

645

N ARLINGTON AVE

RENO, NV 89503

MEDICAL OFFICE
FOR LEASE

SAINT MARY'S
CENTER FOR HEALTH

ISABELLE NEARY

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



HEALTHCARE



PROPERTY HIGHLIGHTS

- Saint Mary's Medical Center for Health is the Reno's premier facility for medical practices
- Class "A" building located on the Saint Mary's Regional Medical Center campus
- Ample parking and staff parking with well lit parking lots and easy patient access
- Generous tenant improvement allowances
- Built-out suites available
- Specialties include: Primary Care, Neurology, Cardiology, Wound Care, Pathology, Pediatrics and Pulmonology
- 50,921 square foot wellness/gym facility in the building

DOWNTOWN



 Saint Mary's Health Network


reno orthopedic clinic


Taiwanese Cuisine


RAMEN & REAL


JJ's Pie Co.


Beta's TAQUERIA MEXICAN FOOD

RALSTON ST

W 6TH ST

INTERSTATE 80

INTERSTATE 80



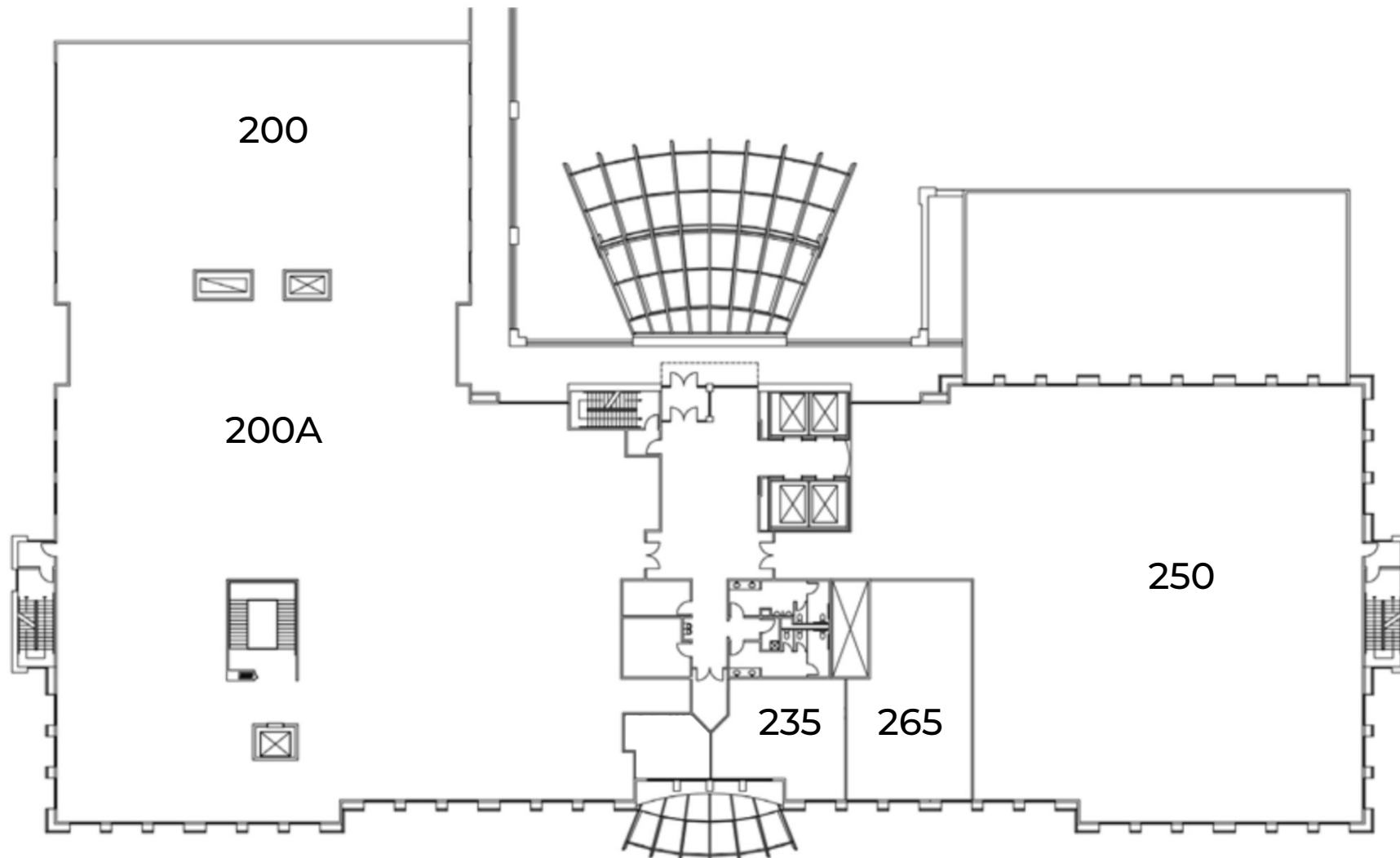
SAINT MARY'S CENTER FOR HEALTH



SECOND FLOOR

AVAILABLE SUITES

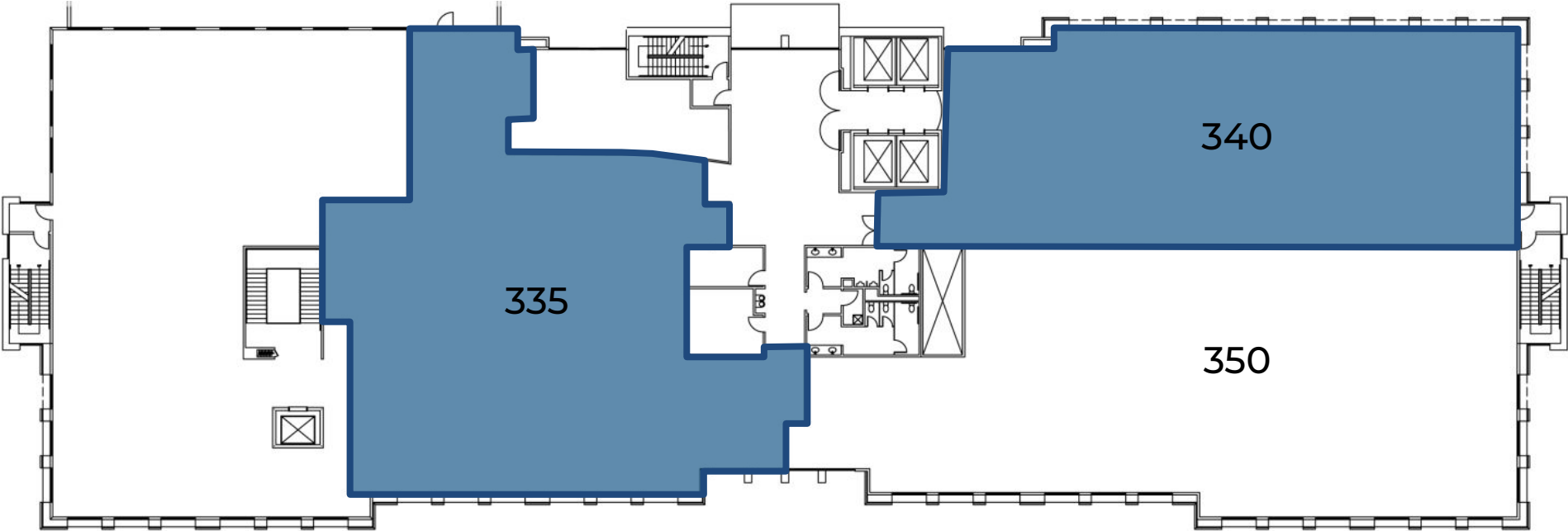
FULLY LEASED



THIRD FLOOR

AVAILABLE SUITES

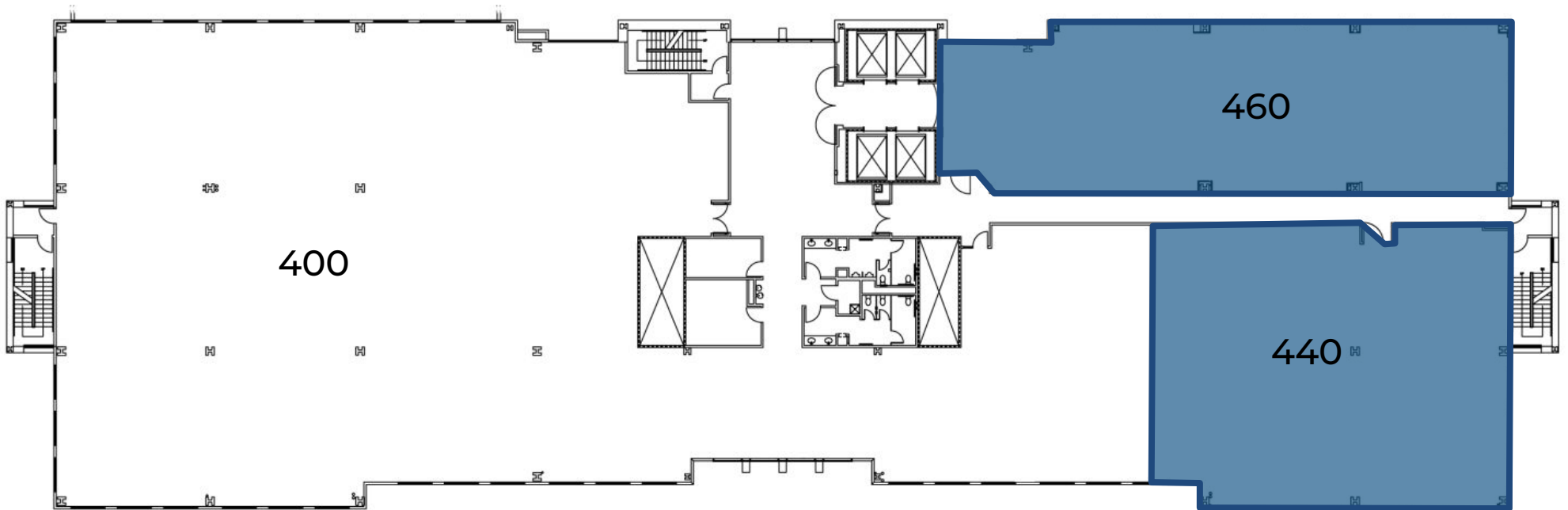
SUITE 335	6,927 SF
SUITE 340	5,980 SF TURN-KEY



FOURTH FLOOR

AVAILABLE SUITES

SUITE 440	4,915 SF
SUITE 460	4,704 SF



SUITE 440





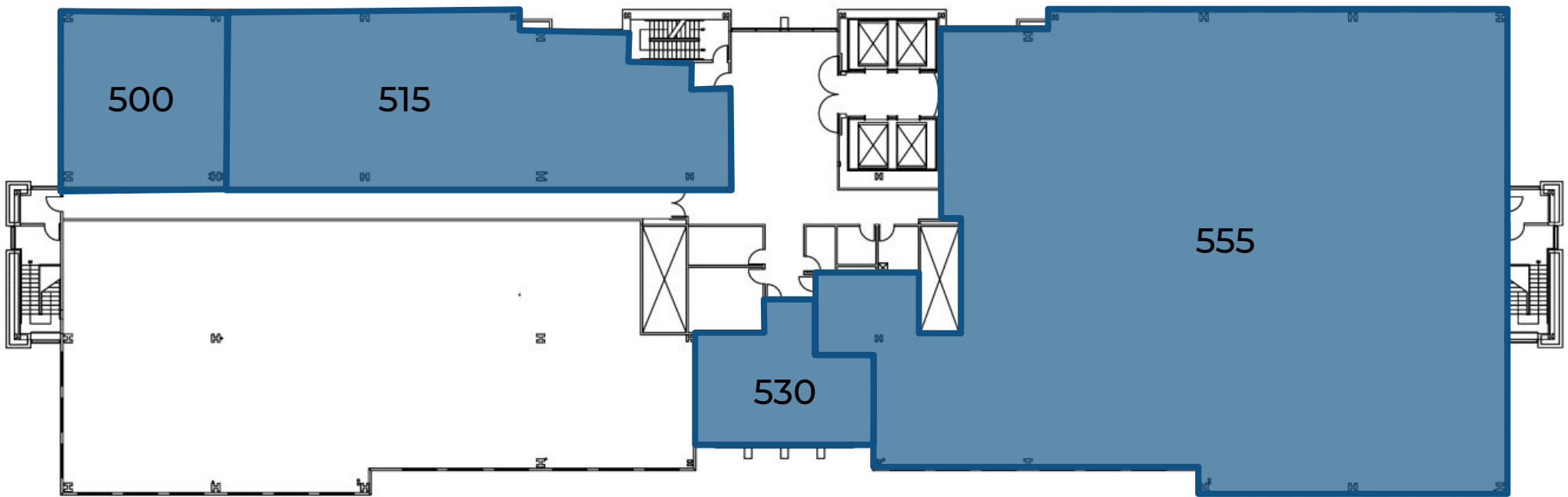
SUITE 440



FIFTH FLOOR

AVAILABLE SUITES

SUITE 500	1,426 SF
SUITE 515	4,016 SF SHELL
SUITE 530/555	13,061 SF



SUITE 555



SUITE 555

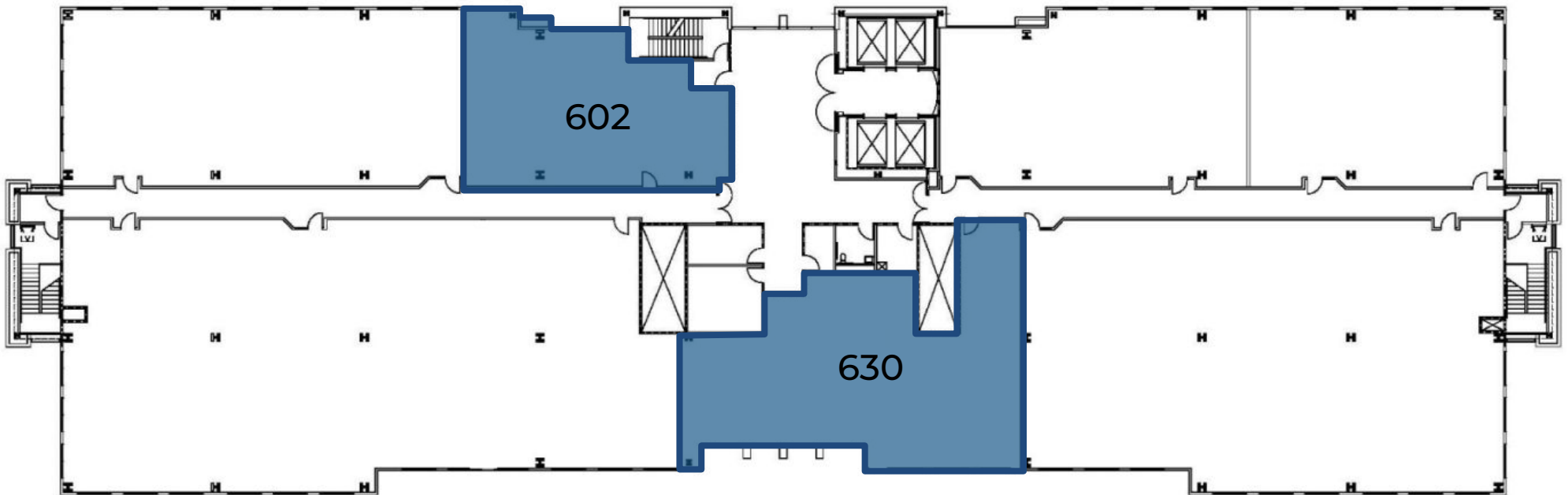




SIXTH FLOOR

AVAILABLE SUITES

SUITE 602	1,933 SF
SUITE 630	1,484 SF SHELL



**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%

