

MEDICAL OFFICE

FOR LEASE

1101 W. MOANA LN

RENO, NV 89509

UNIT 12

OFFICE SIZE | **755 rsf**

ZONING | **PO**

LEASE RATE | **\$1.33 (MG)**

** Asking rate does not include
\$.27 monthly CAM*

PATRICK RIGGS

Lic. # S.0180878

775.220.4957 **CELL**

priggs@dicksoncg.com



1101 W. MOANA LN RENO, NV 89509

PROPERTY HIGHLIGHTS

- Turnkey professional medical office.
- Central Reno location with high visibility and easy access to Moana Ln and Lakeside Dr
- Surrounded by residential neighborhoods and a array of retail and dining amenities
- Ample patient and employee parking
- Professionally managed building

Subject Property

W Moana Ln

Lakeside Dr

**While obtained from sources deemed reliable, broker does not guarantee information and no warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and the same is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.*

DCG DICKSON
COMMERCIAL
GROUP

FLOOR PLAN

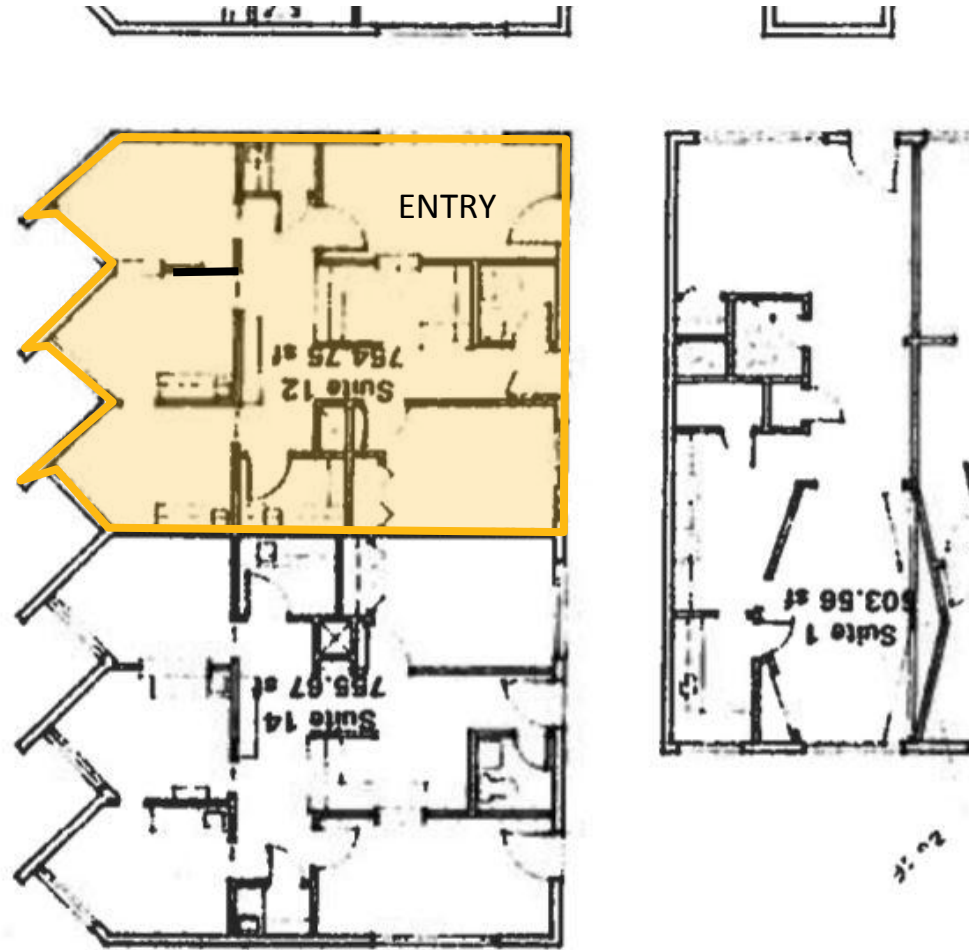
UNIT 12

RENTABLE SQUARE FEET: 755

ZONED: MUSV

LEASE RATE: \$1.33/SF MG

*rate does not include \$.27
monthly CAM



NORTHERN NEVADA OVERVIEW

Greater Reno-Sparks-Tahoe is the place companies come to increase the bottom line and to grow. Whether to take advantage of a business friendly environment, get closer to customers through strategic location or to enjoy the quality of life, companies like Tesla, Switch, Intuit, Microsoft, Apple, Amazon.com and Urban Outfitters call Northern Nevada home to some of their most critical business functions.

Reno is nestled in the hub of the western region, with a market area of 11 states and 53 million people. The Reno/Tahoe area is a transportation hub serviced by two major highways, I-80 and US 395, railroads, trucking and airline carriers that make it possible to ship from Reno to 80% of the 11 western states on a next-day basis.

FINANCIAL ADVANTAGE

From exemptions to abatements, to deferrals, to the complete absence of taxes, simply operating your business in Greater Reno-Tahoe adds to your bottom line. Nevada was ranked #5 Most Business-Friendly Tax Climate by the Tax Foundation for 2017.

BUSINESS ADVANTAGE

Greater Reno-Sparks-Tahoe is the perfect package. A business friendly and tax friendly environment, unmatched quality of life, and a logistics hub make this a great location for many businesses.

LIVE & PLAY

The Northern Nevada area isn't just a great place to do business, but it's also a great place for individuals and families to live and play. For those outdoor enthusiasts, Reno-Sparks is the gateway to Lake Tahoe and many other scenic attractions.



WHY RENO?

#2 & #11

“Reno, Nevada #2 in job growth and #11 Best Places for business and careers in 2019”

According to Forbes Lists, October 2019

#2

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

According to Bureau of Labor Statistics, January 2019

#1

“Nevada tops nation for inbound movers”

According to Reno Gazette Journal, January 2019

#25

"25 of America's best towns ever"

According to Outside Magazine, a popular publication focused on the outdoors, January 2020

#11

Reno moved up 26 spots to #11 on the Milken Institute's annual list of “best- performing cities.

According to Venture Beat, January 2019

#4

Nevada remained in the top 15 for the last six years, This year, it skyrocketed to #4.

According to Fox Business, December 2019

#3

“Nevada ranked #3 for year-over-year personal income growth in the U.S.”

According to CarsonNow.org, January 2019

#2

Among the top 100 metros in the nation for families looking to buy a house, *according to financial technology firm SmartAsset, August 2019*



ICONIC COMPANIES IN **RENO SPARKS**



TESLA

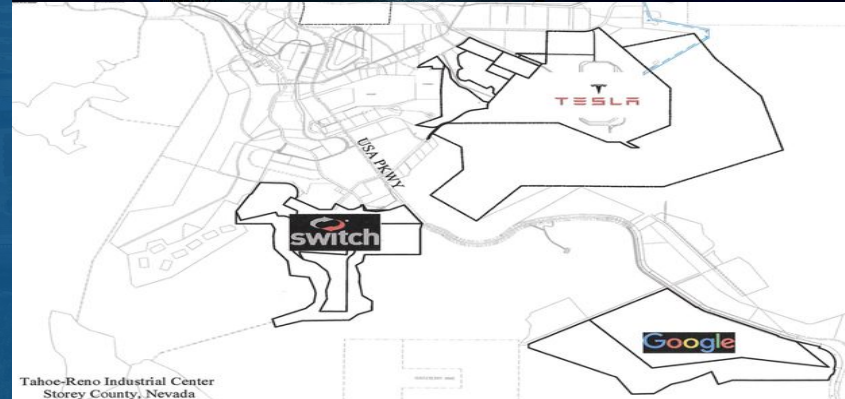
In June 2014, Tesla broke ground on its \$5 billion, 10 million-square-foot Gigafactory, which is being built in phases. It manufactures lithium-ion batteries, as well as Model 3 battery packs and drive units. As of February 2017, the Tesla Gigafactory had almost 1,000 permanent employees. When completed 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.



Tahoe-Reno Industrial Center
Storey County, Nevada



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.

