

RENO, NEVADA

SKYPOINTE

±171,500 SF of Class A Office
For Lease

SKYPOINTE

±208,272 SF CLASS A OFFICE, RETAIL AND DINING

±171,500 SF OFFICE SPACE

840 PARKING SPACES INCLUDING
A PARKING GARAGE

±36,772 SF OF RETAIL &
RESTAURANTS

BREAKING GROUND
SUMMER 2026

Pre-leasing Class A Office Now

SKYPOINTE is located at the corner of South Virginia Street & McCarran Boulevard, the most prominent intersection in Northern Nevada's largest retail and office district.

A NEW URBAN EXPERIENCE



BREAKING GROUND SUMMER 2026



±171,500 SF OFFICE AVAILABLE



UNIT SIZES FROM ±5,000 SF UP TO 171,500 SF



ON-SITE RETAIL AND DINING AMENITIES



BUILDING SIGNAGE OPPORTUNITIES AVAILABLE



GREEN GLOBES CERTIFICATION FOR ENERGY CONSERVATION, RESPONSIBLE USE OF MATERIALS AND COMMITMENT TO ENVIRONMENT



840 PARKING SPACES INCLUDING A PARKING GARAGE



SPECTACULAR VIEWS OF THE SIERRA NEVADA MOUNTAIN RANGE



PUBLIC TRANSPORTATION AVAILABLE ON-SITE



CENTRAL LOCATION WITH IMMEDIATE FREEWAY ACCESS

SITE PLAN

Mixed Use Development

S. MCCARRAN BLVD



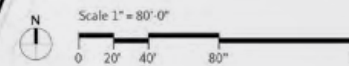
CLASS A OFFICE
±171,500 SF

RETAIL & DINING
±36,772 SF

PARKING GARAGE
840 On-site Parking Spaces Total

MEADOWOOD MALL
Two Minutes Away with
125 Retailers

HOTEL2 SUITES BY HILTON
95 Guest Rooms adjacent
to SKYPOINTE



SOUTH RENO MAP



SKYPOINTE

Located in the Meadowood submarket is Northern Nevada's premier office submarket, with the highest concentration of Fortune 500 companies in the area. The central location keeps commute times to a minimum with easy freeway access and close proximity to a wide assortment of amenities. SKYPOINTE is located in the heart of the Meadowood submarket, at the intersection of the two most widely recognized and heavily traveled streets in Reno; McCarran Blvd. and

South Virginia Street. The U.S. 395/I-580 freeway travels over the top of this intersection, providing tremendous views of the SKYPOINTE project and its tenants. The area also holds the highest concentration of restaurants and retail in Northern Nevada, the best of which will be located onsite at SKYPOINTE with upscale restaurants and retail planned at this best in class mixed-use development.





SKYPOINTE

23,100 ADT

22,300 ADT S. MCCARRAN BLVD

INTERSTATE
580

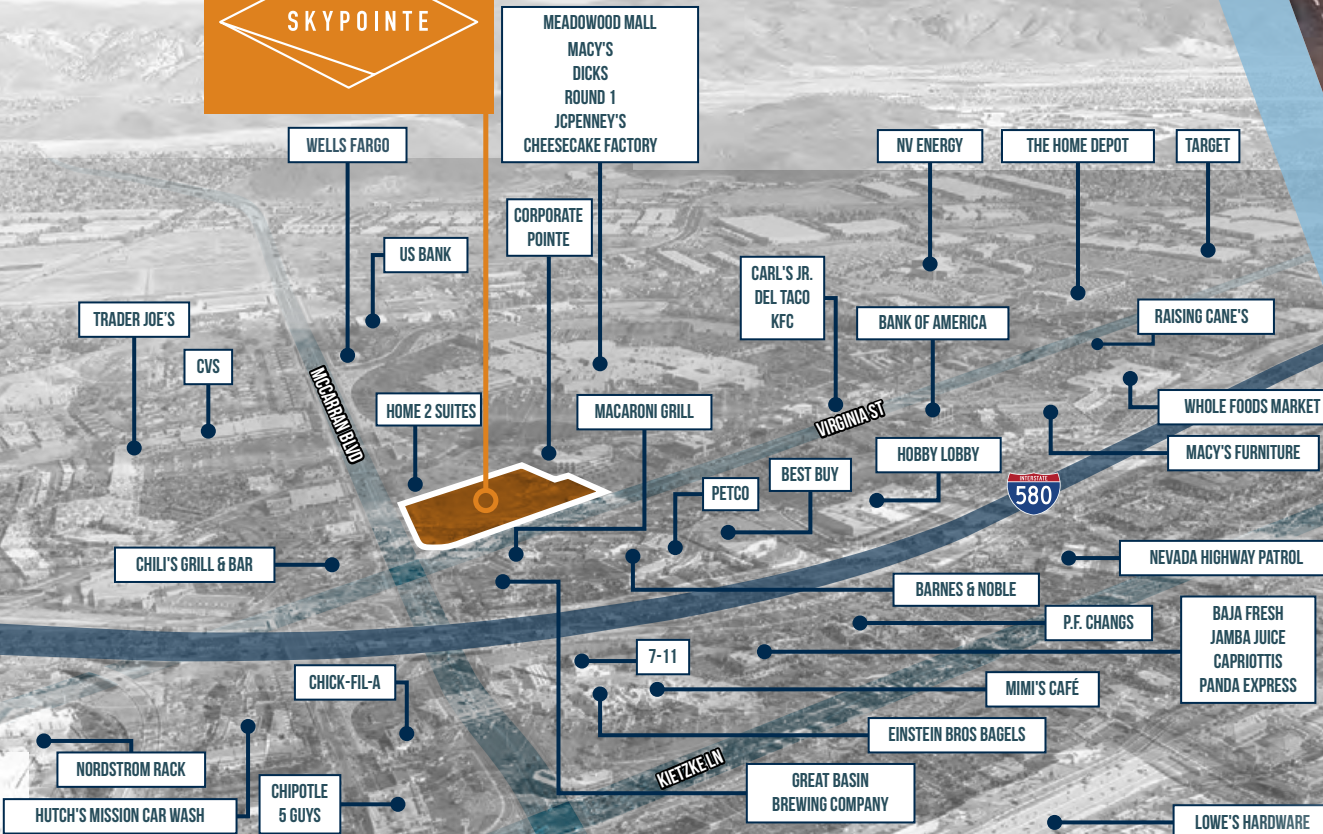
S. VIRGINIA ST 23,300 ADT

73,000 ADT

MEADOWOOD MALL

EAST VIEW

SKYPOINTE



BEST IN CLASS DESIGN



EXQUISITE LOBBY AREA



OFFICE ELEVATIONS

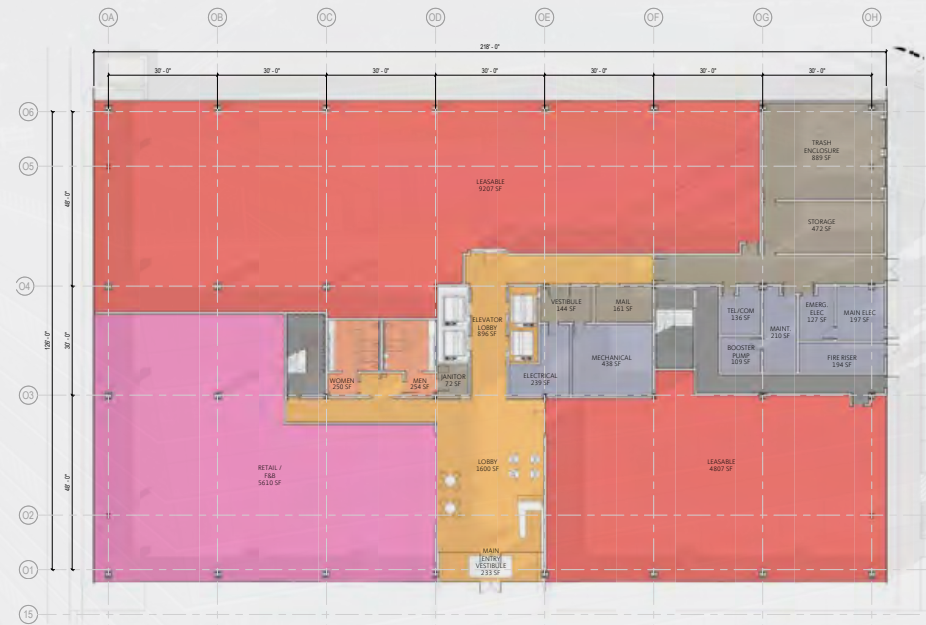


OVERALL NORTH ELEVATION



OVERALL WEST ELEVATION

OFFICE FLOOR PLANS



LEVEL 1 | 28,776 SF AVAILABLE



LEVEL 2 | 28,457 SF AVAILABLE

OFFICE FLOOR PLANS



LEVEL 3 | 27,167 SF AVAILABLE



LEVEL 5 | 28,385 SF AVAILABLE



LEVEL 4 | 27,835 SF AVAILABLE



LEVEL 6 | 28,982 SF AVAILABLE

WHY RENO?



Regarding Tesla's decision to build a Gigafactory near Reno: "This is not just about incentives. [Nevada is a] really get things done state. That was a really important part of the decision."

Elon Musk, CEO, Tesla Motors



"Reno plays an incredibly important role in the products and services that we provide our customers worldwide. Without the data center here, none of this would be possible. We've invested \$1.6 billion in the region today and over the course of the next six years, we intend to invest an additional \$1 billion."

Tim Cook, Tech Company CEO



"In February of 2017, the Las Vegas-based Switch has opened the largest data center in the world, next to Tesla Inc.'s battery factory in northern Nevada's Tahoe Reno Industrial Center. Covering 1.3 million square feet, the facility fulfills the vision of Switch founder and CEO Rob Roy to create the largest data center ecosystem in the world for our customers' mission-critical workloads."

Adam Kramer, EVP Of Strategy, SWITCH

RENO IS AMONG TOP 15 "HOTTEST NEW PLACES TO LIVE" FOR THE NEXT DECADE

BUSINESS INSIDER

NEVADA IS RANKED AS THE #3 IN CEO RANKING OF BEST STATES FOR BUSINESS

CITIZEN-TIMES

RENO IS RANKED AS THE #1 BEST SMALL CITY IN THE U.S.

FORBES

RENO IS A TOP DESTINATION FOR TECH FOUNDERS LEAVING SILICON VALLEY

INC.COM

RENO RANKED #4 BEST-PERFORMING LARGE METRO AREA IN THE U.S.

MILKEN INSTITUTE

RENO IS RANKED AS ONE OF TOP COMMUNITIES FOR SITE SELECTORS

SITE SELECTORS GUILD

RENO IS RANKED AS THE #4 AMONG 25 BEST -PERFORMING LARGE CITIES IN THE U.S.

YAHOO FINANCE



WHO HAS MADE THE MOVE...

RELOCATED COMPANIES



TESLA

Tesla/Panasonic selected Northern Nevada as their location for the world's largest Gigafactory focusing on manufacturing of cutting edge technologically advanced energy storage.



SWITCH

Switch is the world's largest data center at 1.2 million square feet. Switch has completed their construction for a total of seven buildings and 6.49 million square feet of high tech data campus on 1,000 acres.



FIGURE TECHNOLOGIES

A financial technology company leveraging blockchain, AI and analytics to deliver products to improve the financial lives of their customers, is expanding operations to Reno, Nevada. The company plans to hire 240 employees over the next several years.



BLOCKCHAINS, LLC

In January of 2018, Blockchains, LLC – a company focused on underlying technology behind cryptocurrencies such as Bitcoin-purchased 67,125 total acres east of Reno next to Tesla, Apple & Google with plans to build a "smart city" built on blockchain technology.



NEW DEANTRONICS

is a global medical device company founded in San Francisco, California in 1985. The company is breaking ground on a purpose-built 200,000 sq. ft. facility for research/development and manufacturing, estimated at \$40 million, and will generate over 200 new jobs.

TOP REASONS TO MOVE TO RENO



FAVORABLE TAX STRUCTURE



LOW COST OF DOING BUSINESS



**INFLUX OF NEW BUSINESSES:
TESLA, SWITCH**



PROXIMITY TO MAJOR MARKETS



IMPRESSIVE JOB & POPULATION GROWTH

1ST

IN METRO AREA FOR JOB GROWTH

Source: Milken Institute Best Performing Cities List

TOP 10

RANKED STATES FOR BUSINESS

TOP STATE

FOR ECONOMIC GROWTH POTENTIAL

Business Facilities' Magazine – 14th Annual State Rankings Report



PROMINENT EMPLOYERS

- DUPONT
- EL DORADO RESORTS
- EMPLOYERS INSURANCE
- FED EX
- INTERNATIONAL GAME TECHNOLOGY (IGT)
- INTUIT
- NV ENERGY
- PANASONIC
- PATAGONIA
- RENOWN HEALTH
- SIERRA NEVADA CORPORATION
- SWITCH
- TESLA
- UNIVERSITY OF NEVADA, RENO
- UPS
- URBAN OUTFITTERS

Source: CBRE Research



RENO DRIVE TIMES



22 MINS
TO TRUCKEE



30 MINS
TO LAKE TAHOE

3 HRS
TO THE BAY AREA



OUR QUALITY OF LIFE



BIKE FRIENDLY
TOP 50



PARKS
3,819 ACRES

OUTDOOR

3,819
Acres of Parks

900
Hiking Trails

50
Championship Golf
Courses

TOP 50
Bike Friendly City

CULTURE

BURNING MAN

HOT AUGUST NIGHTS

RENO PHILHARMONIC &
POPS ORCHESTRA

NEVADA MUSEUM OF ART

AIR RACES

BALLOON RACES

ARTOWN

WEATHER

300
Days of
Sunshine

COMMUTE

15 MIN
Average Commute





McKenzie Properties Management, Inc. develops, builds and leases commercial space. Founded locally in 1953, the company has built more than \$1 billion in projects in northern Nevada over six decades including many community landmarks. Currently, McKenzie owns and manages over 2 million square feet of office, industrial and retail space. A full service, vertically integrated firm that provides general contracting, property management and development services.



SKYPOINTE

WWW.SKYPOINTERENO.COM

FOR ADDITIONAL INFORMATION, PLEASE CONTACT:

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