

# 3690

**Grant Dr**  
SUITE 109  
RENO, NV 89502

**OFFICE**  

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**FOR LEASE**



CORFAC  
INTERNATIONAL

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# 3690

## Grant Dr

Suite 109

Reno, NV 89502



**Lease Rate** | \$1.60/PSF/MG

**Suite Size** | 350 SF

**Year Built** | 1980

**Zoning** | PO  
PROFESSIONAL OFFICE

### ABOUT THE PROPERTY

- +/- 350 SF office suite located in Central Reno.
- Near the corner of Grant Drive and West Peckham Lane.
- Conveniently located near South Virginia Street and Moana Lane.
- One sink with cabinet storage.



SUITE 109



**PARCEL MAP**

**GRANT DR**

**3690**  
**GRANT DR**  
SUITE 109



**TIGHE**  
**PARK**

**W PECKHAM LN**



# AREA MAP



**DOWNTOWN**



**SPARKS**

**MIDTOWN**

**SUBJECT PROPERTY**



**S VIRGINIA ST**



**FIRE CREEK CROSSING SHOPPING CENTER**



**S MCCARRAN BLVD**



**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



ORMAT



STATE OF NEVADA



switch



CAESARS ENTERTAINMENT



INSURANCE



AMERCO



SNC SIERRA NEVADA CORPORATION



Renown HEALTH



its logistics



MONARCH CASINO RESORT SPA - BLACK HAWK

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%