

6295

SHARLANDS AVE
RENO, NV 89523

SHARLANDS SQUARE FOR LEASE

SUITE 106 | 534 RSF

SUITE 107 | 1,081 RSF

LEASE RATE | NEGOTIABLE - NNN

ZONING | PUD

APN | 212-134-02



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PARCEL MAP

ROBB DR

**6295
SHARLANDS AVE**

SHARLANDS AVE



PROPERTY FEATURES

- Professional office building located in the Sharlands Square shopping center in Northwest Reno on the corner of Sharlands Ave and Robb Dr.
- Convenient and easy access to I-80 East and West
- Well appointed office layouts with private offices and open bullpen room area
- Next to an array of retail amenities including Eagle Fitness, Moxies restaurant, Port of Subs, Burger Me, Starbucks and more.



AREA MAP



WELLS FARGO

Raley's

ROBB DR

6295 Sharlands Ave

Woman's
SPIRITS • DINING • GAMING

PORT OF SUBS
Sliced Fresh Sandwiches!

SAINT MARY'S
MEDICAL GROUP

ADVENTURE'S FIRST STOP
MAVERIK

Eagle
Fitness

Chevron

Burger Me!
real. fresh.

INTERSTATE
80



FLOOR PLAN

SUITE 106

RENTABLE SQUARE FEET: **534**

LAYOUT: **Open**

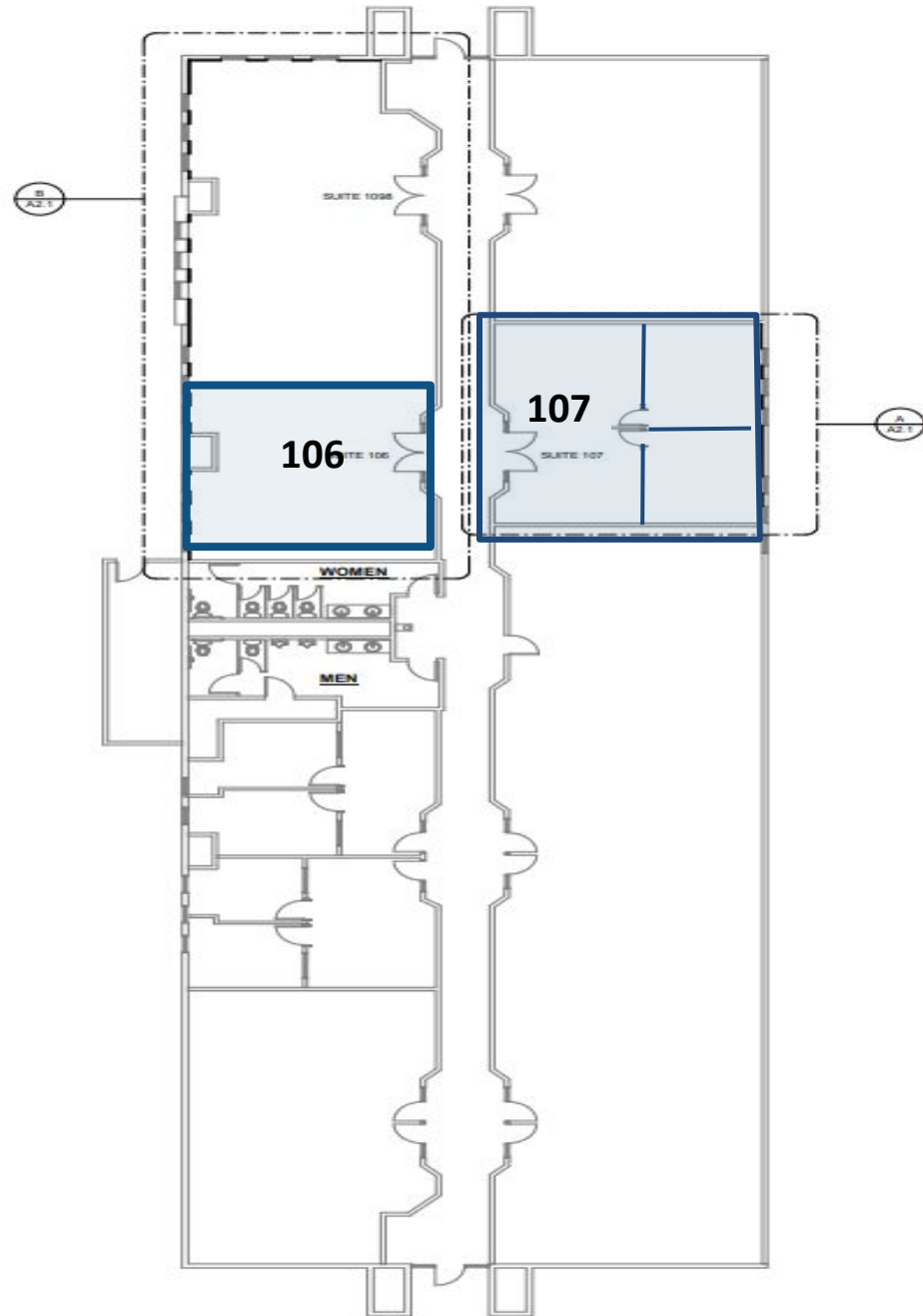
LEASE RATE: **Negotiable - NNN**

SUITE 107

RENTABLE SQUARE FEET: **1,081**

LAYOUT: **Two offices & open area**

LEASE RATE: **Negotiable - NNN**



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

Air 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"

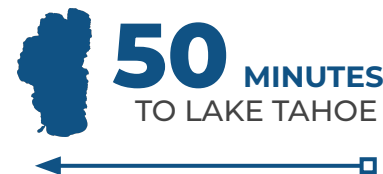
According to US News

"Nevada tops nation for inbound movers"

According to Reno Gazette Journal

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

According to Bureau of Labor Statistics



WHY NORTHERN NEVADA?



50

Minutes to
Lake Tahoe

\$1/2

The Price
Of Bay Area

BUSINESS COST COMPARISONS

RENO **NV**

BAY AREA **CA**

Office lease rates (Class A)	Reno \$30-39	San Jose \$60-\$66 San Francisco \$78-\$84
State Corporate Income Tax	NO	8.84%
State Income Tax	NO	< 13.3%
Capital Gains Tax	NO	< 13.3%
Unemployment tax	0.3%-5.4%	1.5%-6.2%
Average hourly earnings (software developer/programmer)	\$43.09	\$64.97
Workman's comp	Average cost (per \$100 payroll)- \$1.18 Payroll cap \$36,000	Average cost (per \$100 payroll)- \$2.87 Payroll cap NA
Utility (elec.) rates for medium size office	\$.078/kWh	San Francisco \$.157/kWh
Right-to-work state	YES	NO

GROWING TECHNOLOGY ECOSYSTEM

Home to Tesla, Apple, Google, Microsoft, Blockchains, Intuit, Switch, Clear Capital, Figure Technologies, rfxcel, Alchemy/Workday, Bombora, Sierra Nevada Corp.

2019 Highlighted By Technology Sector and Corporate Headquarters Growth

[CLICK HERE](#)

MORE ADVANTAGES

Fintech development: Nevada Sandbox Program
Data latency Reno-Las Vegas-Los Angeles-Bay Area < 7ms
Home to the University of Nevada, Reno - Ranked Tier 1 and Carnegie R1

WORK-LIFE

Reno cost of living 40% less than Bay Area
Reno average commute time 15 minutes

HELPFUL LINKS

Business advantages [CLICK HERE](#)

Why Nevada video [CLICK HERE](#)

Nevada Sandbox Program [CLICK HERE](#)

Sources:

Economic Development Authority of Western Nevada (EDAWN), www.edawn.org

THE NEW NEVADA

Grow Your Business Here..

GREATER RENO - SPARKS



- **100 companies** have relocated here in 3 years.
- Cost of living .9% lower than national avg.
- Ranked in **Top 100** places to live.
- Ranked in **35 best cities** for millennials to work.
- Average commute **22 min.**

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, Ebay, Rackspace.**
- Research Collaboration.
- Home to **Microsoft, Intuit, Sierra Nevada Corp.**
- **"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 **RENO SPARKS**



In June 2014, Tesla broke ground on its \$5 billion, 10 million square-foot Gigafactory, which is being built in phases. It manufactures lithium-ion batteries, as well as Model 3 battery packs and drive units. As of February 2017, the Tesla Gigafactory had almost 1,000 permanent employees. When completed in 2020, the Gigafactory will be the largest manufacturing facility in the world and is forecasted to employ more than 10,000 people, up from initial estimates of 6,500.



In November 2016, Switch opened the largest, most advanced data center campus in the world on 2,000 acres in the Tahoe Reno Industrial Center next to the Tesla Gigafactory. It is the first of eight planned data centers to be built at TRIC. The facility is powered 100-percent by renewable energy. Switch has connected Reno, Las Vegas, San Francisco, and Los Angeles via a SUPERLOOP which allows data to be transported between hubs in just milliseconds. eBay is an anchor tenant.



In April 2017 Google/Alphabet acquired 1,210 acres in The Tahoe Reno Industrial Center a few miles south from 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. Nevada is pursuing legislation that would pave the way for driverless taxis.



Apple's initial \$100 million data center at the Reno Technology Park east of Sparks is fully utilized. In May 2017, Apple announced it would invest another \$1 billion into the data campus. Part of the addition will include a \$4 million, 27,000 square-foot warehouse for shipping and receiving to be built on a vacant lot in downtown Reno.

