

# 9500

**Prototype Ct**  
RENO, NV 89521



**OFFICE  
AVAILABLE**  

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**FOR SALE  
OR LEASE**



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**CORFAC**  
INTERNATIONAL



## ABOUT THE PROPERTY

- Single story professional garden office building located in the Prototype Court Park Development in the South Meadows submarket.
- Bright office space featuring ample windows, office, conference room, break room, two restrooms, and two large open work areas.
- Close proximity to the South Meadows Promenade, Double Diamond Town Center, South Reno Athletic Club and several other amenities.
- Conveniently located near freeway access to Hwy 580.



**Sale Price** | \$1,187,315

**Lease Rate** | Negotiable

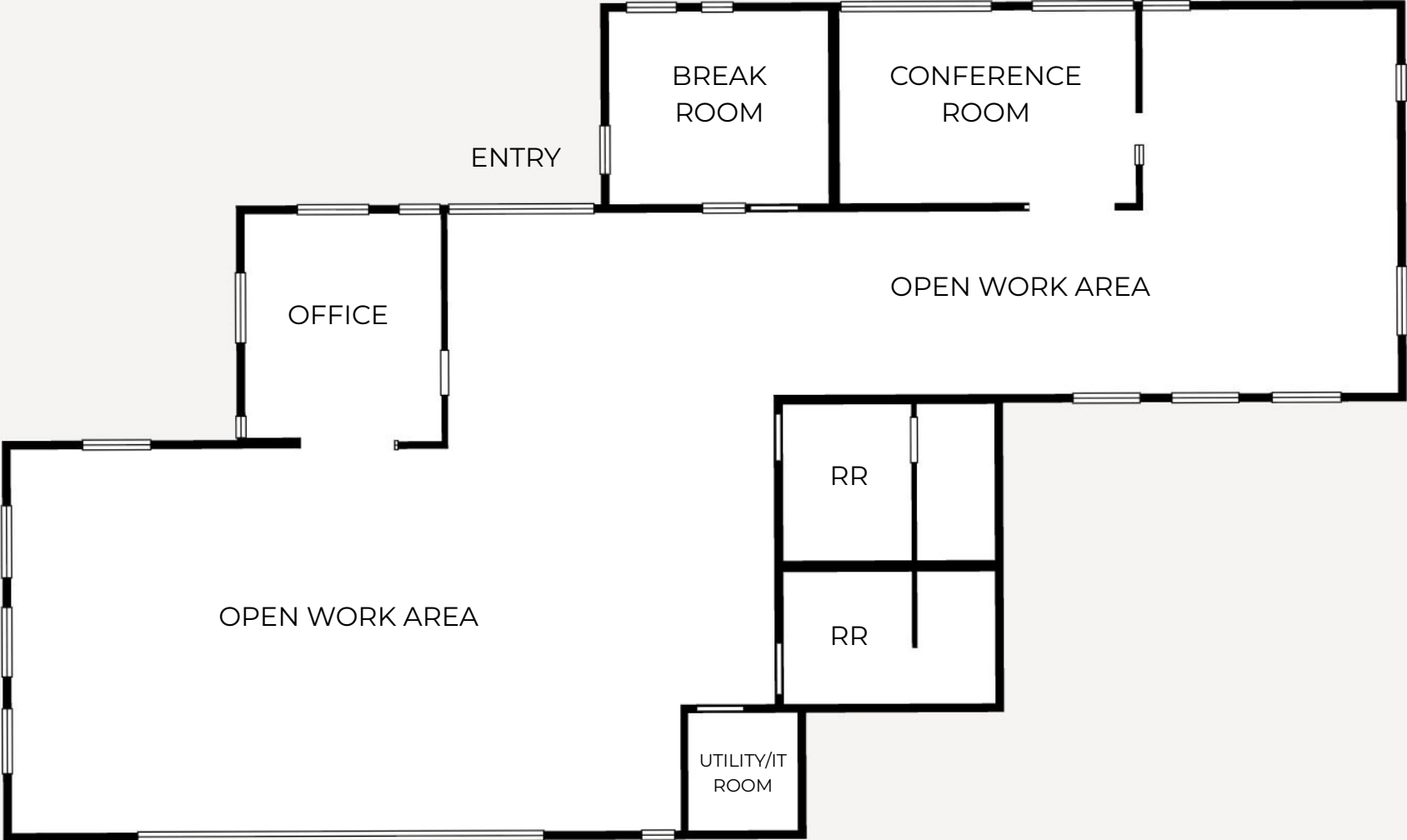
**NNN Expenses** | \$0.44/PSF

**Size** | ±2,861

**Zoning** | PD  
PLANNED DEVELOPMENT

**APN** | 163-170-06

**FLOOR PLAN ±2,861 SF**









# 9500 Prototype Ct



3 miles  
63,505

5 miles  
132,376

9500  
PROTOTYPE CT

PROTOTYPE CT

## Location Highlights

- Located off of the south west corner of Prototype Drive & Gateway Drive in the Prototype Court Park.
- Situated in the South Meadows submarket and in close proximity to the South Meadows Promenade, anchored by Sprouts Farmers Market, South Reno Athletic Club and several other amenities.



# AREA MAP

## SOUTH MEADOWS PROMENADE



**Renown**  
HEALTH

**MAVERIK**

extended  
**STAY**  
AMERICA

**MY SALON**  
*Salon*

**9500**  
PROTOTYPE DR

GATEWAY DR

PROTOTYPE CT



**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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