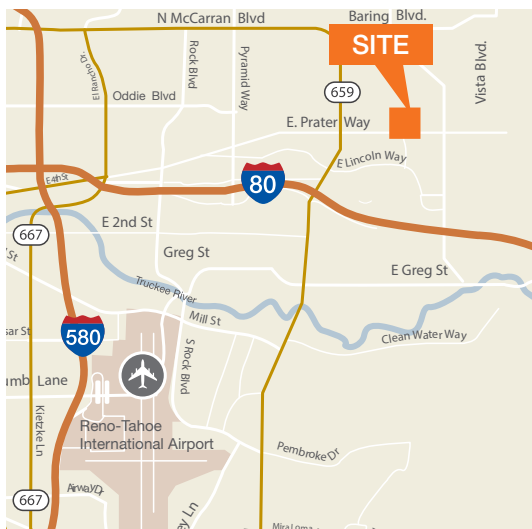


# For Lease

## Sparks Business Center, Building C



1625 E Prater Way, Suite 102  
Sparks, NV



### 100% Office Build-Out

±15,700 SF of office space

Numerous private offices with ample open work space

Corner location in building

40 parking spaces

Signage visible on Prater & Sparks Blvd

Easy access to Sparks Blvd and Interstate 80

Close proximity to labor pool

Estimated OPEX \$0.16/SF

**Rate: \$1.20/SF NNN**

### Contact

**Michael Nevis, SIOR, CCIM**  
775.470.8855  
mnevis@kiddermathews.com

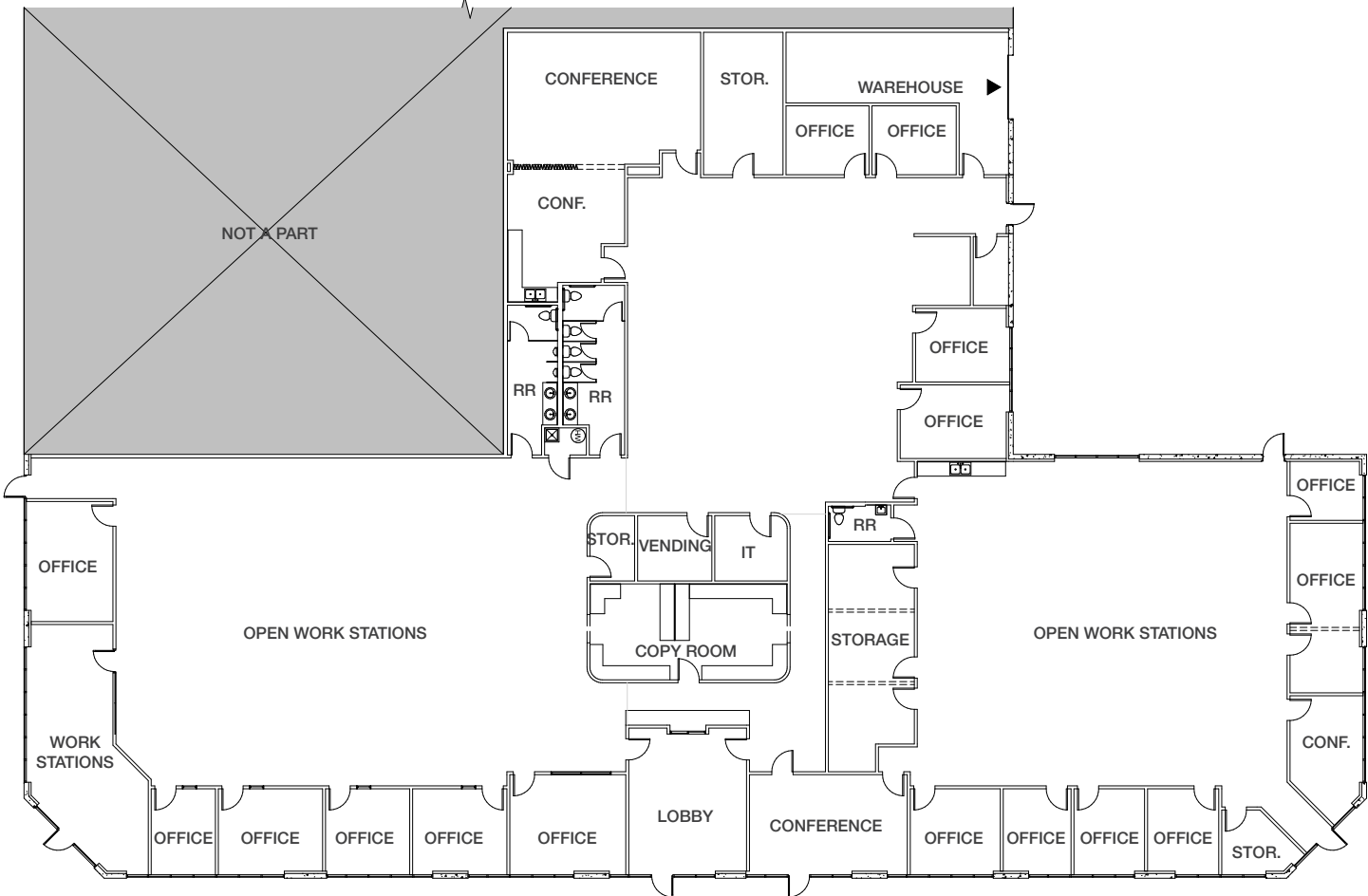
**Steve Kucera, CCIM**  
775.301.1300  
skucera@kiddermathews.com

Sparks Business Center



# For Lease

Suite 102: ±15,700 SF



## Transportation

AIR	
Reno-Tahoe Int'l Airport	8.4 miles
Reno-Stead FBO	15.5 miles
UPS Regional	1.1 miles
FedEx Express	4.2 miles
FedEx Ground	4.6 miles
FedEx LTL	4.9 miles

## Demographics

2017 Est.	1 mi	3 mi	5 mi
Population	13,941	62,769	149,497
Households	5,750	24,031	56,463
Median Income	\$53,078	\$52,839	\$46,624

## Nevada State Incentives

No state, corporate or personal income tax

No estate tax, no inventory tax, no unitary tax, no franchise tax

Right-to-work state

Moderate real estate costs

Low workmans compensation rates



## Helpful Links

Business Costs: <http://www.diversifynevada.com/selecting-nevada/nevada-advantage/cost-of-doing-business>

Business Incentives: <http://edawn.org/why-nevada/business-advantage/>

Cost of Living: <http://edawn.org/live-play/cost-of-living/>

Quality of Life: <http://edawn.org/live-play/>

Source: Economic Development, NV Energy - [www.nvenergy.com/economicdevelopment](http://www.nvenergy.com/economicdevelopment)

## Business Cost Comparisons

TAX COMPARISONS	NV	CA	AZ	UT	ID	OR	WA
State Corporate Income Tax	No	8.84%	6.50%	5%	7.4%	6.6%	No
Personal Income Tax	No	1%-13.3%	2.59%-4.54%	5%	1.6%-7.4%	5%-9.9%	No
Payroll Tax	0%-1.17%	1.5%	No	No	No	0.09%	No
Monthly Property Tax (Based on \$25M Market Value)	\$22,969	\$22,917	\$71,261	\$22,917	\$27,083	\$32,688	\$20,833
Unemployment Insurance Tax	0.25%-5.4%	1.5%-6.2%	0.03%-7.17%	0.4%-7.4%	0.78%-6.8%	1.8%-5.4%	0.17%-5.84%
Capital Gains Tax	No	Up to 13.3%	2.59%-4.54%	5%	Up to 7.4%	5%-9.9%	No
WORKMAN'S COMP RATES	NV	CA	AZ	UT	ID	OR	WA
Class 2915 - Veneer Products Mfg.	\$2.76	\$9.18	\$3.35	\$1.76	\$3.82	\$3.77	\$1.69
Class 3632 - Machine Shop NOC	\$2.57	\$5.46	\$2.79	\$2.04	\$4.92	\$2.35	\$1.22
Class 8810 - Clerical Office Employees NOC	\$0.30	\$0.56	\$0.24	\$0.12	\$0.29	\$0.14	\$0.14

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