

**9295**  
PROTOTYPE DRIVE

**FLEX OFFICE CAMPUS  
AVAILABLE FOR SUBLEASE**



 [VIEW WEBSITE](#)



**OPPORTUNITY TO SUBLEASE UP TO  
367,747 SF IN A FLEX OFFICE CAMPUS  
78.806 ACRES IN RENO, NEVADA**





# DRIVE 9295 PROTOTYPE

CORPORATE CAMPUS  
RENO, NV

FLEX OFFICE CAMPUS  
FOR SUBLEASE  
IN RENO, NV



COLLIERS RENO

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## PROPERTY DETAILS

NAME	Corporate Campus
ADDRESS	9295 Prototype Drive, Reno, NV 89521
PROP TYPE	Multi-use built in 1996
TOTAL EST. CAMPUS SF AVAILABLE	367,747 SF
BUILDING A	106,236 square foot 2-story office building
BUILDING B	104,886 square foot 2-story office building
BUILDING C	Leased
BUILDING D	Leased
BUILDING E	101,463 square foot office and flex building
BUILDING F	28,059 square feet, includes cafeteria & gym
BUILDING G	16,300 square foot child care facility
TOTAL LAND	±78.806 Acres
ZONING	South Meadows PUD
PARKING	Ample Parking
LEASE RATE	Negotiable   Contact Broker
MASTER LEASE	Termination 9/30/2032
FURNITURE AND RACKING	Available



# Property Summary

Rare opportunity to sublease flex office campus with warehouse space in the attractive Reno, Nevada market.

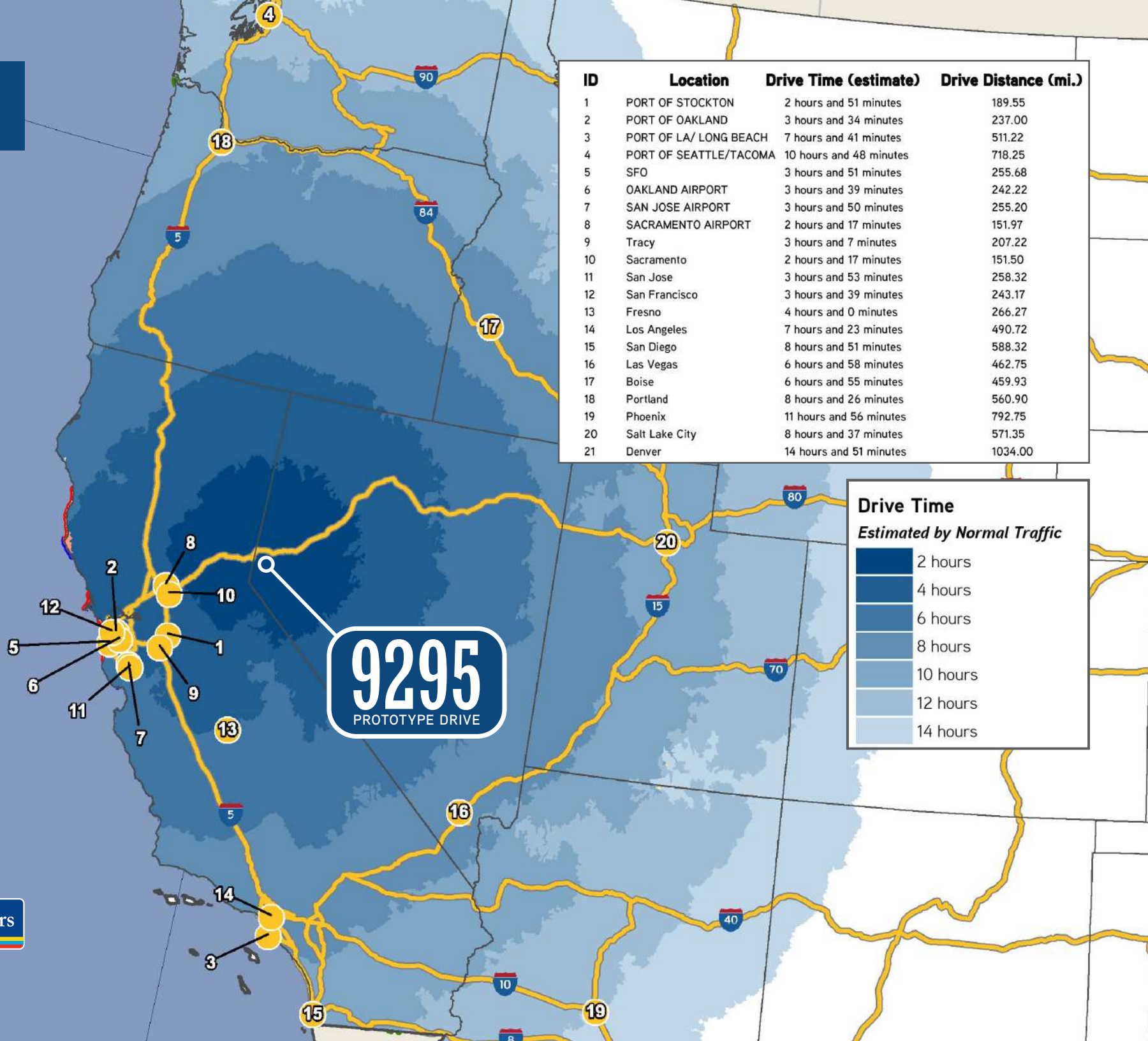
This high profile campus consists of up to 1,111,887 square feet that includes a mix of office, warehouse, distribution, cafeteria, gym, on-site day care and additional amenities on 78.806 acres. The campus is currently occupied by IGT and they are on a long-term lease through September 2032. The campus is located in the South Meadows Submarket of Reno, NV. The South Meadows area boasts convenient access to services and strong demographics for companies looking for skilled and unskilled labor within the greater Reno area. The property is located on Prototype Drive, easily accessible to I-580 and many main thoroughfares. The campus is serviced by a ring road on the perimeter of the campus.

## HIGHLIGHTS

- Unique campus setting – no comparable buildings or opportunity in the region
- Outstanding opportunity to occupy large blocks of space in booming northern Nevada area
- Low power rates in Reno, NV
- Flexible, open floor plans
- Long-term master lease allows for sublease through 9/2032
- Redundant back-up power
- Ideal layouts for office users, manufactures, distribution, production, lab, tech and many others
- Ample land and parking
- Close proximity to I-580 and many local thoroughfares in Reno area
- On-site daycare
- Furniture and racking available



# DRIVE-TIMES



**9295**  
PROTOTYPE DRIVE

## Drive Time Estimated by Normal Traffic





### 3-MILE HOUSING AND DEMOGRAPHIC DATA



**DOWNTOWN RENO**  
6.6 MILES  
10 MINUTES FROM SITE

### NEARBY INDUSTRY AND BUSINESS

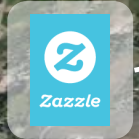


**RENO TAHOE INTERNATIONAL AIRPORT**  
3.2 MILES  
8 MINUTES FROM SITE

**MCCARRAN BOULEVARD**

**NEIL ROAD**

**9295**  
PROTOTYPE DRIVE



**DOUBLE R BOULEVARD**

**SOUTH VIRGINIA STREET**



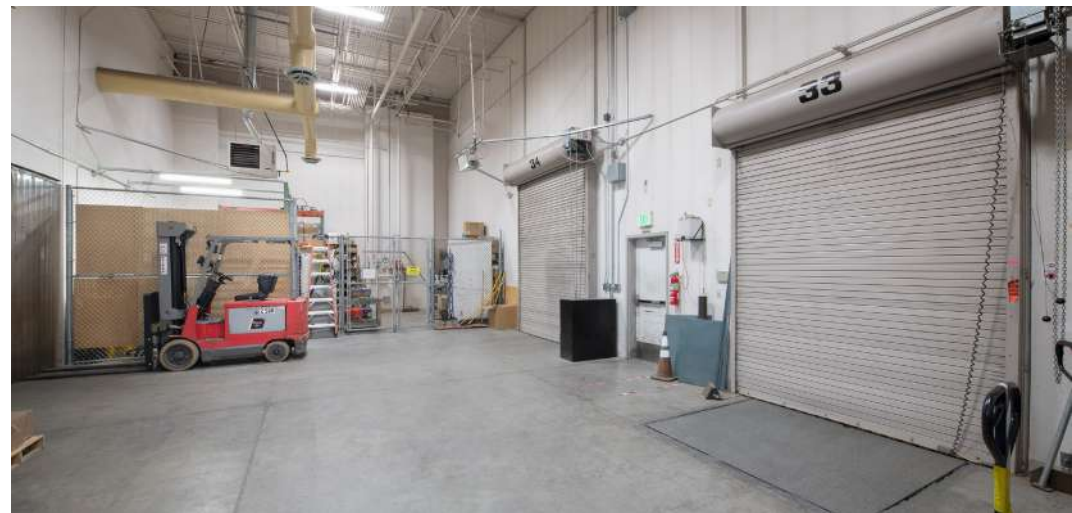
## PROPERTY SPECS

<b>Property Address</b>	IGT Headquarters 9295 Prototype Drive, Reno, NV 89521
<b>County</b>	Washoe County
<b>Parcel Number</b>	163-111-01
<b>Land Area</b>	±78,806 acres
<b>Zoning</b>	PUD – South Meadows
<b>Estimated SF Available</b>	367,747
<b>Building A SF</b>	106,236 (Office)
<b>Building B SF</b>	104,886 (Office)
<b>Building C SF</b>	Leased
<b>Building D SF</b>	Leased
<b>Building E SF</b>	101,463 square foot office and flex building
<b>Building F SF</b>	28,059 square feet, includes cafeteria & gym
<b>Building G SF</b>	16,300 square foot child care facility
<b>Construction Type</b>	Concrete Tilt-Up, Precast Panels
<b>Foundation</b>	6" reinforced concrete throughout
<b>Roof</b>	All roofs are 2014 or newer; Minimum spec 65 mil Sarnafil PVC membrane – 20 year warranties
<b>Clear Height</b>	14'
<b>HVAC</b>	Building Conditioned for 68-74 degrees Fahrenheit, year round; 98% roof mounted package units -95% of those replaced in the last 5 years; 15-40 ton typical, 70 ton in areas
<b>Air Exchanges</b>	Carbon Dioxide monitoring and variable economizers throughout the campus
<b>Sprinkler System</b>	FM Global Standard, 19 risers; ESFR in all racked areas, with ability to upgrade to ESFR throughout
<b>Security</b>	Cameras and key card access
<b>Electrical</b>	Abundant power–electrical distribution can be provided

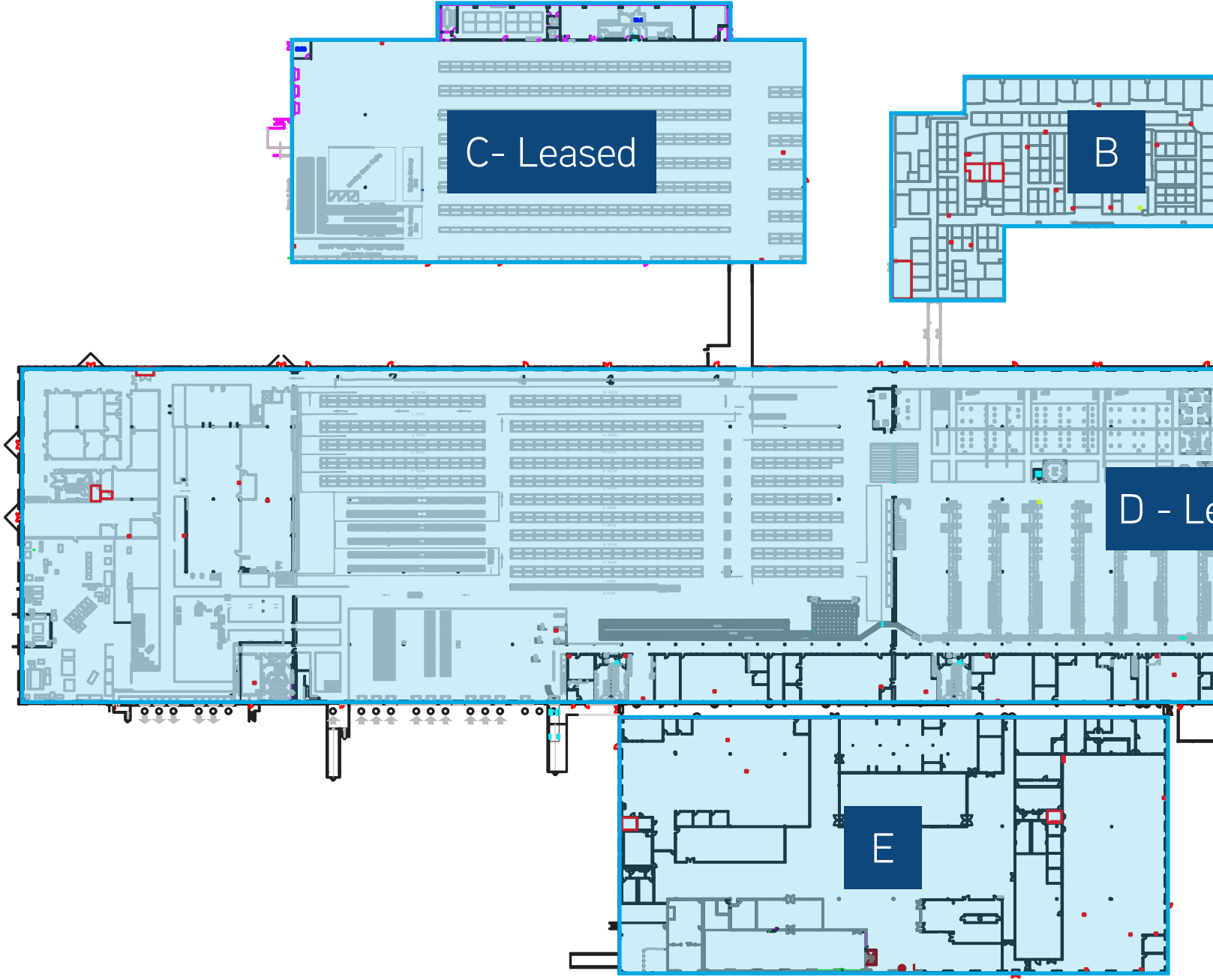


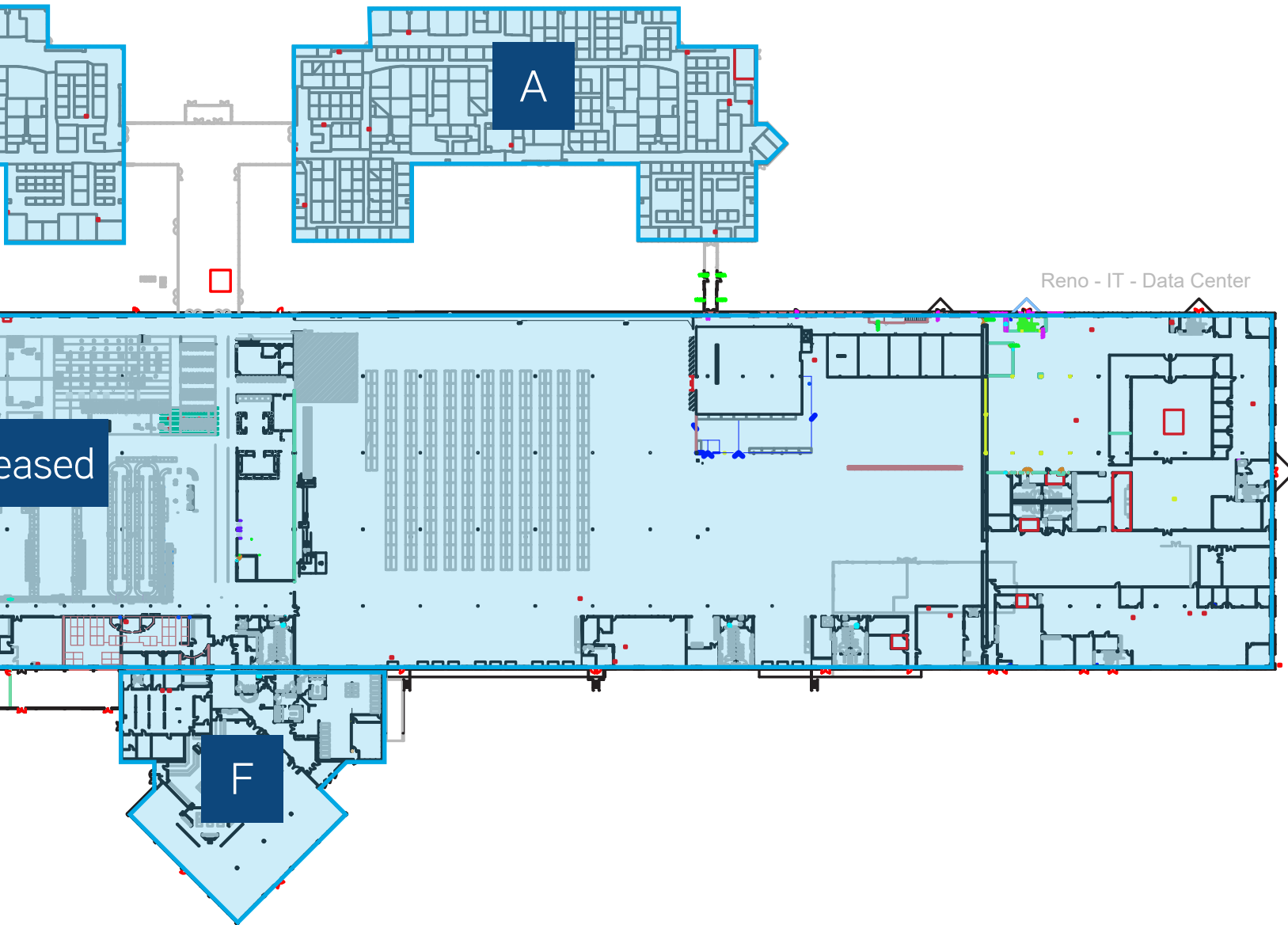
## PROPERTY SPECS CONTINUED

<b>Control System</b>	Building Management System, BMS, controls lighting and HVAC throughout campus
<b>Lighting</b>	95% of campus upgraded to LED lighting; 30-50 foot candles typical in warehouse area
<b>Electricity</b>	All power at 480 Volt, 3 phase, distribution throughout facility; 500kVa, 500kVa, 750kVa, 2000kVa, 2000kVa, 2500kVa, 1500kVa, 1500kVa
<b>Natural Gas</b>	4" incoming lines in multiple locations
<b>Column Spacing</b>	40'x60'
<b>Fiber</b>	Redundant fiber to the facilities, provided by AT&T, Spectrum, and Century Link
<b>Data Center</b>	4 redundant CRAC units for underfloor cooling; FM200 fire protection
<b>Occupancy</b>	2,380 employees on the campus at peak, historically
<b>Backup Power</b>	<p>4 generators on site:</p> <p>750kva, 800kva, redundant backing up in main data center in the south of Building E and is backed up by redundant 500kva UPSs</p> <p>400kva, 500kva, redundant backing up in building A and is backed up by redundant 300kva UPSs</p> <p>All run through the main electrical rooms so they could be divided out if needed for other needs.</p>



# Campus Site Plan





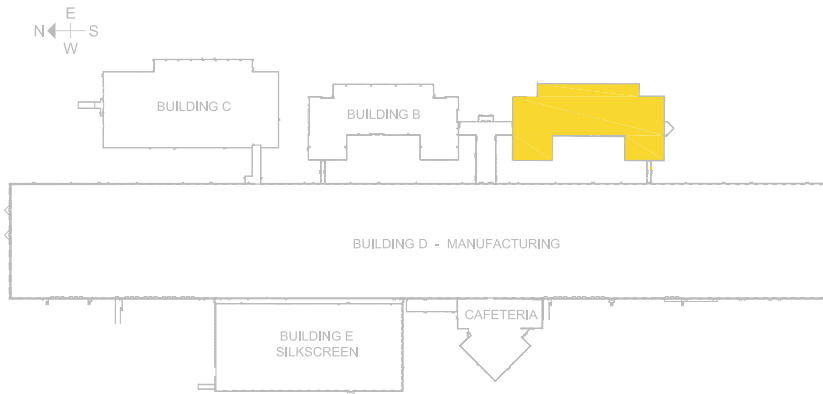
# Building **A**



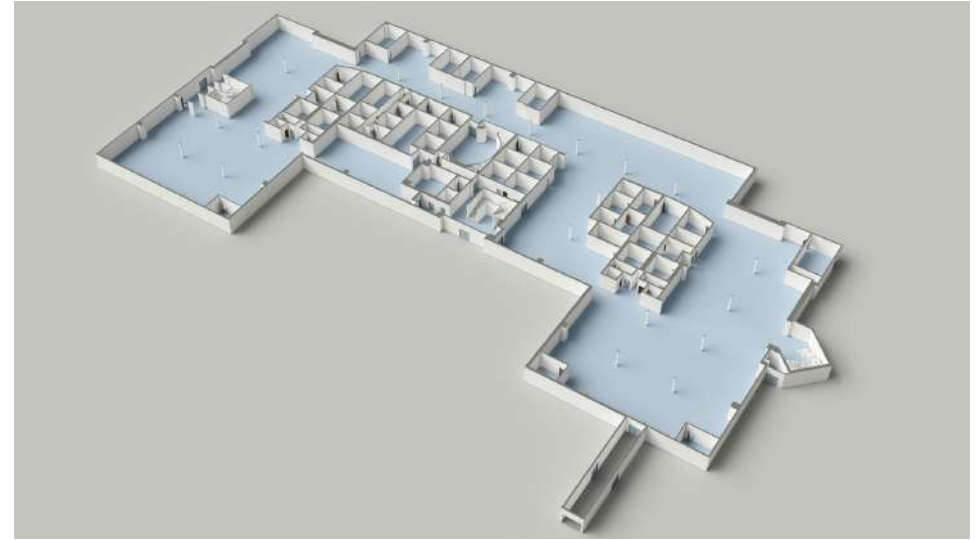
## BUILDING A HIGHLIGHTS

- 106,236 Square feet, two-story, office building - Can be demised to 53,300 square feet (single floor)
- Fully furnished and ready for immediate occupancy
- Building connects to attached warehouse space that may be available – inquire further for details
- Ample parking
- Potential to access via main lobby
- Fiber Optic Cable and dual redundancy
- Extra power, 400KVA, generator and battery backup
- Layout is mostly open with a mix of office space, conference rooms, small data center, break area, small counters with sinks throughout

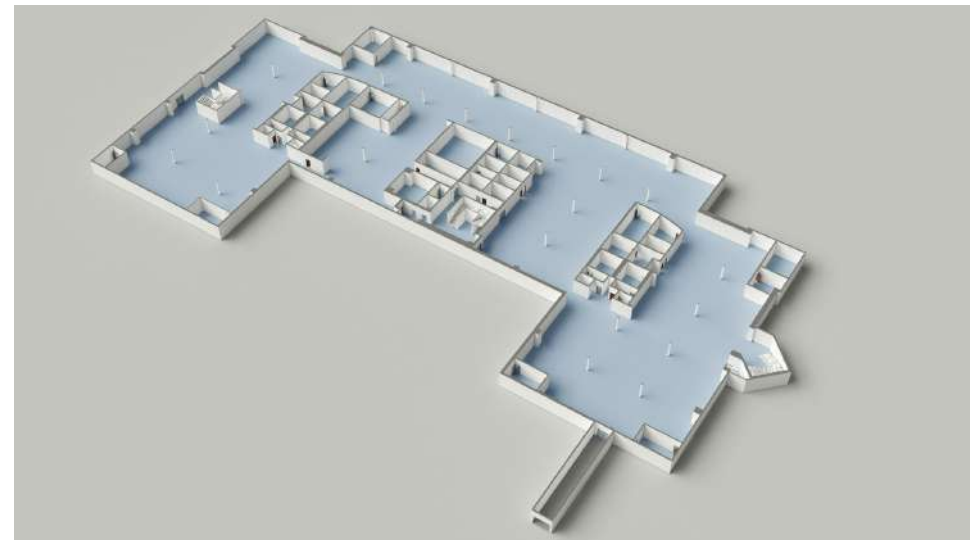
## BUILDING LOCATION WITHIN CAMPUS



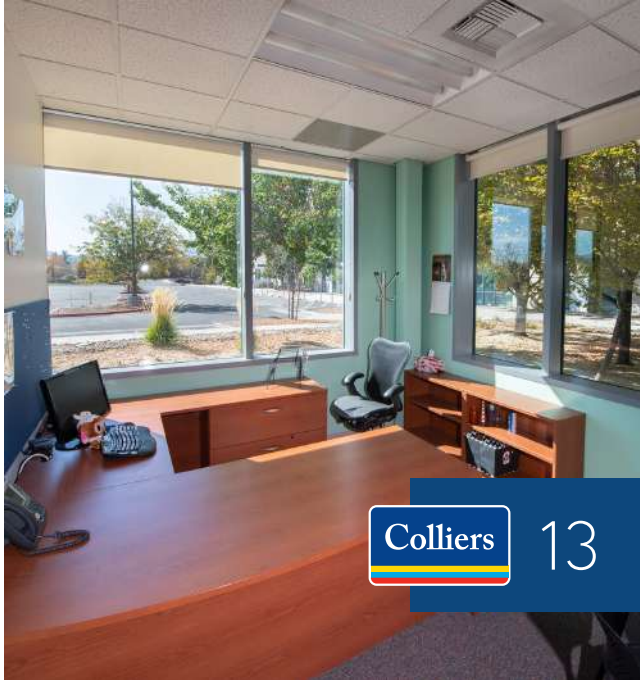
## FIRST FLOOR



## SECOND FLOOR

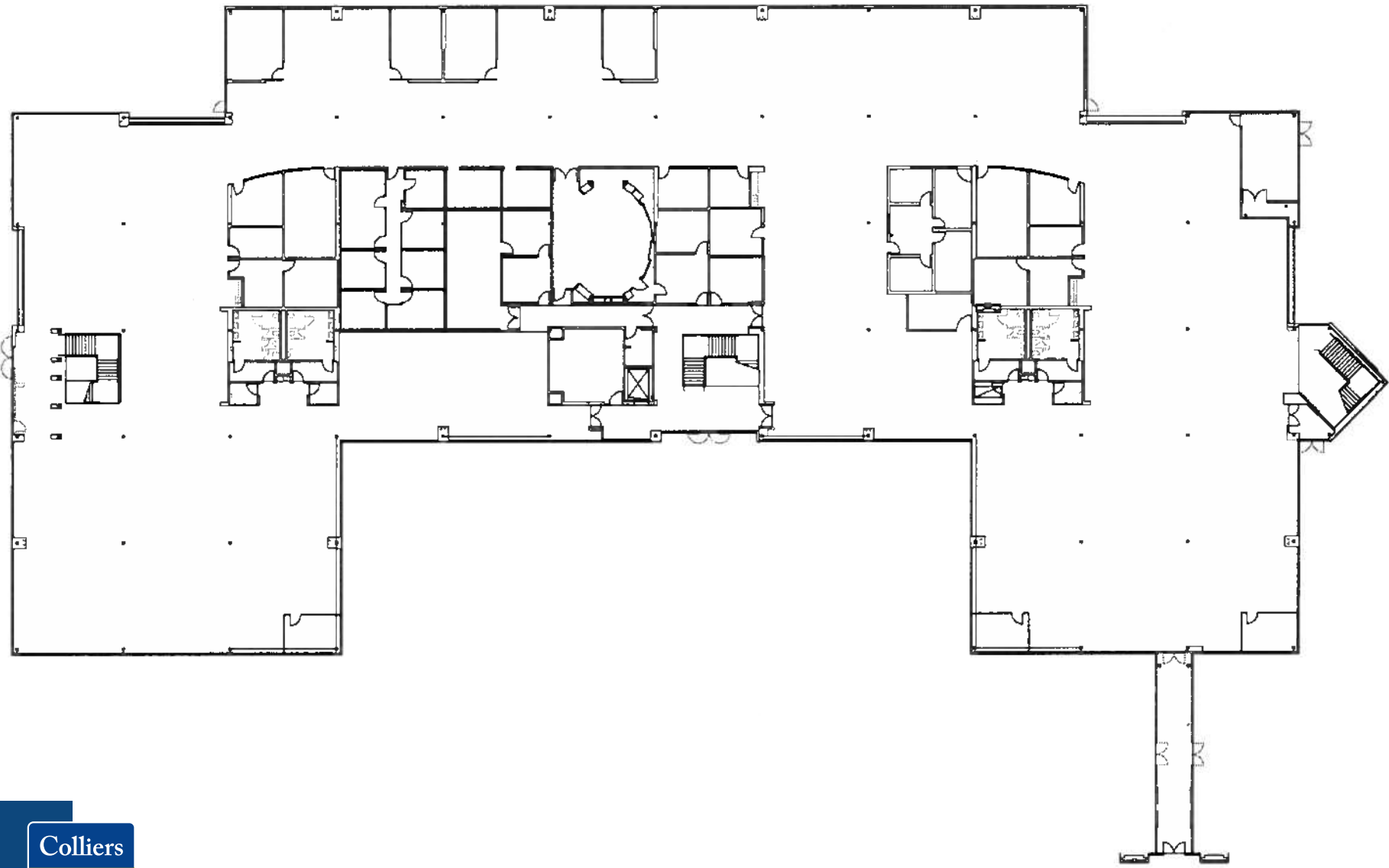


# BUILDING A PHOTOGRAPHS



# Building A

## FIRST FLOOR



# Building A

## SECOND FLOOR



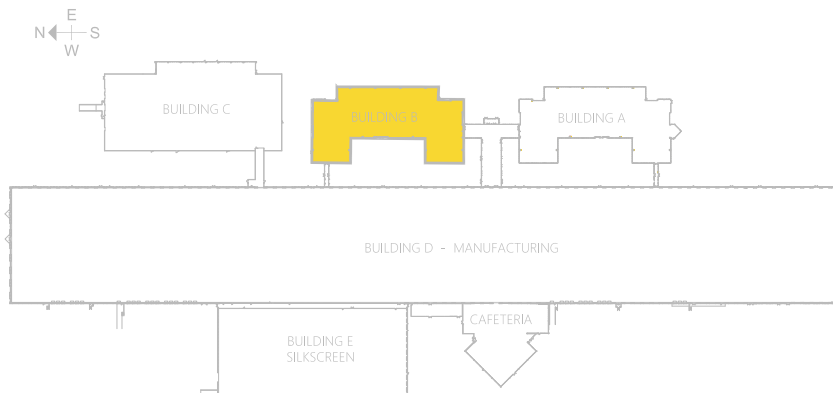
# Building B



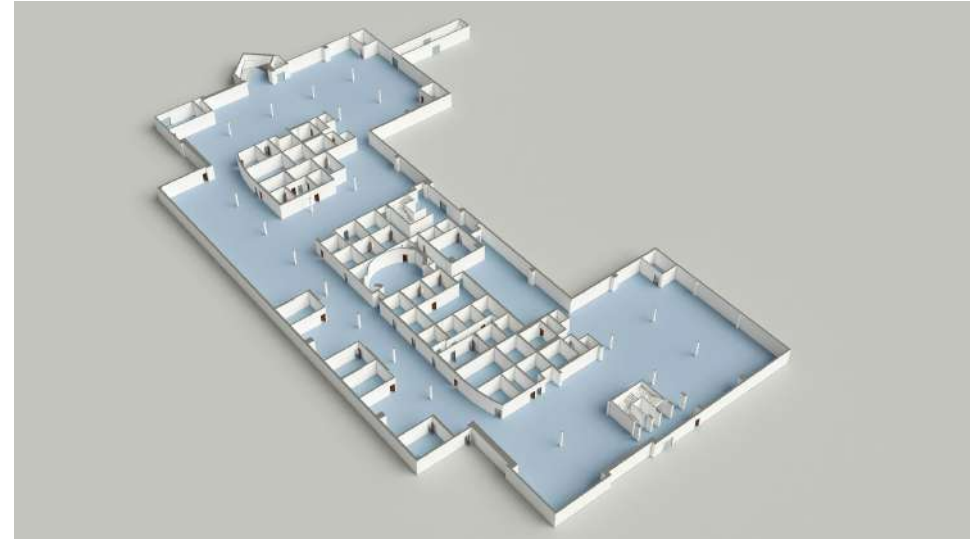
## BUILDING B HIGHLIGHTS

- 104,886 Square feet, two-story, office building - Can be demised to 52,000 square feet (by floor)
- Fully furnished and ready for immediate occupancy
- Ample parking
- Potential to access via main lobby
- Fiber Optic Cable and dual redundancy
- Extra power, 400KVA, generator and battery backup
- Layout is mostly open with a mix of office space, conference rooms, small data center, break area, small counters with sinks throughout

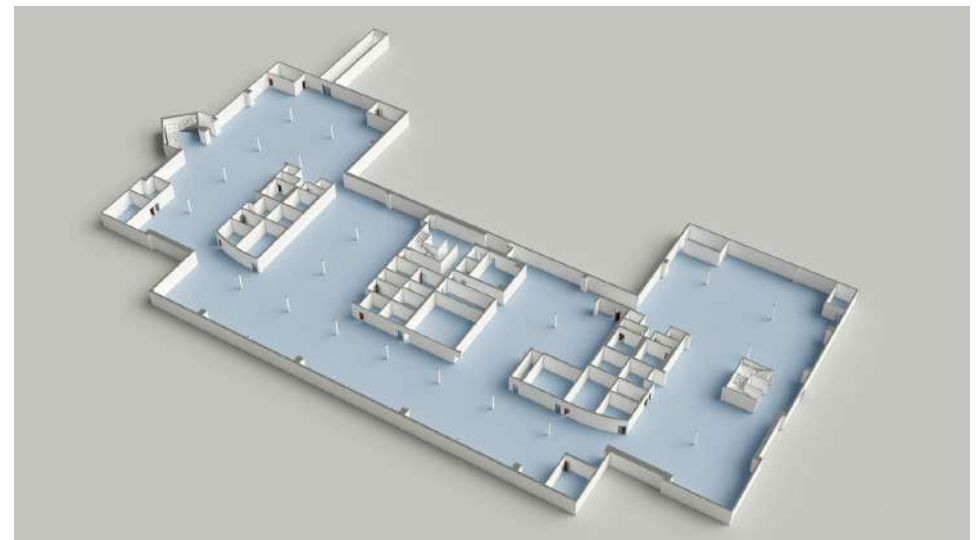
## BUILDING LOCATION WITHIN CAMPUS



## FIRST FLOOR



## SECOND FLOOR

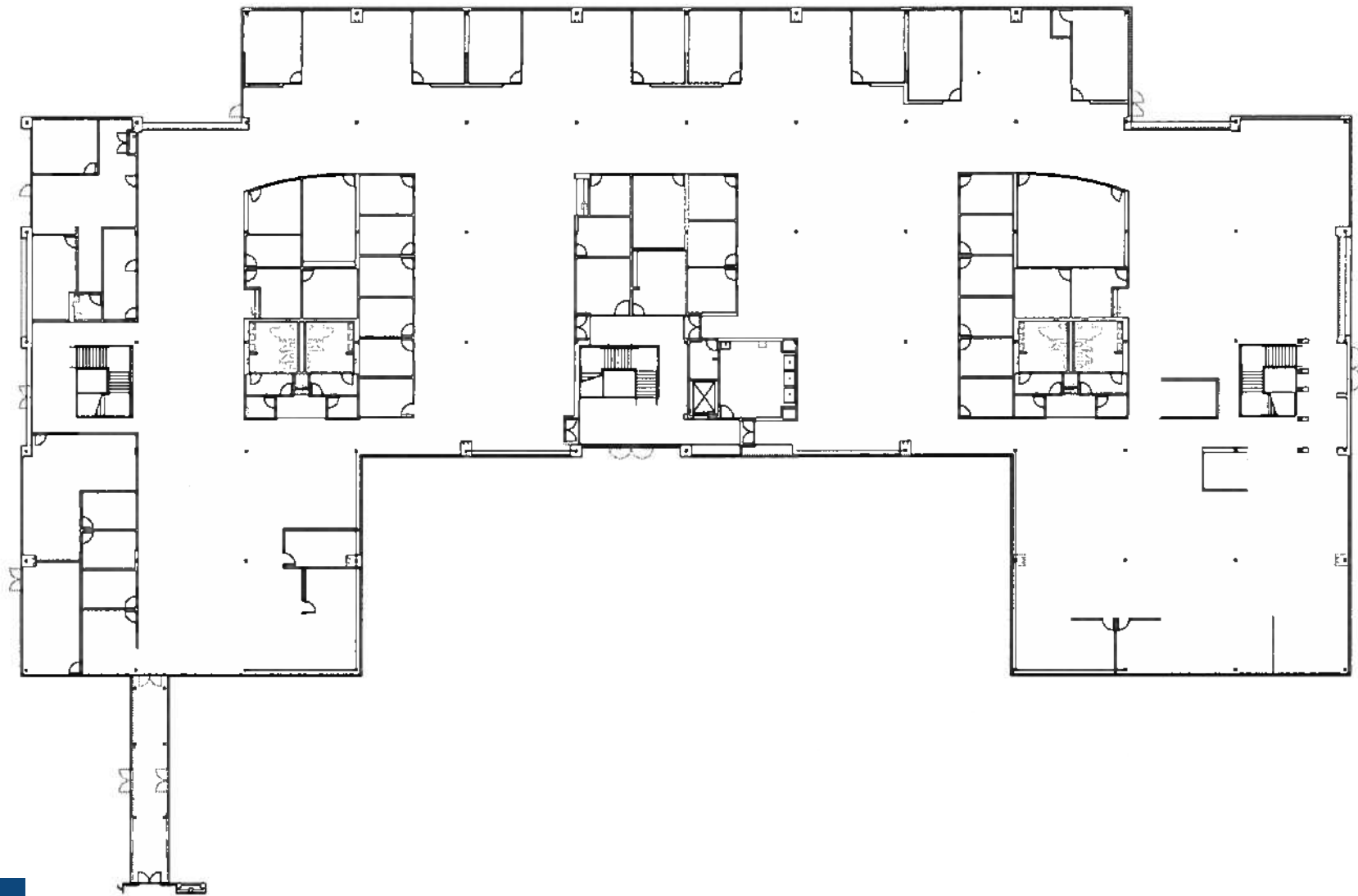


# BUILDING B PHOTOGRAPHS



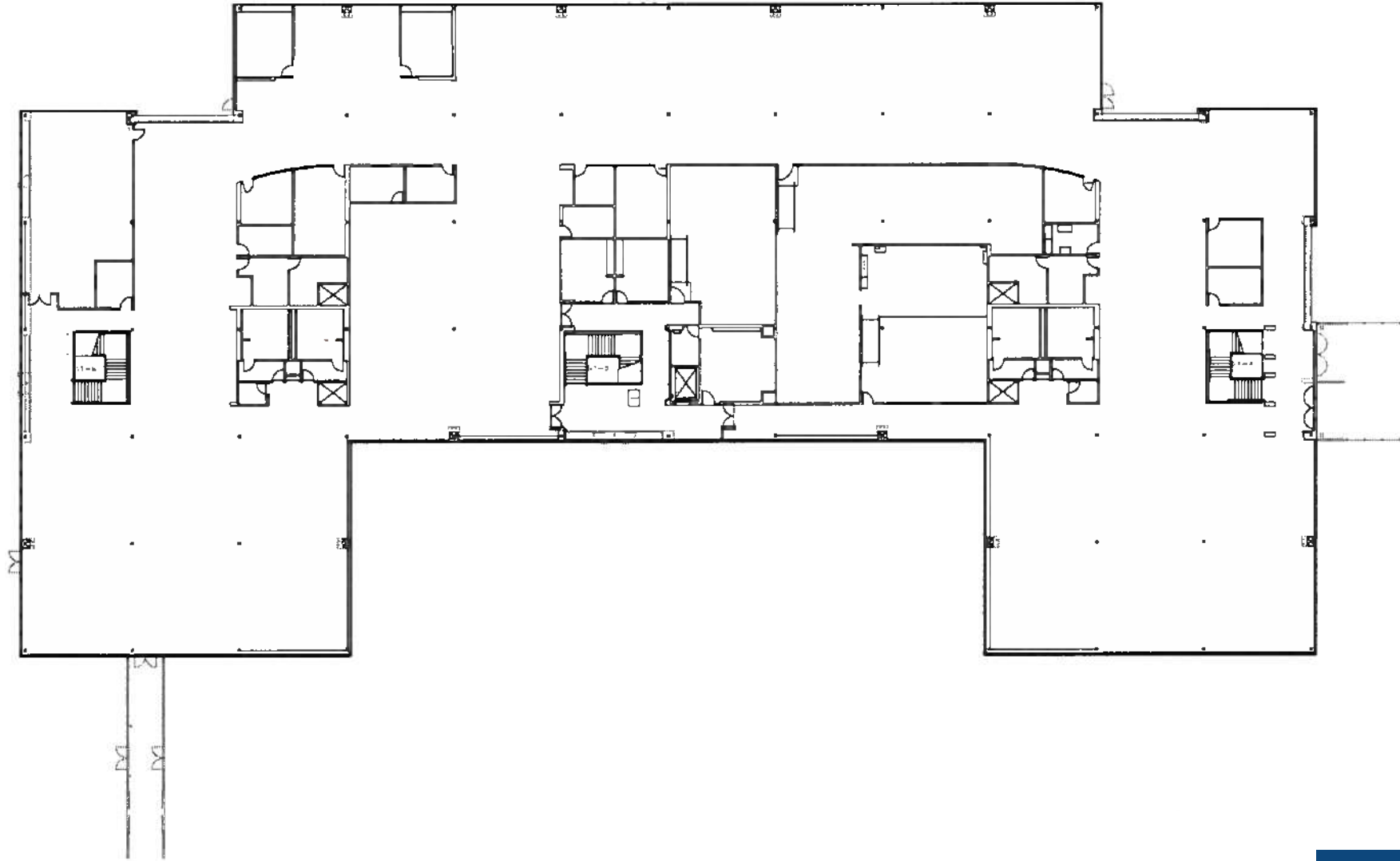
# Building B

## FIRST FLOOR



# Building B

## SECOND FLOOR



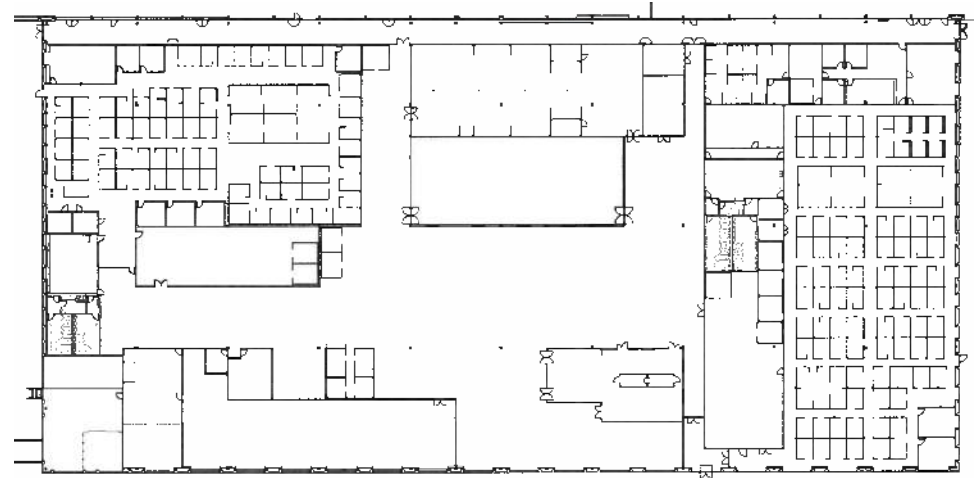
# Building **E**



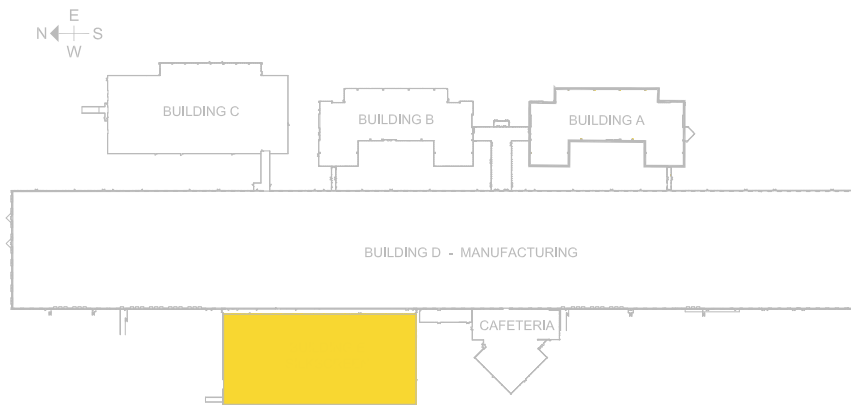
## BUILDING E HIGHLIGHTS

- 101,463 square foot office building
- Column Spacing: 40'x60'
- Clear Height: 14'
- Unique conditioned space for Research and Development

## FLOOR PLAN



## BUILDING LOCATION WITHIN CAMPUS



# BUILDING E PHOTOGRAPHS



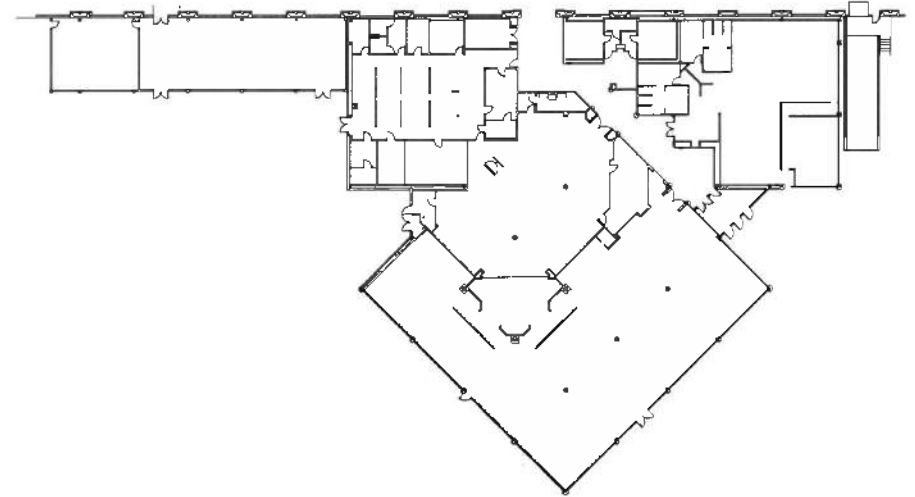
# Building **F**



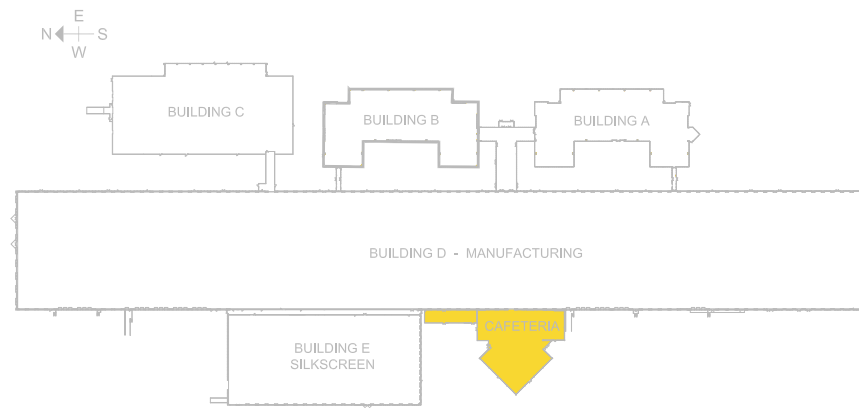
## BUILDING F HIGHLIGHTS

- 28,059 square feet, includes cafeteria & gym
- Gym includes locker rooms with showers
- 1,932 square foot gym can accommodate up to 129 people
- Building includes a cafeteria with a 716 person capacity

## FLOOR PLAN



## BUILDING LOCATION WITHIN CAMPUS



# BUILDING F PHOTOGRAPHS



# Market & Local Overview > Reno, NV

## LOCAL SUMMARY

As the announcements of large and recognizable companies that are moving to the area are publicized, businesses, investors and developers from all over the country are rushing to jump on the bandwagon. Companies are finding that the ease of doing business, coupled with favorable taxes and incentives, is creating an unparalleled motivation for business leaders to focus on Northern Nevada.

In fact, Nevada was ranked number 1 for inbound moves for 2018 according Atlas Van Lines study. With the area including major cities such as Reno, Sparks, Carson City, and Incline Village, there is plenty of room for expansion. With the benefits of Nevada's low tax on businesses - and a satisfying quality of life, it's a wonder why a business or developer would choose anywhere else. The region's optimal location to San Francisco, Portland, Salt Lake City, Las Vegas, and Los Angeles all within a day's drive is just another added benefit.

With Nevada having the third most business-friendly tax structures in the country, it opened up many possibilities for out-of-state companies to locate facilities here, including Google, Tesla, Switch, Apple, and most recent newcomer, Blockchain.



## HOW RENO RANKS NATIONALLY



**Top 30 Mid-Size Cities | Reno #1**

NewGeography.com



**Top 100 Leading Locations | Reno #9**

AreaDevelopment.com



**No. 5 Best Business Tax Climate**

Business Tax Climate Index by Tax Foundation



**No. 9 Best State for Business**

Chief Executive Magazine



**Top 50 Best Places to Live**

Livability.com



**Top 20 Least Expensive Cities to Do Business**

Kosmont-Rose Institute Cost of Doing Business Survey



**Named Among 10 Most Entrepreneurial States**



**No. 1 in the Small Business Policy Index**

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## THE GREATER RENO-TAHOE'S BUSINESS AND ECONOMIC CLIMATE IS EXPERIENCING A MAJOR BOOM AND THE RAMIFICATIONS ARE FAR REACHING

### COMPANIES THAT HAVE RELOCATED TO RENO/SPARKS



Blockchain recently purchased 67,125 acres in the Tahoe Reno Industrial Center for their new corporate headquarters and software design research center.



Google also purchased 1,210 acres of land in TRIC, making both of them neighbors with Tesla and Switch.



Tesla Motors also invested in Nevada and is currently building the world's largest lithium ion battery factory that is scheduled to have a 5.8 million square foot footprint, with 1.9 million square feet already built. This \$5 billion lithium battery plant has employed 8,600 people and provided 16,000 indirect jobs within the last few years.



Switch, the Las Vegas based tech company, plans to invest billions in a projected 8 million square foot data center. The first building in the Switch Campus recently opened its doors and became the world's largest single data center, measuring 1.3 million square feet.



Amazon moved one of their distribution warehouses into a 680,000 square foot e-commerce, high clearance building that employs 600 associates.

## MAJOR EMPLOYERS IN RENO/SPARKS

TOP EMPLOYERS		EMPLOYEES
1	US District Court of Nevada	165,250
2	Employers Holdings, Inc.	79,551
3	Microsoft	75,000
4	Regent Care Center	65,000
5	HomeTown Health	62,348
6	US Bureau of Land Management	57,042
7	International Game Technology	52,100
8	Woodburn and Wedge	48,867
9	WSPPN	48,867
10	Mitel Networks	46,669
11	McDonald Carano Wilson LLP	44,028
12	Wells Fargo	40,225
13	Great Call Inc.	35,934
14	Clear Capital	31,895
15	Holland & Hart LLP	30,081
16	Video Gaming Technologies	28,500
17	US Bank	27,039
18	Tri Net Inc.	26,165
19	Morgan Stanley	23,989
20	Renown Institute	23,845
21	LP Insurance Services	21,200
22	NV Energy, Inc.	20,456
23	Grand Rounds	19,780
24	Eide Bailly LLP	19,525
25	Renown Health	17,993



## NORTHERN NEVADA ECONOMY OVERVIEW

### Nevada Operating Advantage

- » One day drive time to seven states and over 60,000,000 people
- » Strategic location – central among the 11 western states
- » Over 80 million SF of industrial space in Reno/Sparks market
- » State incentives available
- » Strong interest in the area from distributors and manufacturers
- » Advantageous business climate, taxes, and regulations

### Tax Advantage

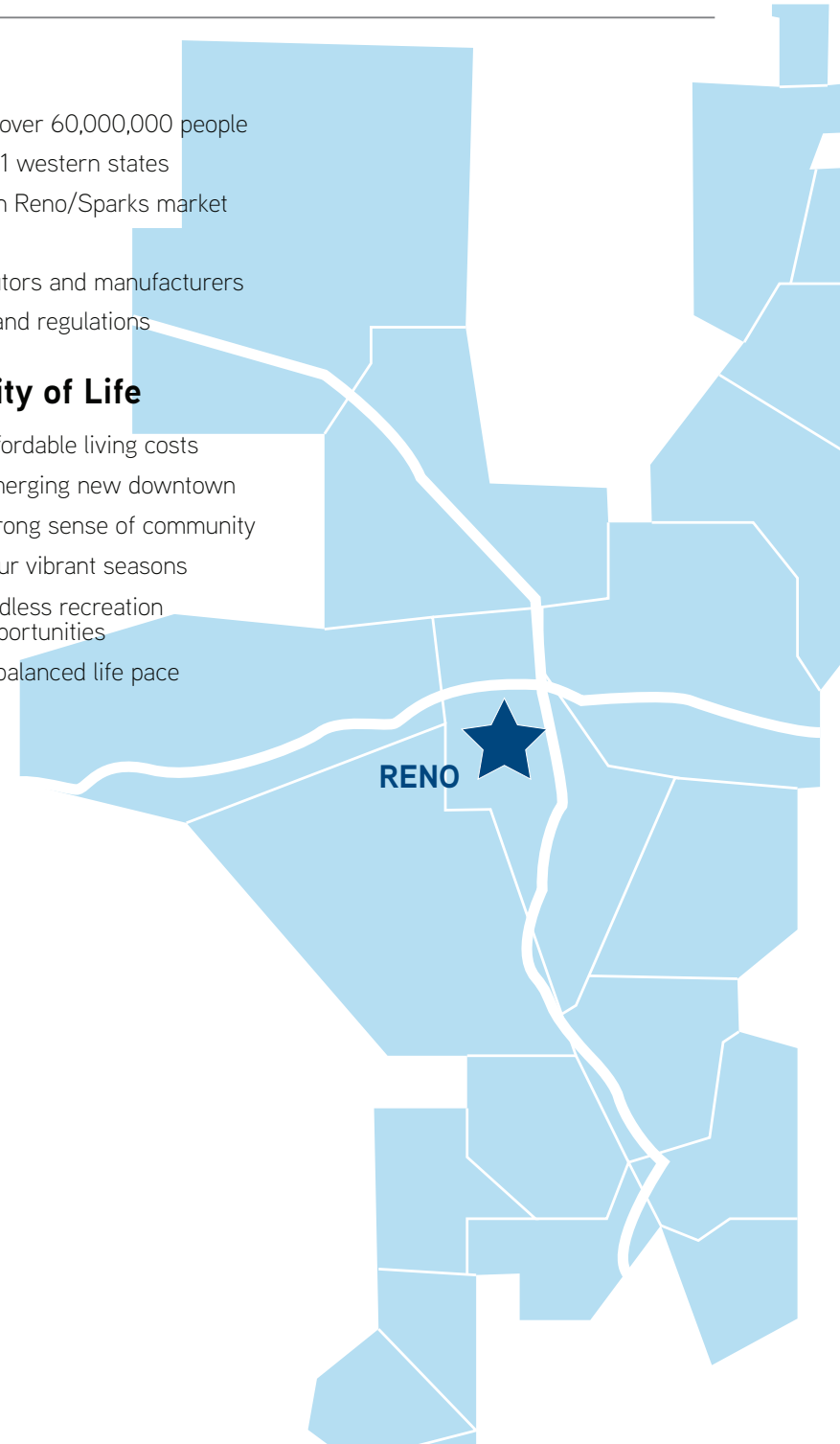
- » NO corporate income tax
- » NO personal income tax
- » NO franchise tax
- » NO unitary tax
- » NO inventory tax
- » NO inheritance tax
- » NO estate tax

### Quality of Life

- » Affordable living costs
- » Emerging new downtown
- » Strong sense of community
- » Four vibrant seasons
- » Endless recreation opportunities
- » A balanced life pace

### Helpful Links

- » [Economic Development Authority of Western Nevada](#)
- » [City of Reno](#)
- » [City of Sparks](#)
- » [State Department of Taxation](#)
- » [Governor's Office of Economic Development](#)
- » [Nevada Department of Business Industry](#)
- » [Regional Transportation Commission](#)





COMPARATIVE DATA	Alameda County	Solano County	Santa Clara County	Washoe County
Living Wage (1 Adult, No Children)	\$33.67	\$29.18	\$38.35	\$25.78
Median Wage	\$27.42	\$21.22	\$29.80	\$17.97
Median Home Value	\$834,544	\$428,783	\$1,101,716	\$352,604
Median Rent	\$1,566	\$1,347	\$2,017	\$880
Mean Travel Time to Work (Minutes)	33.4	32.6	28.7	21.6
Population Growth from 4/2010 - 7/2019	8.1%	7.8%	7.8%	16.5%

Sources: ESRI Demographics, Bureau of Labor Statistics

DEMOGRAPHICS	3 Mile	5 Mile	10 Mile
2022 Total Population	62,476	127,475	356,579
Median Age	37.9	39.4	38.2
2022 Total Households	28,211	56,964	155,836
2022 Average Household Income	\$123,407	\$120,390	\$103,777

Source: Esri & U.S. Census

## EMPLOYMENT

With over 400K employees, the Reno/Sparks market offers a hefty labor force that is well-distributed across industry types. Major downtown revitalizations and budding demographics have triggered an influx of fresh players and concepts including Tesla, Amazon, and Blockchain, to name a few.

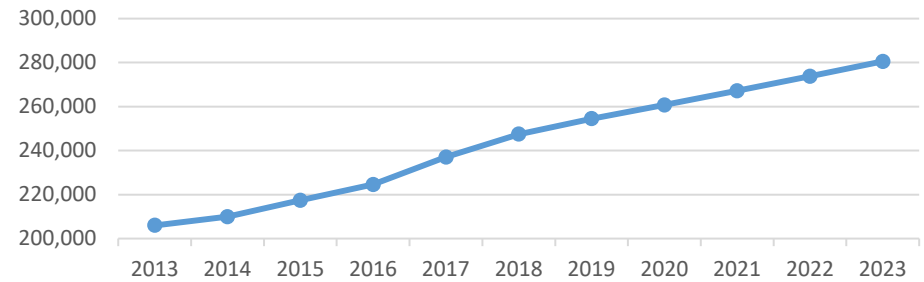
### WASHOE COUNTY LABOR FORCE

	Population
Total Working Class Population	400,031
Not in Labor Force (16+)	138,331
Labor Force	261,700
Employed	254,500
Unemployed	7,200
Under 16	90,805

Source: Nevada Department of Employment, Training & Rehabilitation, ESRI Demographics

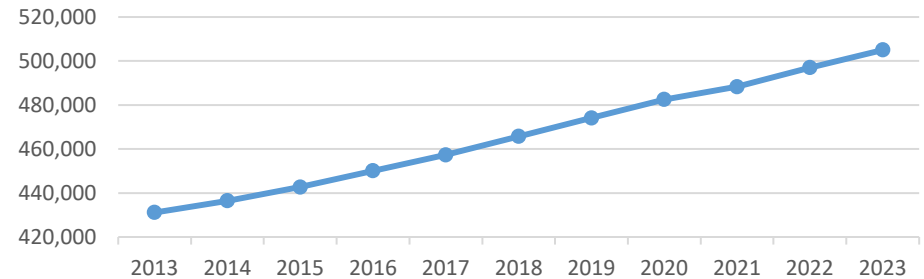
## JOB TRENDS

From 2013 to 2020, jobs increased by 23.46% in Washoe County, NV from 205,995 to 260,746. Job growth is expected to increase by 7.28% between 2020 and 2023, adding 19,721 jobs



## POPULATION TRENDS

As of 2020, the region's population increased by 11.23% since 2013, growing by 51,316. Population is expected to increase by 4.54% between 2020 and 2023, adding 22,453.



Source: Nevada Department of Employment, Training & Rehabilitation, ESRI Demographics

.Note: (Note - projections are pre-2020 business closures)





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IN RENO, NV

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