

# 601 W Moana Ln

SUITE 1A, 3 & 7  
RENO, NV 89509

PROFESSIONAL  
& MEDICAL OFFICE

FOR LEASE



**ISABELLE NEARY**

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HEALTHCARE



# 601 W Moana Ln

SUITE 1A & 7  
RENO, NV 89509



## Location Highlights

- Located in central Reno, with strong visibility along Moana Lane.
- Quick access to McCarran loop and I-580.
- Ample parking - 4:1,000 parking ratio.

### Suite 1A

**Lease Rate** | Negotiable

**Size** | ±1,210 SF

### Suite 3

**Lease Rate** | Negotiable

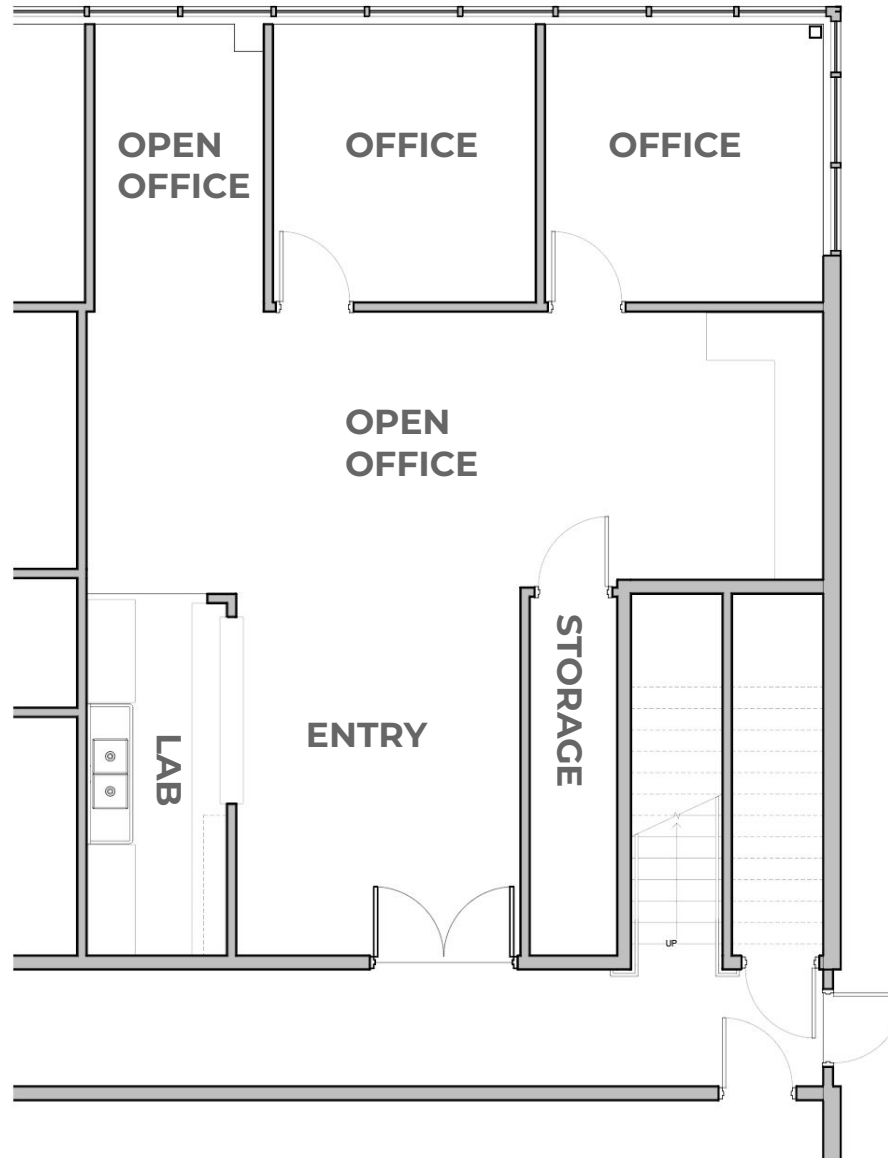
**Size** | ±2,418 SF

### Suite 7

**Lease Rate** | Negotiable

**Size** | ±2,350 SF

**SUITE 1A | FLOOR PLAN**  
±1,210 SF



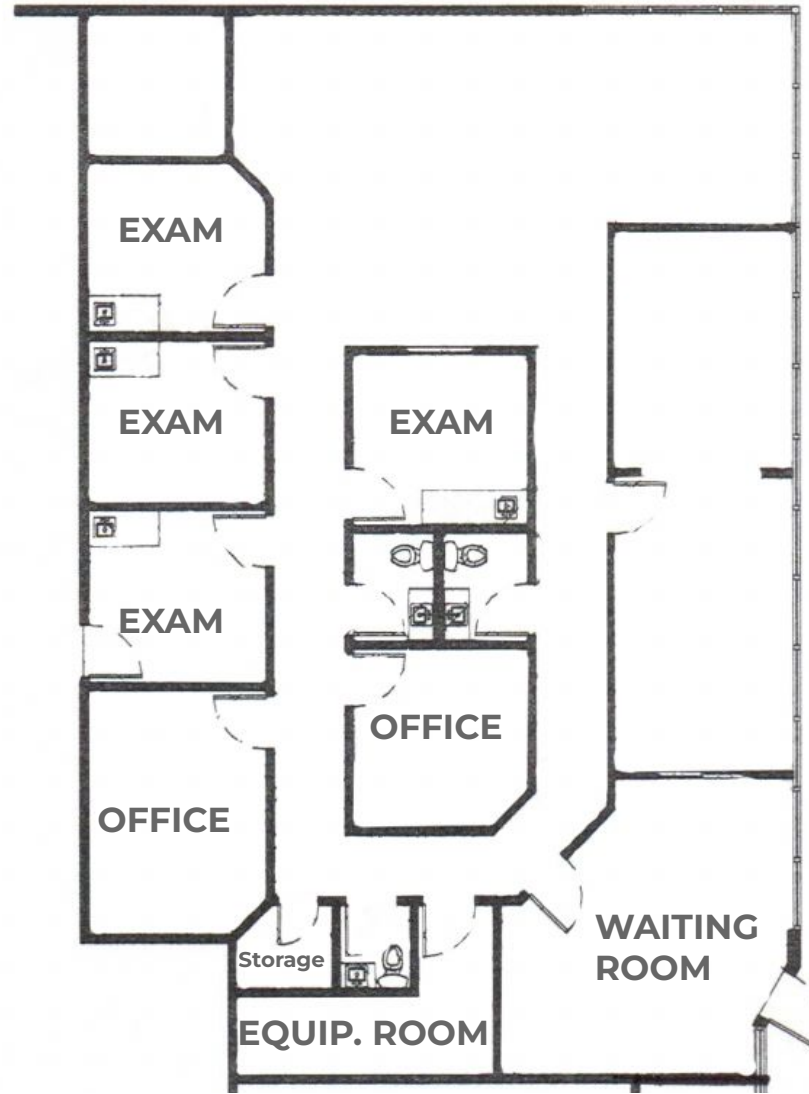
SUITE 1A



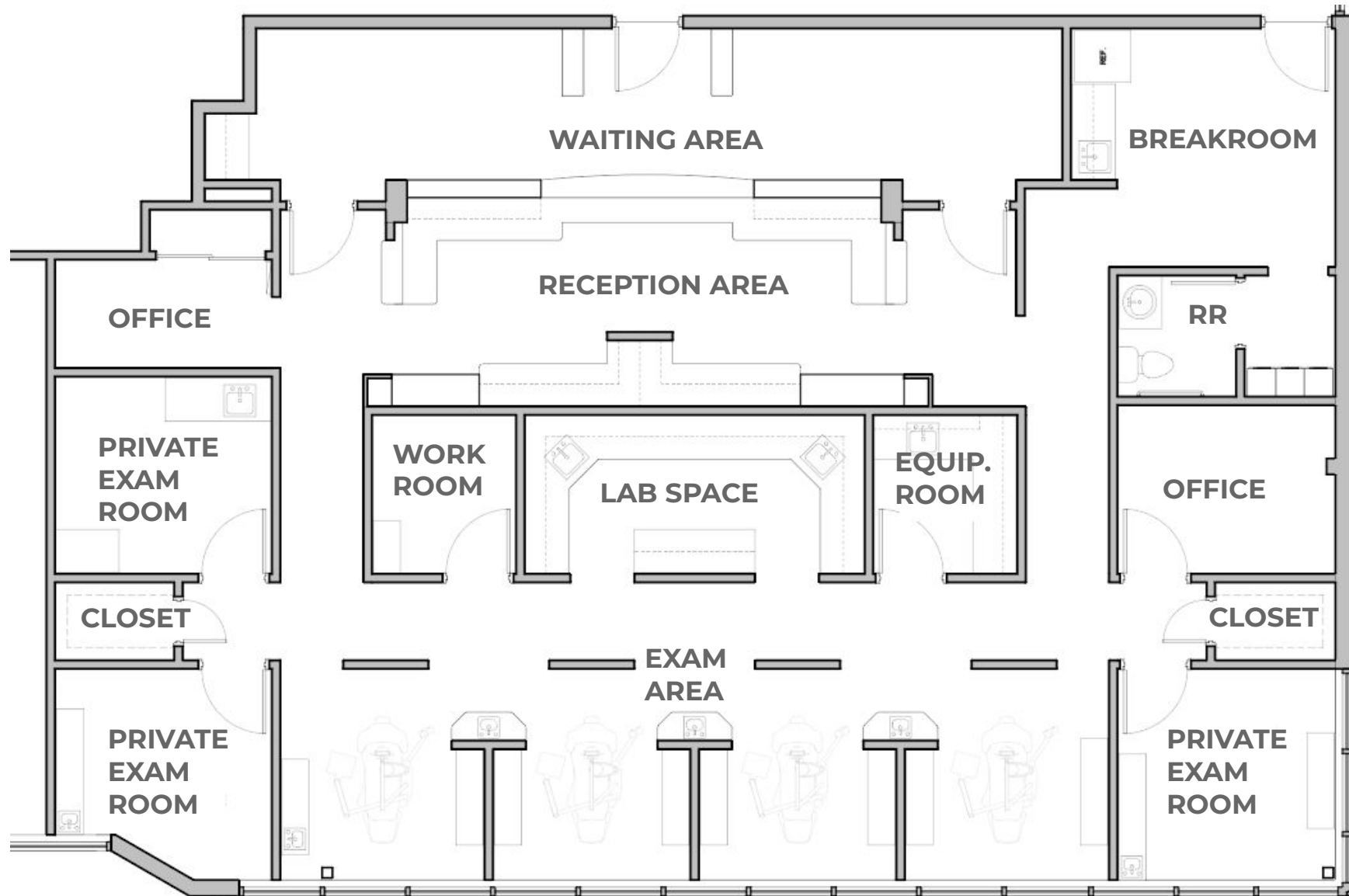
SUITE 1A



**SUITE 3 | FLOOR PLAN**  
**±2,418 SF**



**SUITE 7 | FLOOR PLAN**  
**±2,350 SF**



SUITE 7



SUITE 7



**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



**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



**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.

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:

**NO**

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

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%



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