

# 3690

**Grant Dr**  
SUITE D  
RENO, NV 89502

**OFFICE**  
**FOR LEASE**



**CORFAC**  
INTERNATIONAL

**JOSH MENANTE**

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# 3690

**Grant Dr**  
Suite D  
Reno, NV 89502



**Lease Rate** | \$1.65/PSF/MG

**Suite Size** | 705 SF

**Year Built** | 1980

**Zoning** | PO

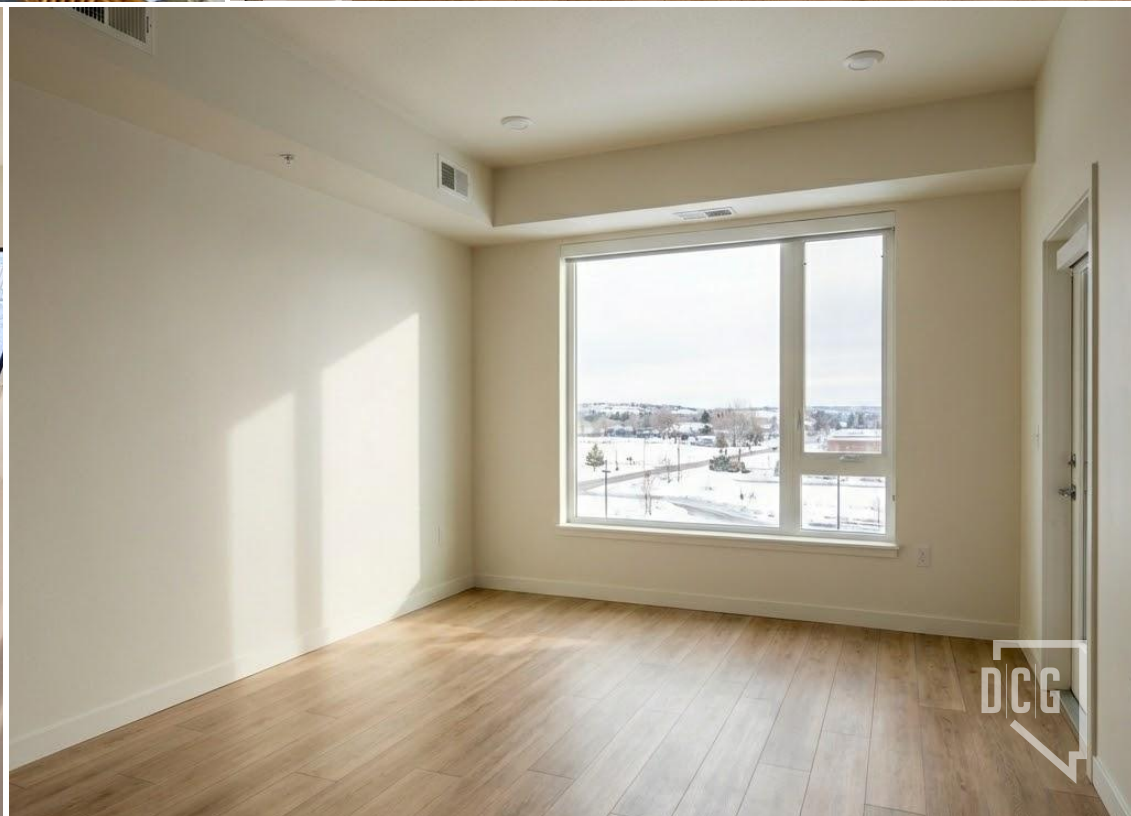
Professional Office

## ABOUT THE PROPERTY

- +/- 705 SF office suite located in Central Reno.
- Near the corner of Grant Drive and West Peckham Lane.
- Conveniently located near South Virginia Street and Moana Lane.
- Previously occupied by an acupuncture clinic.
- One sink with cabinet storage.



# SUITE D





**PARCEL MAP**

GRANT DR

**3690**  
GRANT DR  
SUITE D

**TICHE  
PARK**

W PECKHAM LN





AREA MAP



DOWNTOWN

Renown  
HEALTH

SPARKS



MIDTOWN



SUBJECT PROPERTY

RENO  
PUBLIC  
MARKET

SPROUTS  
FARMERS MARKET

S VIRGINIA ST

PEPPERMILL  
RESORT • SPA • CASINO

RED  
RENO EXPERIENCE DISTRICT



Reno-Tahoe  
International  
Airport

Reno-Sparks  
CONVENTION CENTER

FIRE CREEK CROSSING  
SHOPPING CENTER



S MCCARRAN BLVD

MEADOWOOD MALL  
A SIMON MALL





## 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



**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.



### 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

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:

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



## FORMAT

STATE OF  
NEVADA

switch



## INSURANCE



# AMERCO



**snc** SIERRA  
NEVADA  
CORPORATION

Renown<sup>®</sup>  
HEALTH

AME  
*its*  
logistics



**MONARCH.**  
CASINO RESORT SPA • BLACK HAWK

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%