

9510

PROTOTYPE DR
RENO, NV 89521

SOUTH RENO OFFICE BUILDING FOR LEASE

LEASE RATE | See Leasing Incentive

BUILDING SIZE | 2,937 SF

ZONING | PUD

360
TOUR

CLICK HERE

ANTICIPATED OCCUPANCY APPROXIMATELY

September 1, 2022

LEASING INCENTIVE - 66 MONTH DEAL

ONE month **FREE**

FIVE months at **\$1.00/SF BASE RENT**

Lease Starts at **\$2.00/SF***

Additionally, **4% TENANT REP FEE** to Tenant agent
if deal signed by **AUGUST 1ST**



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NORTHEAST VIEW



PROPERTY FEATURES

- Excellent opportunity for Tenant to choose interior layout and finishes in new standalone office property in South Meadows.
- Shell Construction is complete on the last remaining office pad located in the Prototype Court Park.
- Two restrooms and kitchenette are finished and awaiting a Tenant's desired build-out and finishes.
- Mix of new and mature landscaping surrounding the new office property.
- High visibility office property on the corner of Gateway Drive & Prototype Drive.



AREA MAP

SOUTH MEADOWS PROMENADE



S VIRGINIA ST



Renown
HEALTH

Residence
Inn®
Marriott



PROTOTYPE DR

GATEWAY DR



SITE MAP



PROPERTY LOCATION

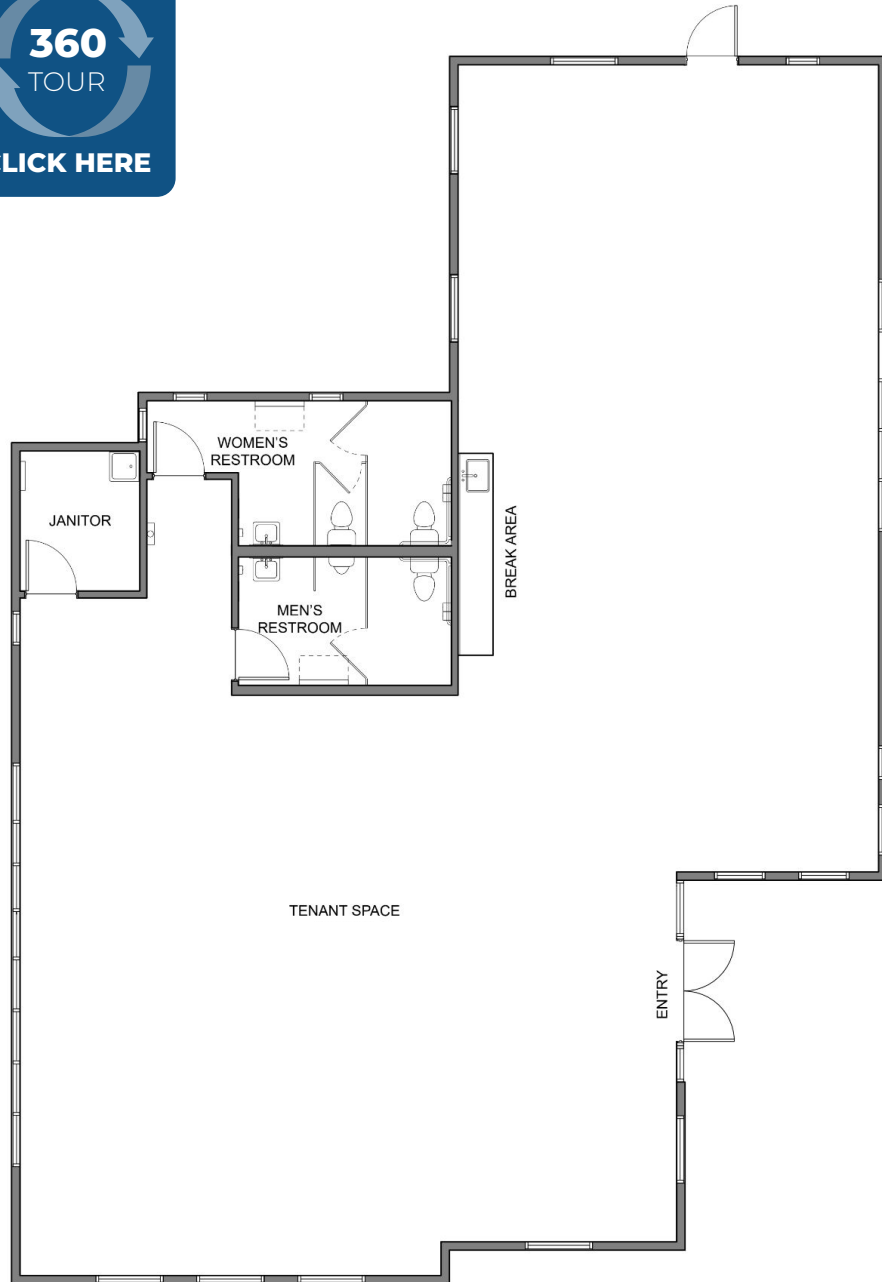
- SWC of Prototype Drive & Gateway Drive
- Located in the fast-growing South Meadows area and in close proximity to the new South Meadows Promenade, anchored by Sprouts Farmers Market, South Reno Athletic Club and several other amenities.



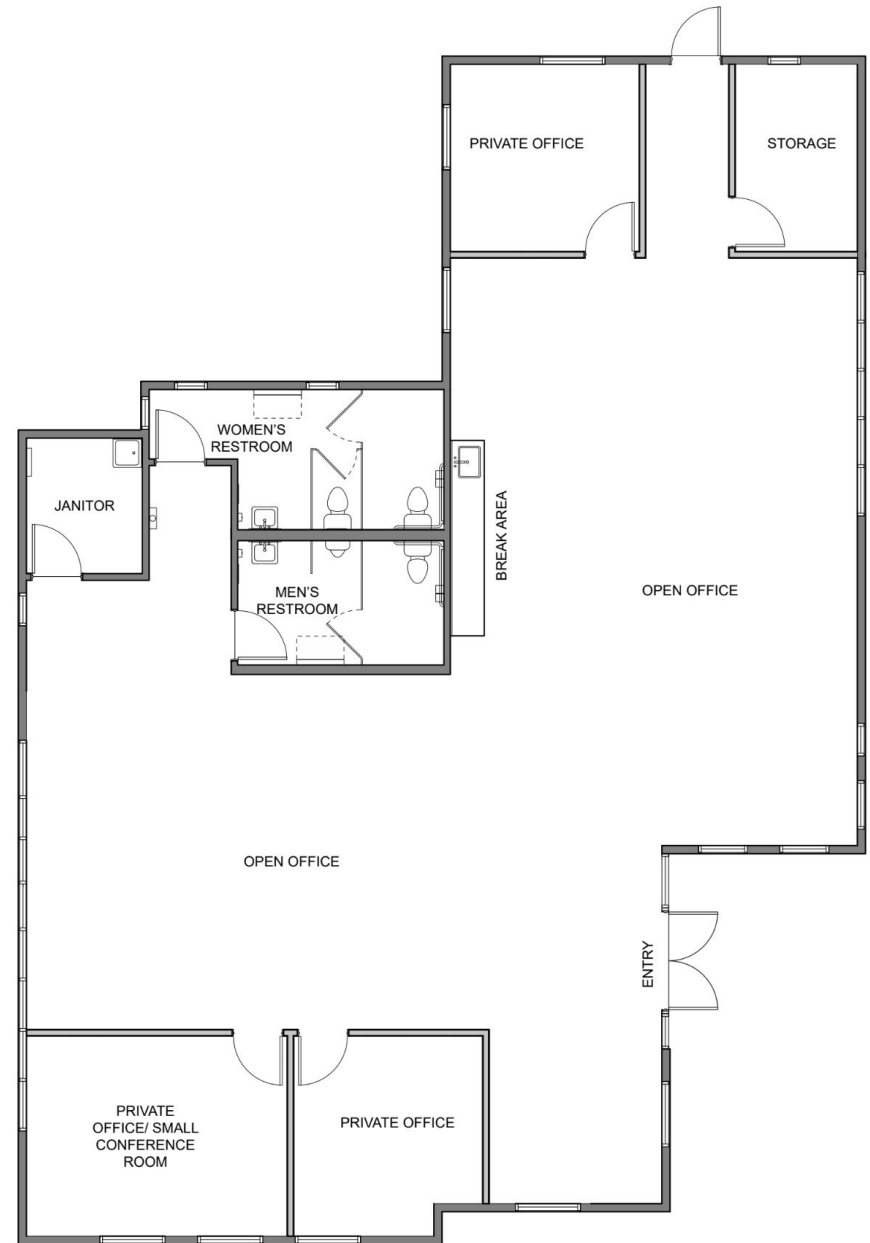
FLOOR PLAN OPTIONS



OPEN FLOOR PLAN

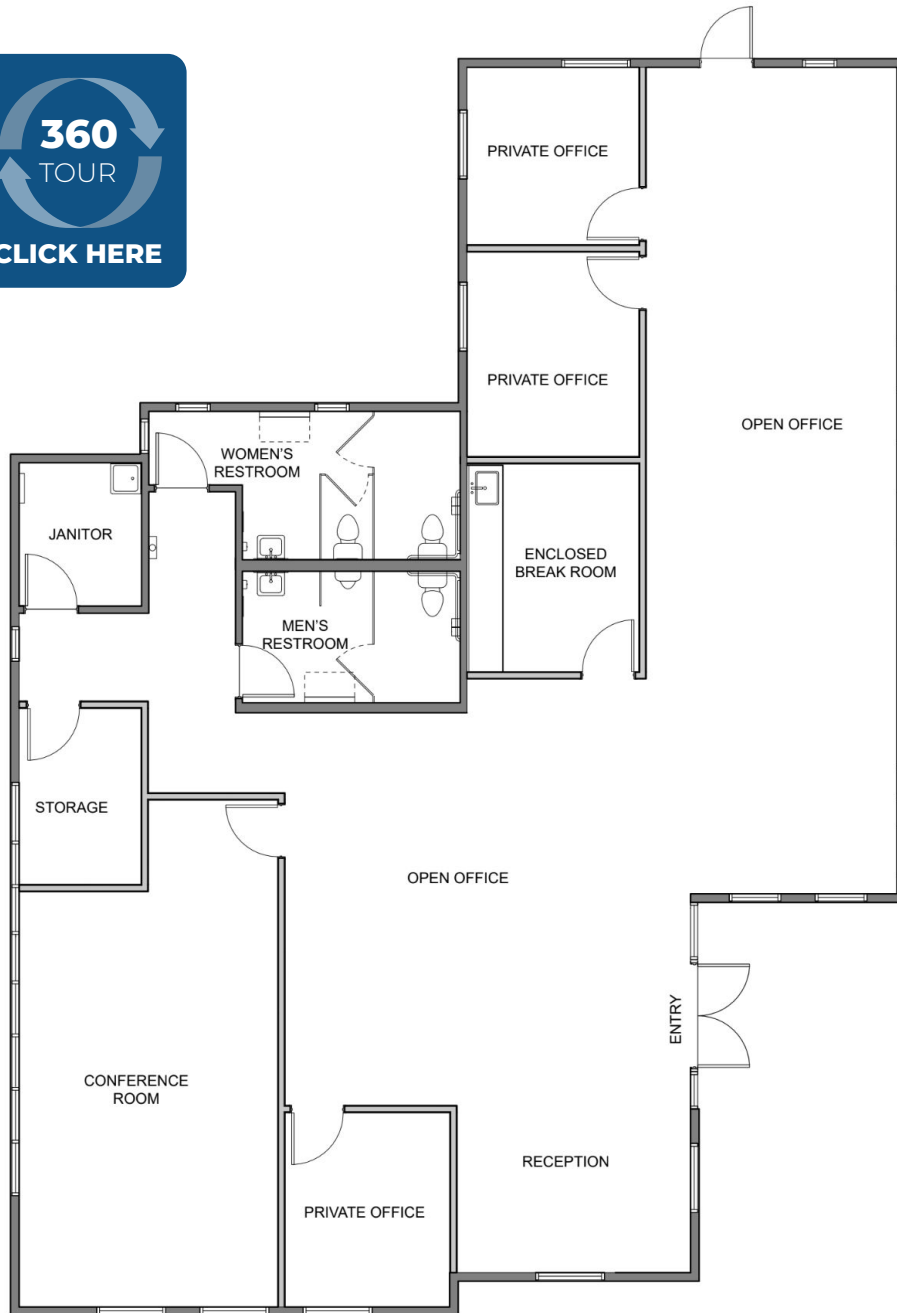


OPEN WITH PRIVATE OFFICES

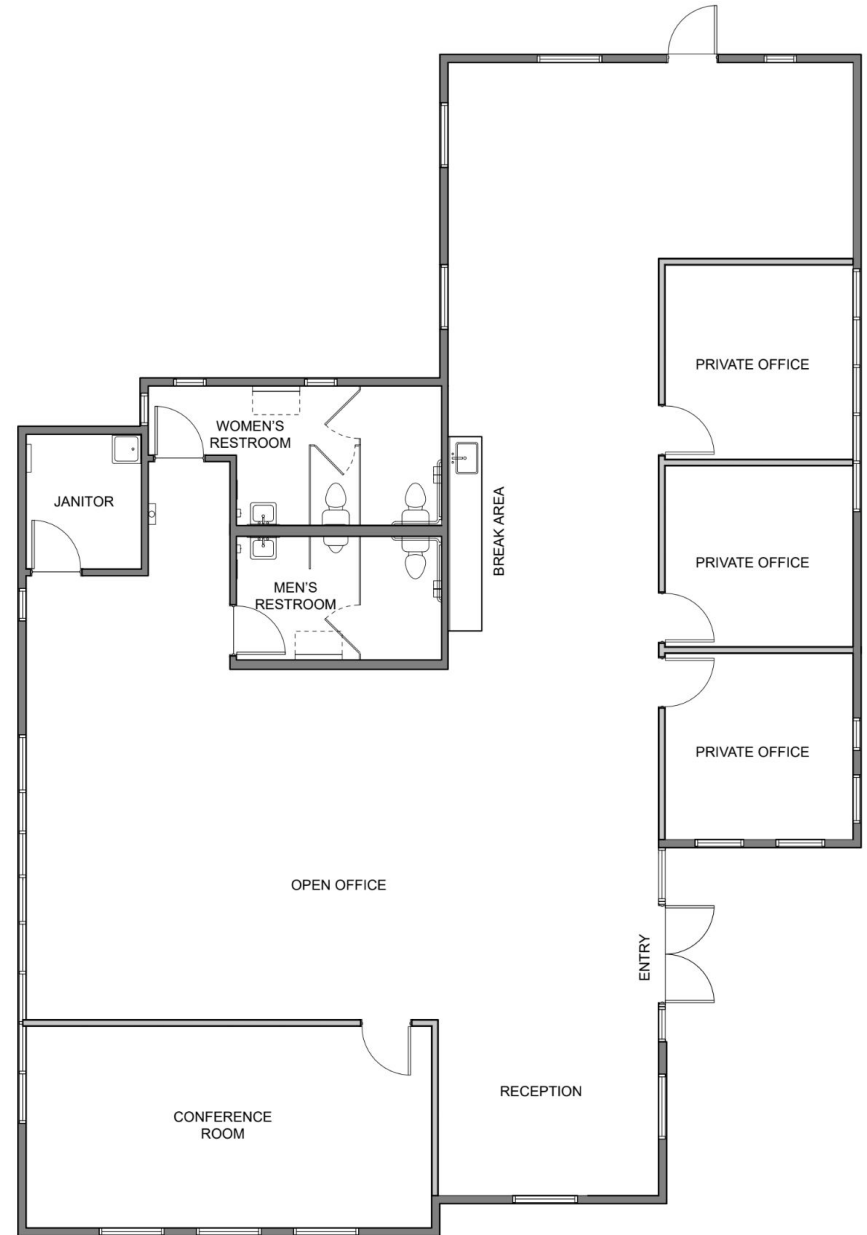


FLOOR PLAN OPTIONS

OPEN - PRIVATE OFFICES & CONFERENCE ROOM

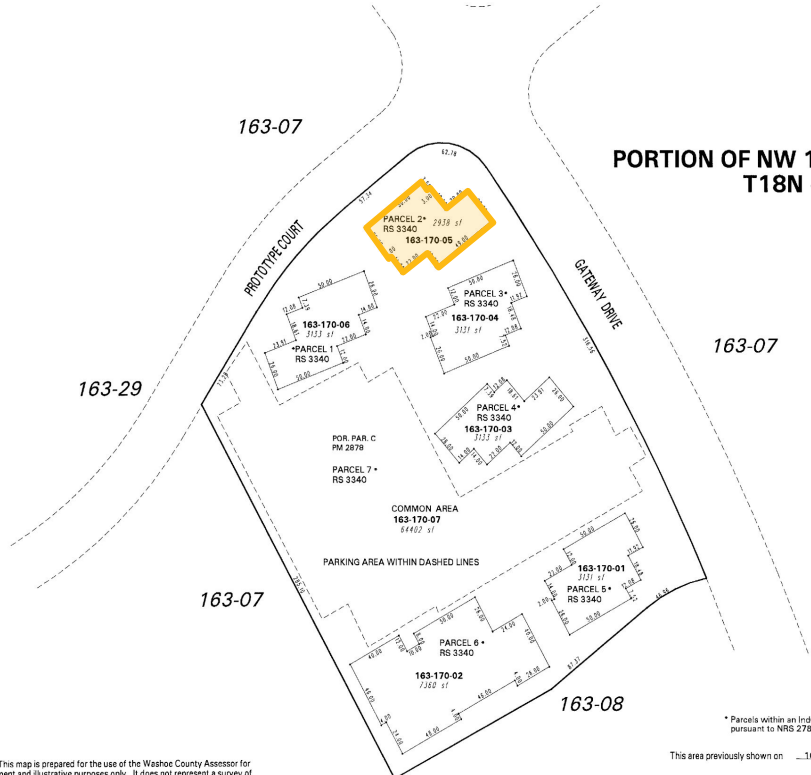


LARGE OPEN - PRIVATE OFFICES & CONFERENCE ROOM



163-17

**PORTION OF NW 1/4 OF SECTION 8
T18N - R20E**



NOTE: This map is prepared for the use of the Washoe County Assessor for assessment and illustrative purposes only. It does not represent a survey of the premises. No liability is assumed as to the sufficiency or the accuracy of the data delineated hereon.

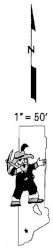
Office of Washoe County Assessor, Nevada - Joshua G. Wilson

* Parcels within an Industrial Subdivision pursuant to NRS 276.328.

This area previously shown on 160-69

NOTE: Areas of parcels which are less than 2 acres are shown in square feet.

Drawn by	<u>DSR</u>	<u>07/16/99</u>
Revised	<u>DSR 7/16/99, CFB 3/14/01</u>	
<u>CFB-4113/01 - CFB 3/4/2008 JL 8/15/07</u>		
ARC/INFO 8.1 MICROSOFT WINDOWS		



SITE PLAN
SCALE: 1" = 20'

NEARBY AMENITIES & BUSINESSES



South Reno Athletic Club

The South Reno Athletic Club is Northern Nevada's largest fitness club, with over 91,000 square feet of fitness equipment and amenities. SouthRAC gives its members a second to none workout experience with expansive workout areas, state of the art equipment, group exercise classes and much more. Amenities include: indoor training ramp, racquetball, basketball courts and an indoor running track.



Sprouts Grocery Store

South Meadows Promenade

Sprouts Farmer's Market is a natural and organic grocery supermarket chain with approximately 30,000 SF of anchor space along with other tenants such as Starbucks, Chase Bank, Jersey Mike's Subs, Marshall's and Panda Express.

This new location fronts South Meadows Parkway between Gateway Drive and Double R Boulevard, with close proximity to Interstate 580. Sprouts Farmers Market will be joining the mix of a 57,000-square-foot Smith's Food and Drug and an 80,000-square-foot WinCo Foods within a few blocks.

DEMOGRAPHICS

KEY FACTS

1 MILE

9,244

Population



Average Household Size

35.6

Median Age

\$54,946

Median Household Income

BUSINESS



587

Total Businesses



7,021

Total Employees

INCOME



\$54,946

Median Household Income



\$30,400

Per Capita Income



\$20,788

Median Net Worth

KEY FACTS

3 MILE

52,036

Population



Average Household Size

37.7

Median Age

\$61,115

Median Household Income

BUSINESS



3,688

Total Businesses



49,448

Total Employees

INCOME



\$61,115

Median Household Income



\$33,094

Per Capita Income



\$77,306

Median Net Worth



BUSINESS COST COMPARISONS

RENO **NV**

BAY AREA **CA**

Office lease rates (Class A)	Reno \$30-39	San Jose \$60-\$66 San Francisco \$78-\$84
State Corporate Income Tax	NO	8.84%
State Income Tax	NO	< 13.3%
Capital Gains Tax	NO	< 13.3%
Unemployment tax	0.3%-5.4%	1.5%-6.2%
Average hourly earnings (software developer/programmer)	\$43.09	\$64.97
Workman's comp	Average cost (per \$100 payroll)- \$1.18 Payroll cap \$36,000	Average cost (per \$100 payroll)- \$2.87 Payroll cap NA
Utility (elec.) rates for medium size office	\$.078/kWh	San Francisco \$.157/kWh
Right-to-work state	YES	NO

GROWING TECHNOLOGY ECOSYSTEM

Home to Tesla, Apple, Google, Microsoft, Intuit, Switch, Clear Capital, Figure Technologies, rfxcel, Alchemy/Workday, Bombora, Sierra Nevada Corp.

2019 Highlighted By Technology Sector and Corporate Headquarters Growth

[CLICK HERE](#)

MORE ADVANTAGES

Fintech development: Nevada Sandbox Program
Data latency Reno-Las Vegas-Los Angeles-Bay Area < 7ms
Home to the University of Nevada, Reno - Ranked Tier 1 and Carnegie R1

WORK-LIFE

Reno cost of living 40% less than Bay Area
Reno average commute time 15 minutes

HELPFUL LINKS

Business advantages [CLICK HERE](#)

Nevada 2020 video [CLICK HERE](#)

Nevada Sandbox Program [CLICK HERE](#)

Sources:

Economic Development Authority of Western Nevada (EDAWN), www.edawn.org

WHY **RENO?**

"25 of America's best towns ever"

According to Outside Magazine, a popular publication focused on the outdoors, January 2020

#1

"Best small city in the United States"

According to bestcities.org, 2020

#2

"Reno, Nevada #2 in job growth in 2019"

According to Forbes, 2019

#4

"Top 25 best-performing large cities"

According to Milken Institute, 2020

#2

"Reno the #2 market for companies relocating from California after Austin, Texas."

According to Bureau of Labor Statistics, 2019

#3

"City with the best work-life balance"

According to SmartAsset, 2019

#1

"Nevada tops nation for inbound movers"

According to Reno Gazette Journal, 2019

"Among the top 100 metros in the nation for families looking to buy a house."

According to financial technology firm SmartAsset

THE NEW NEVADA

Grow Your Business Here..

GREATER RENO - SPARKS



- **100 companies** have relocated here in 3 years.
- Cost of living .9% lower than national avg.
- Ranked in **Top 100** places to live.
- Ranked in **35 best cities** for millennials to work.
- Average commute **22 min.**

BUSINESS FRIENDLY



- Ranked in **Top 10** states for best business tax climate.
- Ranked in **Top 10** states for business incentives.

TECHNOLOGY INFRASTRUCTURE



- Major data centers: **Switch, Apple, Ebay, Rackspace.**
- Research Collaboration.
- Home to **Microsoft, Intuit, Sierra Nevada Corp.**
- **"Super-Loop"** Fiber Network in Progress.

REAL ESTATE, LAND, RESOURCES



- Affordable large-scale real estate and water available.
- Large Industrial Space.
- **(Tesla Gigafactory** in the Tahoe Reno Industrial Center).

ENTREPRENEURIAL ECOSYSTEM



- Ranked as one of the **14 best** startup cities in America.
- Support for entrepreneurs from education, mentorship and funding.
- Home to **Switch, Filament, Flirtey, Bombora, Iris Automation, Clickbio, My-Vr and Many More**

SHIPPING HUB



- Less Than **1-Day** Truck Service To > **60 M Customers, 8 States, 5 Major Ports.**
- **2-Day** Truck Service to **11 States.**

TAX ADVANTAGES



- **No** Corporate Tax
- **No** Personal Income Tax
- **No** Inventory Tax
- **No** Franchise Tax
- **No** Special Intangible Tax

TIER 1 UNIVERSITY



- University of Nevada Reno, more than **20,000 students**
- **R1** - University for Research by Carnegie Classifications

WORKFORCE DEVELOPMENT



- Meeting the changing needs of industry through higher education, new college technical programs, industry certifications, steam programs, and attracting talent to the region.