigafactory. The land will reportedly house a future data center and could also host a testing track for Waymo, the Alphabet-owned autonomous driving company.



ITS Logistics is a premier Third-Party Logistics company that provides creative supply chain solutions. ITS logistics headquarters is located in Sparks, Nevada. ITS logistics also has a 40,000 square foot office located in the heart of Downtown Reno and over 1.5 million square feet of warehouse in Reno/Sparks.



New Deantronics built a 200,00 square foot medical device technology campus in the Spanish Springs Industrial Park in 2021. The industrial park is home to well known companies like U-Haul, San Mar and Foot Locker.

Panasonic

Panasonic added 94,483 square foot campus located in Reno's airport submarket. The location is the PENA's division headquarters and features state of the art engineering labs, employee recruitment and training facilities and other functions.



Dragonfly Energy has a 99,000 square foot facility in Reno Nevada and has created over 150 jobs. Dragonfly Energy is an industry-leading manufacturer of deep cycle lithium-ion batteries and is spearheading conventional and solid-state lithium-ion battery research and development worldwide.



Apple's \$1 Billion data campus at the Reno Technology Park continues to expand years after its announcement in 2017 with over 100 employees and claims to get 100% of its power from renewable energy sources.



Redwood Materials is creating a closed-loop, domestic supply chain for lithium-ion batteries across collection, refurbishment, recycling, refining, and remanufacturing of sustainable battery materials. Headquartered in Carson City, with a 173 acre battery recycling operation at the Tahoe-Reno Industrial Center and leasing 670,000 square feet of Class A industrial space inside the Comstock Commerce Center. Redwood expects to invest \$3.5 billion in Northern Nevada over the coming decade and hire more than 1,500 people at their Tahoe-Reno Industrial Center site.

RENO

BUSINESS FACTS

WHY NORTHERN NEVADA

BUSINESS ASSISTANCE PROGRAMS

- Sales and Use Tax Abatement
- Modified Business Tax Abatement
- Personal Property Tax Abatement
- Real Property Tax Abatement for Recycling
- TRAIN Employees Now (TEN)
- Silver State Works Employee Hiring Incentive

NEVADA TAX CLIMATE

- No Corporate Income Tax
- No Admissions Tax
- No Personal Income Tax
- No Unitary Tax
- No Franchise Tax on Income
- No Estate Tax

LABOR

- Nevada has one of the lowest labor costs in the region
- Nearly 31,790 students are enrolled in the University of Nevada, Reno and Truckee Meadows Community College
- Roughly 65% of Reno, Nevada's workforce works in the trade and service industry
- Reno, Nevada's population growth is projected to steadily increase 2.09% per year.
- Exceptional manufacturing growth in the past 6 years has led Reno to be among the top cities with manufacturing job increase.

TAX COMPARISONS	NV	CA	AZ	UT	ID	OR	WA
State Corporate Income Tax	NO	8.84%	4.9%	5%	7.4%	6.6% - 7.6%	NO
Individual Income Tax	NO	< 13.3%	< 4.54%	4.95%	< 6.925%	< 9.9%	NO
Payroll Tax	<1.475%	0.711%	NO	NO	NO	.09%	NO
Capital Gains Tax	NO	< 13.3%	< 4.54%	5%	< 7.4	< 9.9%	NO

SOURCE : NVENERGY

SOUTH RENO MAP

Renown
HEALTH

DOUBLE R BLVD



10765
DOUBLE R BLVD



THE SUMMIT

RETAIL SHOPPING MALL

10765 DOUBLE R BLVD
MEDIAN HOUSEHOLD INCOME

1 mile
\$136,230

3 miles
\$145,233

NEW RESIDENTIAL DEVELOPMENT INTEGRA PEAKS

300 residential units currently under construction

NEW DEVELOPMENT DOWNTOWN DAMONTE

The mixed-use development will bring up to 900 residential units, a 300,000 square foot tech campus for Ridgeline Capital and more than 244,000 square feet of retail, shopping, dining and bars to south Reno.



NEW RESIDENTIAL DEVELOPMENT CAMELLA RANCH ESTATES

935 residential units currently under construction

NEW RESIDENTIAL DEVELOPMENT PALOMINO

328 residential units currently under construction

