

# 6536

**S McCarran Blvd**

**SUITE A**

Reno NV 89509



**MEDICAL  
OFFICE  
FOR SALE**



**HEALTHCARE**



**TOM FENNELL, SIOR, CCIM**

PRINCIPAL  
775.850.3117 **OFFICE**  
tfennell@dicksoncg.com  
S.1001434

**ISABELLE WATEGA**

HEALTHCARE  
775.772.5223 **CELL**  
iwatega@dcghealthcare.com  
S.0197002





## Location Highlights

- Located in Quail Corners South Business Center
- Surrounded by medical and professional offices
- Immediate access to South McCarran Blvd
- Common Wall Condo Unit adjacent to Renown Dermatology Clinic



**Sale Price** | \$1,150,000

**Size** | ±2,594 SF

**Parcel Size** | 0.059 AC

**Zoning** | PD  
Planned Development

**APN** | 040-920-10



**SITE MAP**

**6536**  
S McCarran Blvd  
Suite A

N

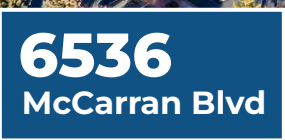
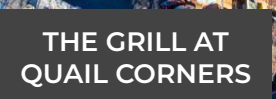




AREA MAP



S MCCARRAN BLVD

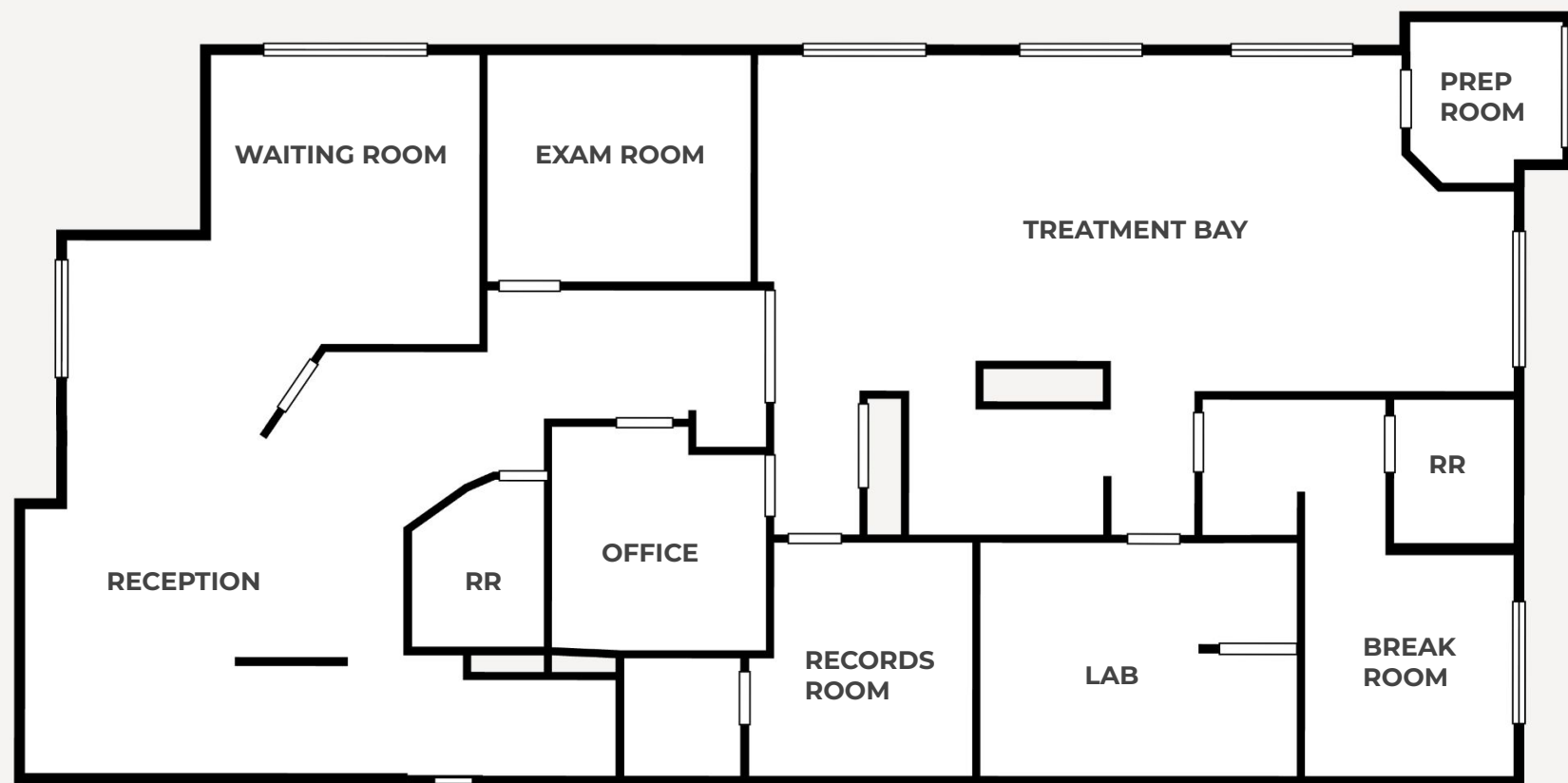


TALBOT LN





**FLOOR PLAN**  
**SUITE A**  
**±2,594 SF**



**±2,594 SF**

*\*Per Matterport Scan - Dimensions are Approximate*



## SUITE A





## SUITE A





## SUITE A





## NORTHERN NEVADA A Smart Choice for Growth

### HOME TO INDUSTRY GIANTS

Ranked in TOP 10 states  
for best business tax  
climate and business  
incentives.

TESLA

EdgeCore  
Digital Infrastructure



Google

switch

LYTEN

NEW DEANTRONICS

Microsoft

Panasonic.

its  
logistics

REDWOOD  
MATERIALS



**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:

- 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



## FORMAT

STATE OF  
NEVADA

switch



## INSURANCE



# AMERCO



**snc** SIERRA NEVADA CORPORATION



HEALTH



**MONARCH.**  
CASINO RESORT SPA • BLACK HAWK

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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6140 Plumas St, Ste. 100 | Reno, Nevada 89519 | **775.850.3100** | **dicksoncgc.com**

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