

15

McCabe Dr
SUITE 103 & 203
RENO, NV 89511

**MEDICAL
OFFICE
FOR LEASE**



DOMINIC BRUNETTI, CCIM

PRINCIPAL
775.240.1192 **CELL**
dbrunetti@dicksoncg.com
S.58419

PATRICK RIGGS

VICE PRESIDENT, OFFICE
775.220.4957 **CELL**
priggs@dicksoncg.com
S.180878



**CORFAC
INTERNATIONAL**



15

**MCCABE DR
SUITE 103 & 203**

ABOUT THE PROPERTY

- Move in ready medical suites located directly off S. Virginia Street in South Reno.
- Multiple layouts that fit a variety of medical tenants
- Array of tenant uses in the building that include dental, physical therapy, primary care, and pediatrics



Lease Rate | Negotiable/NNN

Suite 103 | ±1,222 SF

Suite 203 | ±2,101 SF

Zoning | MS
MED OFFICE, OFFICE

AREA MAP



DOUBLE R BLVD



15
MCCABE DR

MCCABE DR

S VIRGINIA ST



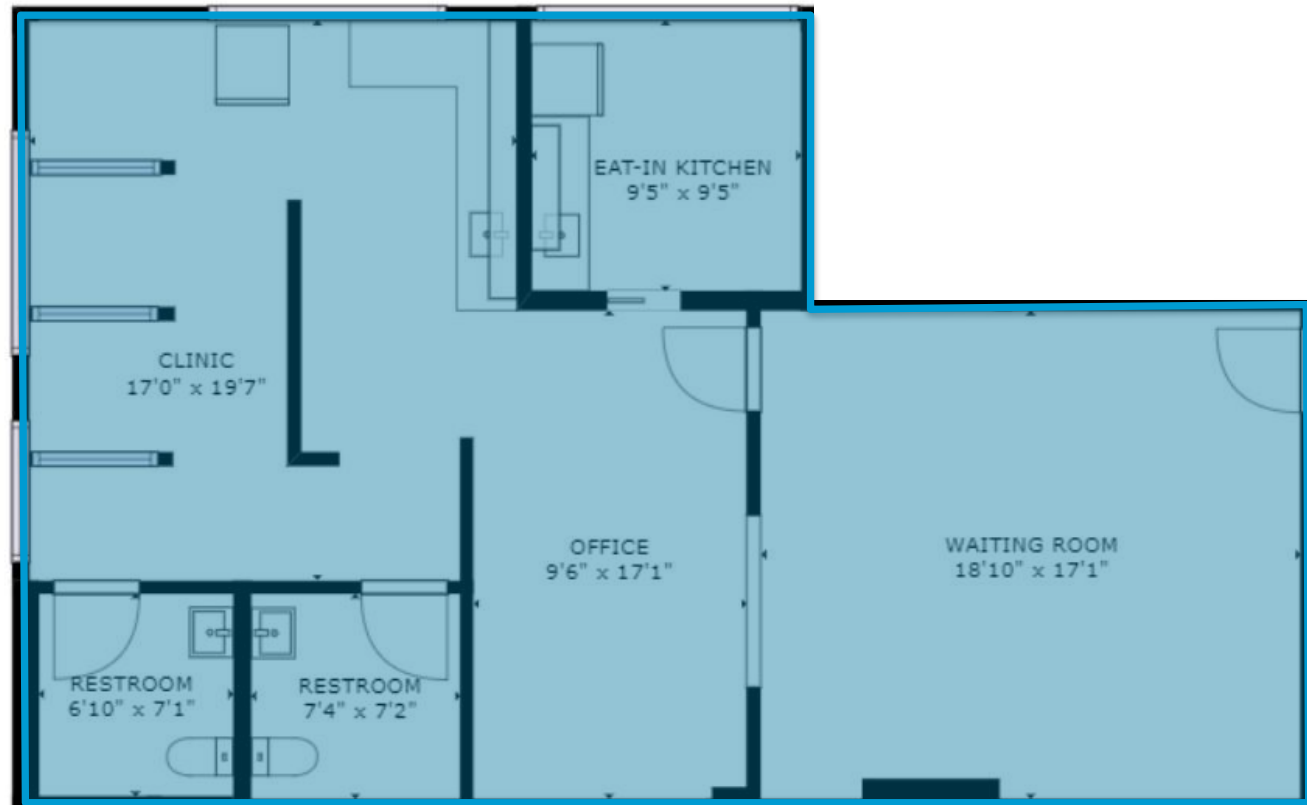
DAMONTE RANCH PKWY





SUITE 103
FLOOR PLAN

1,222
Square Feet





SUITE 203
FLOOR PLAN

2,101
Square Feet



**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%

