

601 W Moana Ln

SUITE 1A, 3 & 7
RENO, NV 89509

PROFESSIONAL
& MEDICAL OFFICE

FOR LEASE



HEALTHCARE

CORFAC
INTERNATIONAL

601 W Moana Ln

SUITE 1A, 3 & 7
RENO, NV 89509



Location Highlights

- Located in central Reno, with strong visibility along Moana Lane.
- Quick access to McCarran loop and I-580.
- Ample parking - 4:1,000 parking ratio.

Suite 1A

Lease Rate | Negotiable

Size | ±1,210 SF

Suite 3

Lease Rate | Negotiable

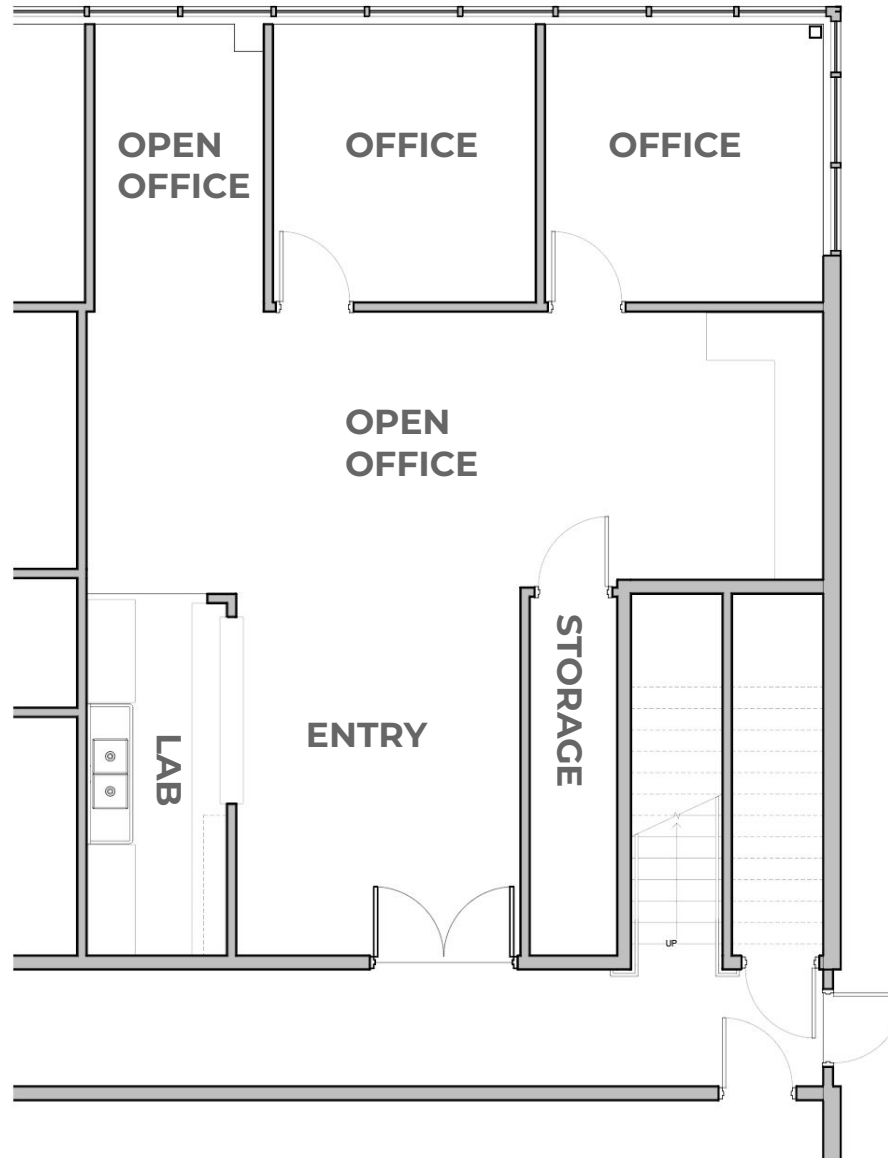
Size | ±2,418 SF

Suite 7

Lease Rate | Negotiable

Size | ±2,350 SF

SUITE 1A | FLOOR PLAN
±1,210 SF



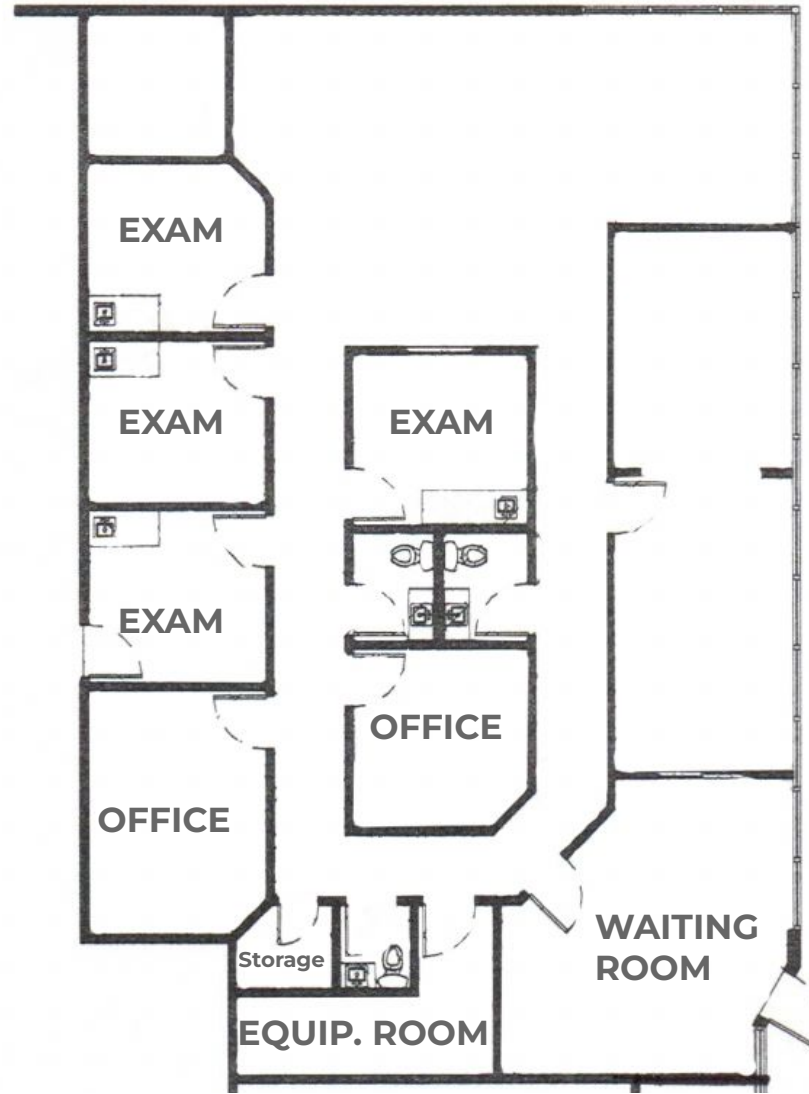
SUITE 1A



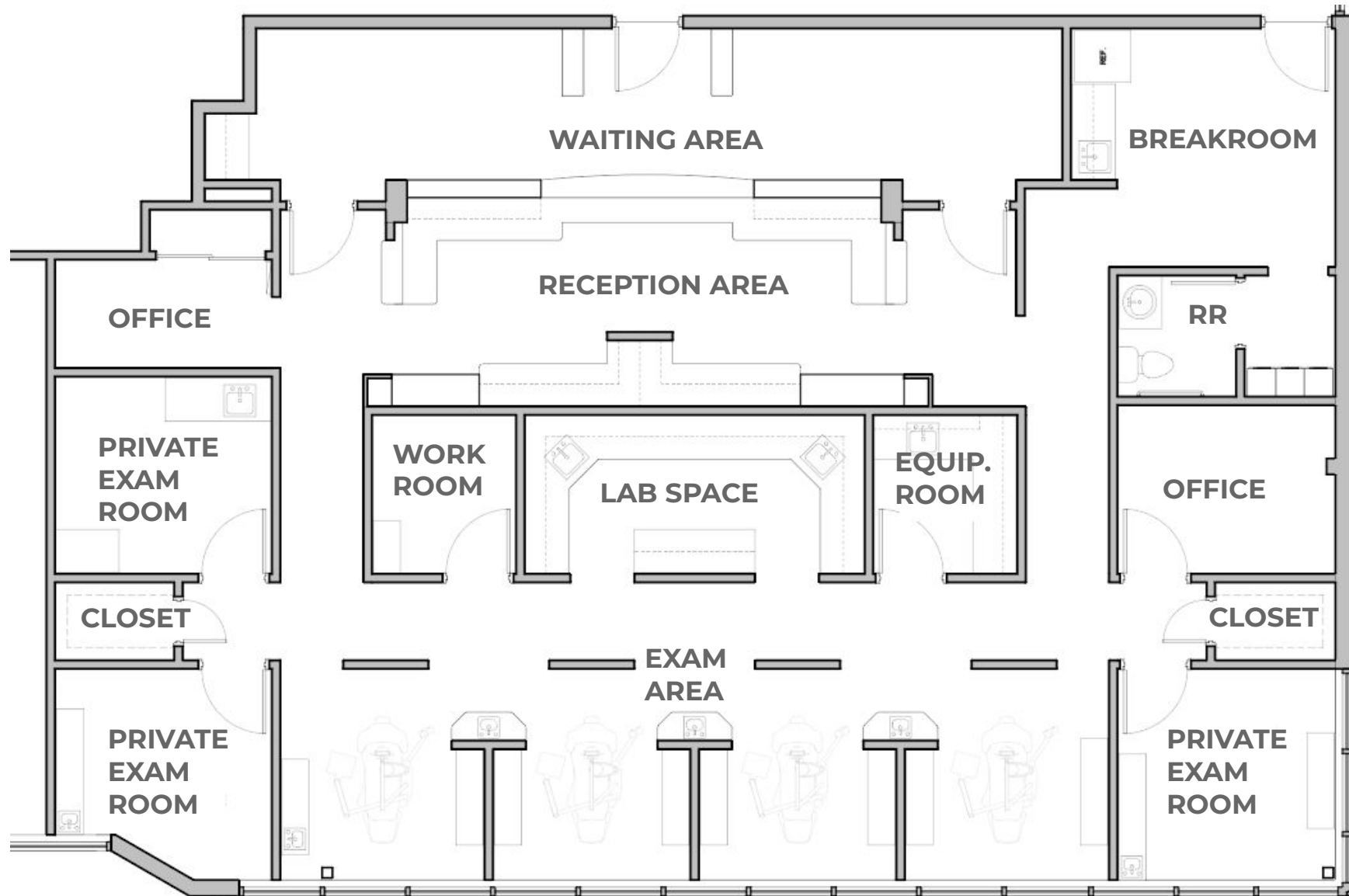
SUITE 1A



SUITE 3 | FLOOR PLAN
±2,418 SF



SUITE 7 | FLOOR PLAN
±2,350 SF



SUITE 7



SUITE 7



**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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HEALTHCARE



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