

**635**  
**INNOVATION DR**  
RENO, NV 89511

**SIERRA  
MEDICAL PLAZA  
FOR LEASE**

**AVAILABILITY**

<b>1ST FLOOR</b>	<b>1,442 - 28,000 SF</b>
<b>2ND FLOOR</b>	<b>611 - 12,665 SF</b>
<b>3RD FLOOR</b>	<b>FULLY LEASED</b>



**ISABELLE NEARY**

DCG HEALTHCARE  
775.772.5223 **CELL**  
ineary@dcghealthcare.com  
S.0197002



**HEALTHCARE**



## PROPERTY HIGHLIGHTS

- 85,781 Square Feet, 3 Level Building
- State of the art building systems
- 24/7 Access for tenants
- On the campus of Northern Nevada Sierra Medical Center
- Generous tenant improvement allowances
- Class A Finishes Throughout
- Conveniently located on Longley Lane
- OB/GYN Practice Occupies Entire 3rd Floor
- Gated Physician Parking



AREA MAP

DOWNTOWN  
RENO

 Reno-Tahoe  
International  
Airport



S McCARRAN BLVD (ADT - 26,370)

AIRWAY DR

 Northern Nevada Sierra  
MEDICAL CENTER

LONGLEY LANE (ADT -  
15,770)

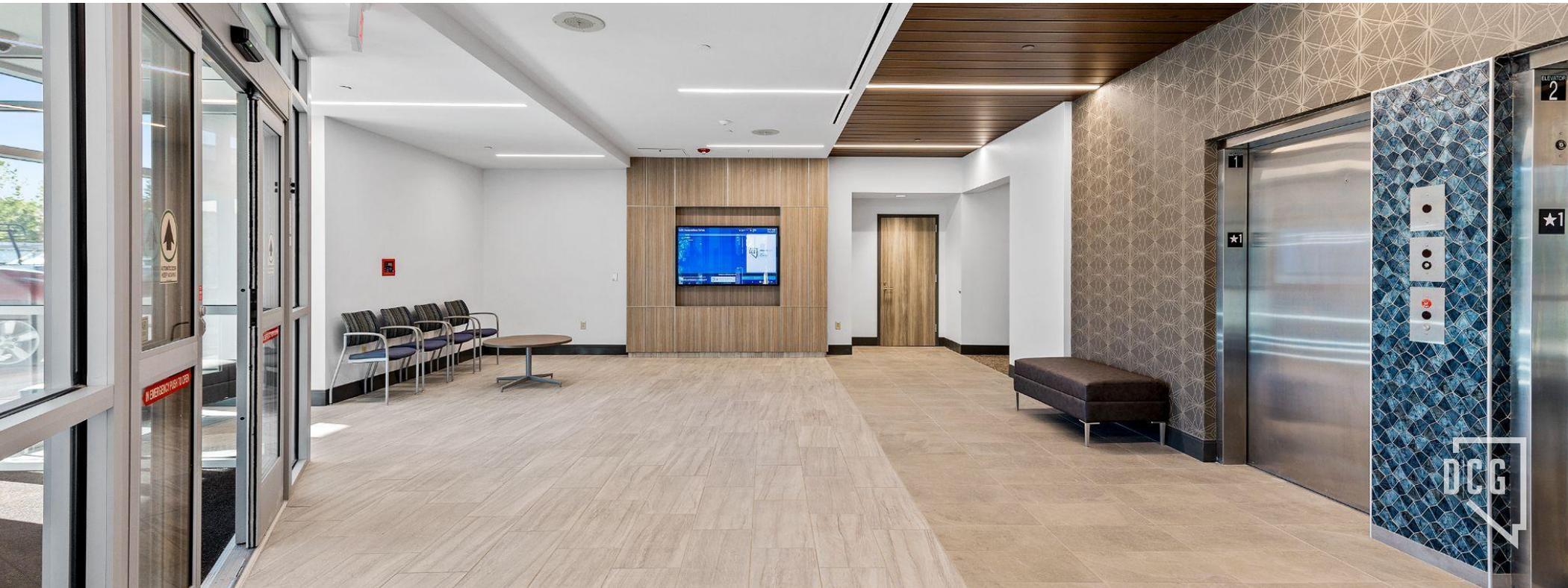
635  
INNOVATION DR

INNOVATION  
DR

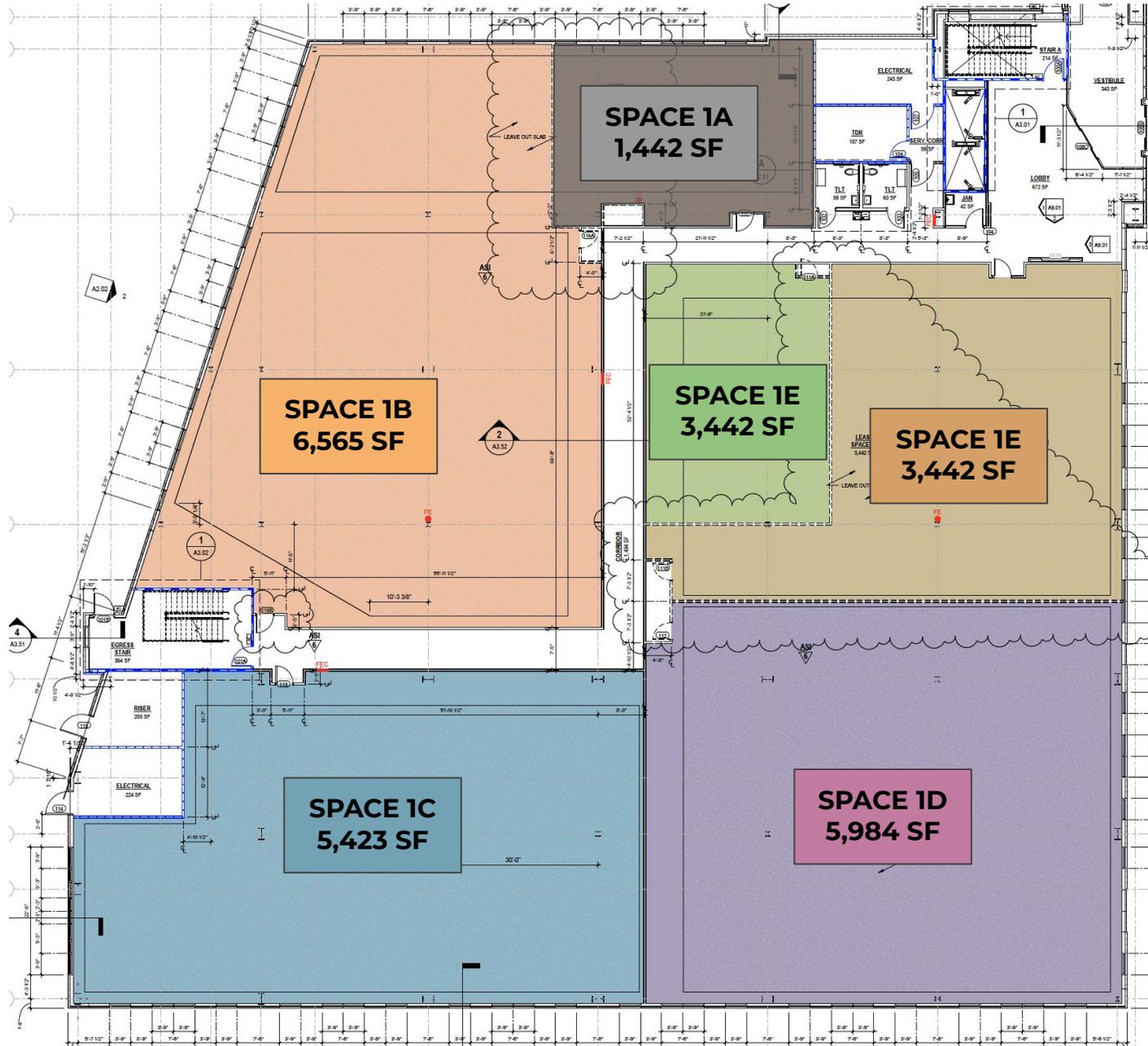




FIRST FLOOR ENTRANCE | COMMON AREA

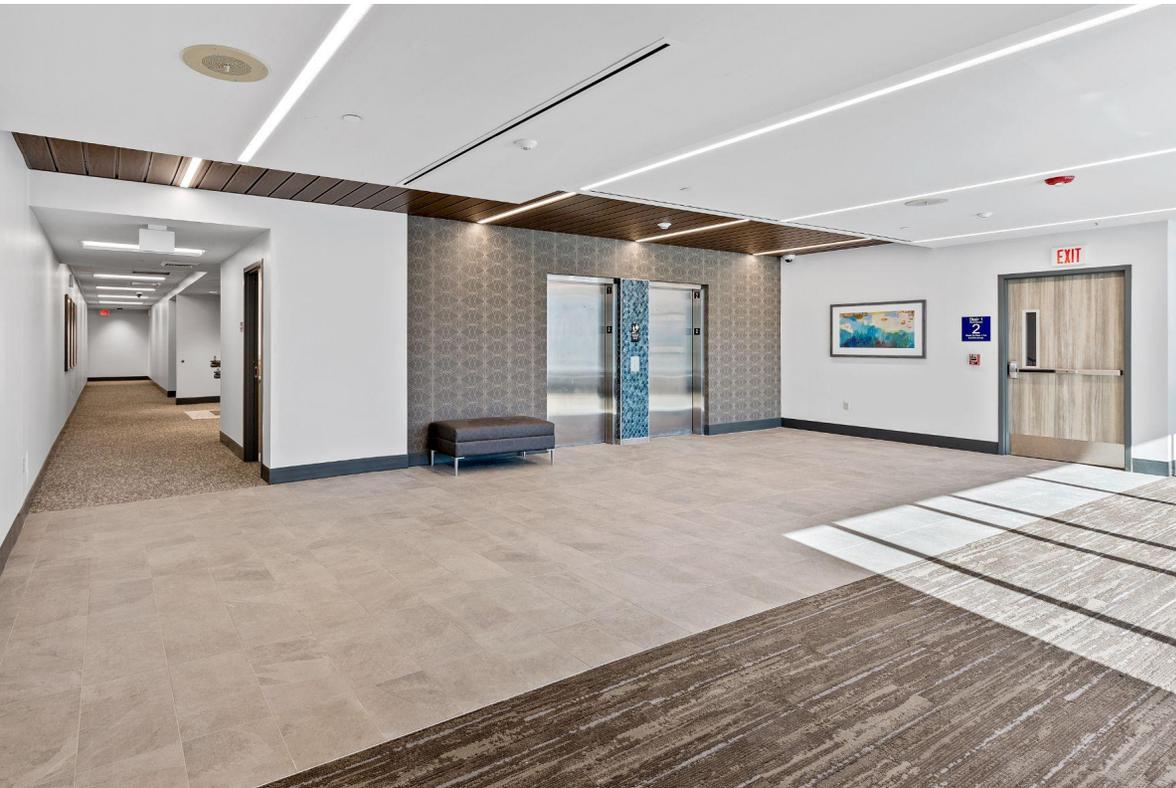


FLOOR 1	1,442 - 28,000 SF
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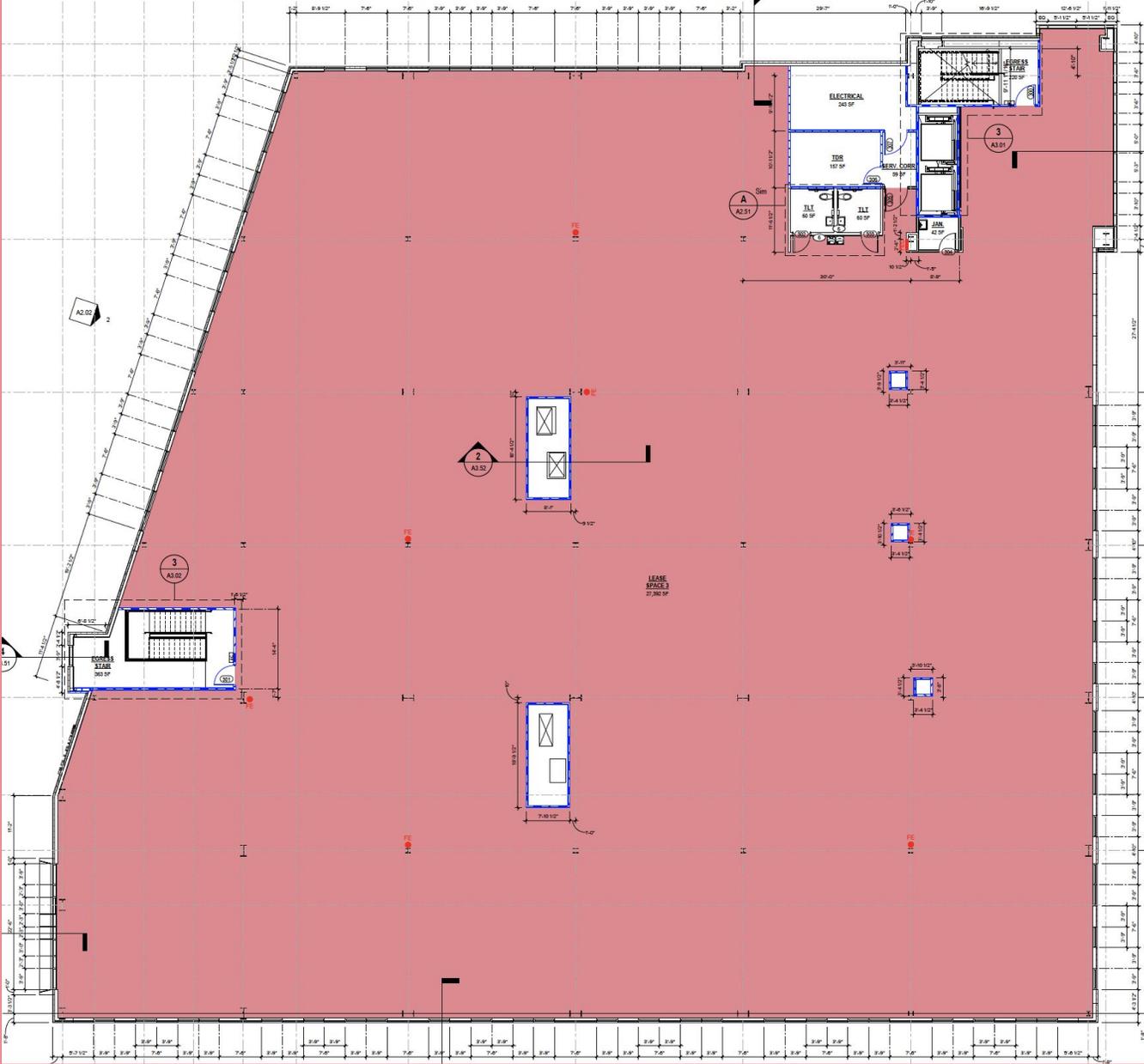


SECOND FLOOR | COMMON AREA





FULLY LEASED



**YOUR  
COMPETITIVE  
ADVANTAGE**

**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

RI - 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

Nevada is the 6th fastest-growing state in the nation, according to the latest *U.S. Census* data.

– U.S. Census Bureau (2025)

Recognized by *US News* for being the No. 7 across the nation for Business Environment.

– US News (2024)



**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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HEALTHCARE



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