

5220

Neil Rd
SUITE 200
RENO, NV 89502

MEDICAL
OFFICE
SUBLEASE



NAI Alliance
AVAILABLE
775-336-4800



CORFAC
INTERNATIONAL

MAGALEE CURIEL LOMELI

ASSOCIATE
775.247.8592 **CELL**
mlomeli@dicksoncg.com
S.202920

JOSH MENANTE

ASSOCIATE
775.527.6186 **CELL**
jmenante@dicksoncg.com
S.201761

TRAVIS HANSEN, SIOR, CCIM

PRINCIPAL
775.351.5578 **CELL**
thansen@dicksoncg.com
S.170076



ABOUT THE PROPERTY

- Master lease expires September 1, 2029.
- Former dental office with existing medical infrastructure.
- Centrally located with excellent visibility along Neil Road.
- Ample on-site parking for staff and patients.
- Convenient access to I-395 and N McCarran Blvd.
- Located in the Meadowood submarket, benefiting from strong retail traffic and nearby amenities.
- Close proximity to dining, shopping, and everyday services.



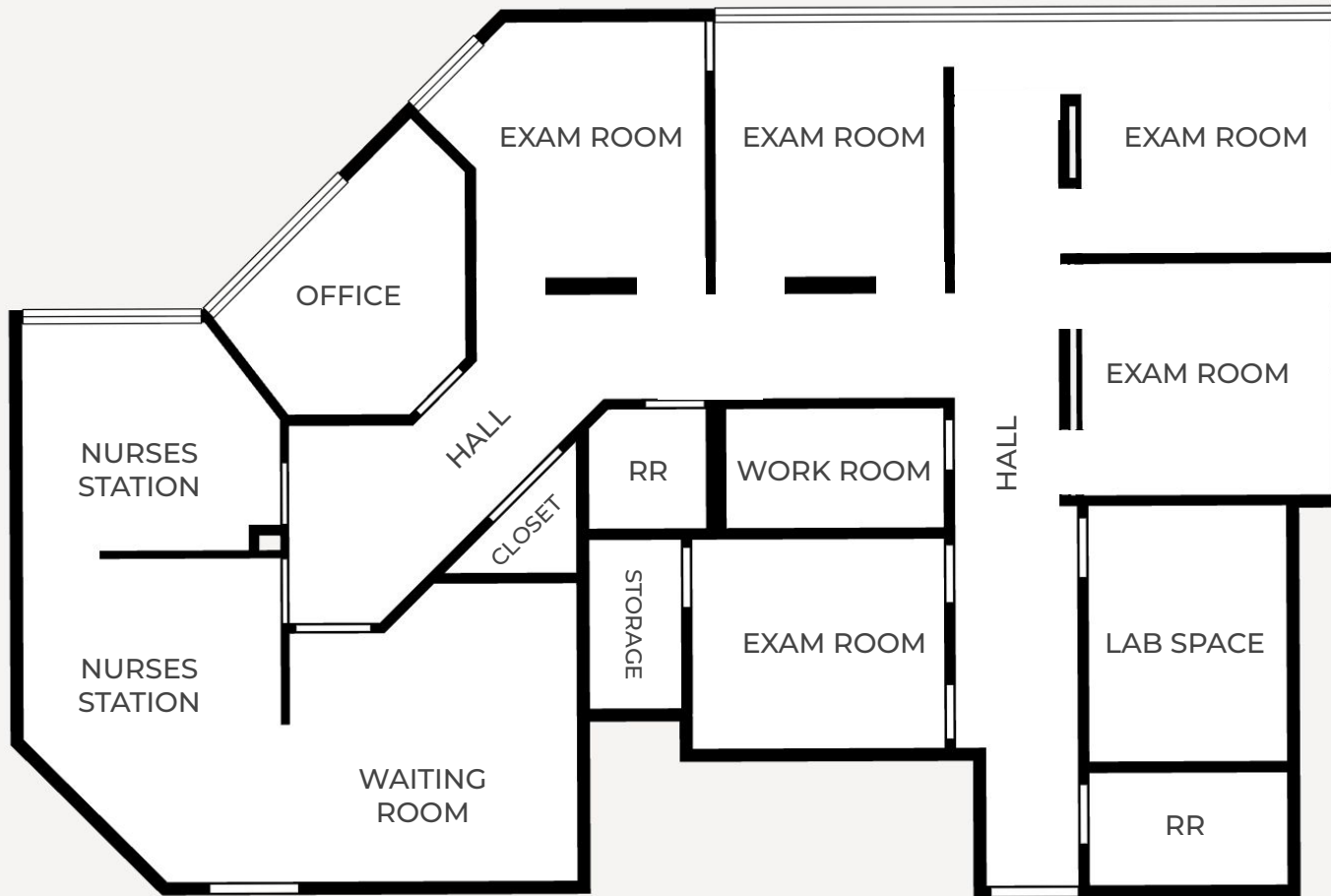
Lease Rate | Negotiable

Size | ±1,696 SF

Zoning | MU
MIXED-USE URBAN

APN | 025-371-27

FLOOR PLAN
±1,696 SF



PHOTOS





5220
NEIL RD

N







AREA MAP | SOUTHEAST



MEADOWOOD MALL
A SIMON MALL

ROUND1 **CRUNCH** **DICK'S SPORTING GOODS**

★ **macy's** **JCPenney**

TMCC
Truckee Meadows
Community College

ORW
OFF ROAD WAREHOUSE

RECREATION PUBLICATIONS

5220
NEIL RD

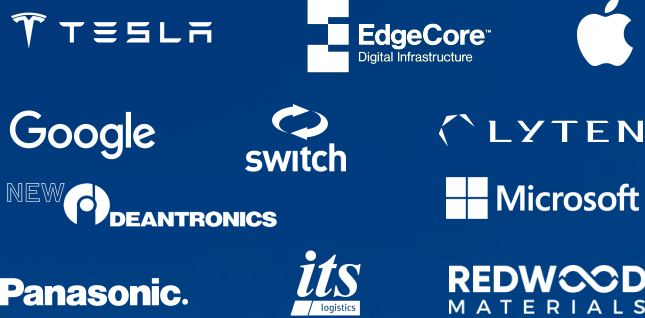


**YOUR
COMPETITIVE
ADVANTAGE**

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

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:

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

