

# 1510

## Meadow Wood Ln

RENO, NV 89502

# FREE STANDING OFFICE FOR SALE



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**HEALTHCARE**





## Building Highlights

- Central Location with convenient access to major business districts and regional destinations
- On-Site Parking to accommodate employees and visitors
- Ideal for Corporate, Healthcare, and Institutional Users requiring significant operational scale
- Flexible Multi-Tenant Layout Options allowing for single-tenant occupancy or subdivision to serve multiple users
- Excellent Freeway Connectivity providing efficient access for commuters, clients, and service providers
- Recent Capital Improvements including HVAC systems and Fire/Life Safety



**Sales Price** | \$6,241,500

**Size** | 20,805 SF

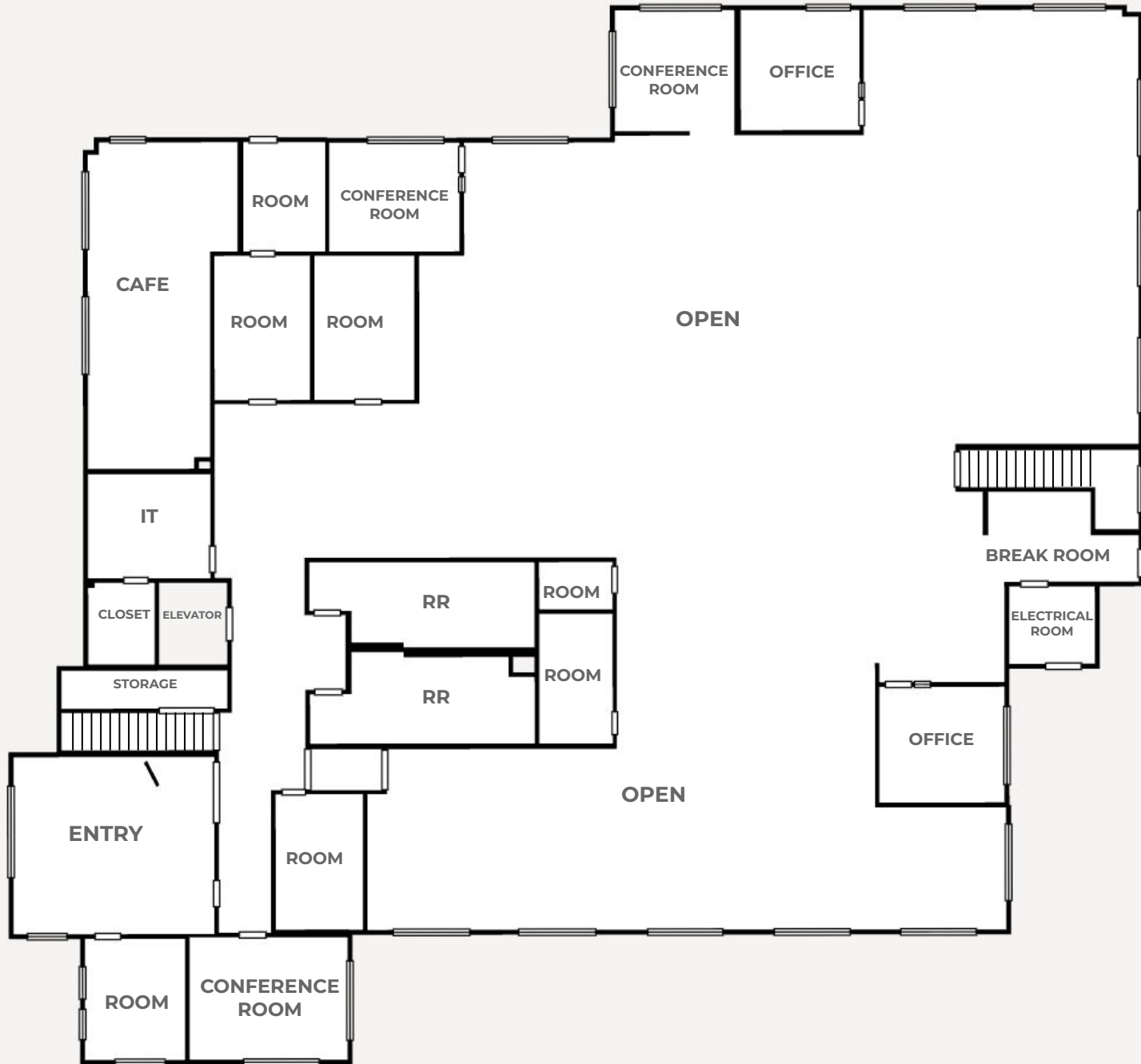
**Land Size** | 1.708 AC

**Zoning** | MU  
*Mixed-Use Urban*

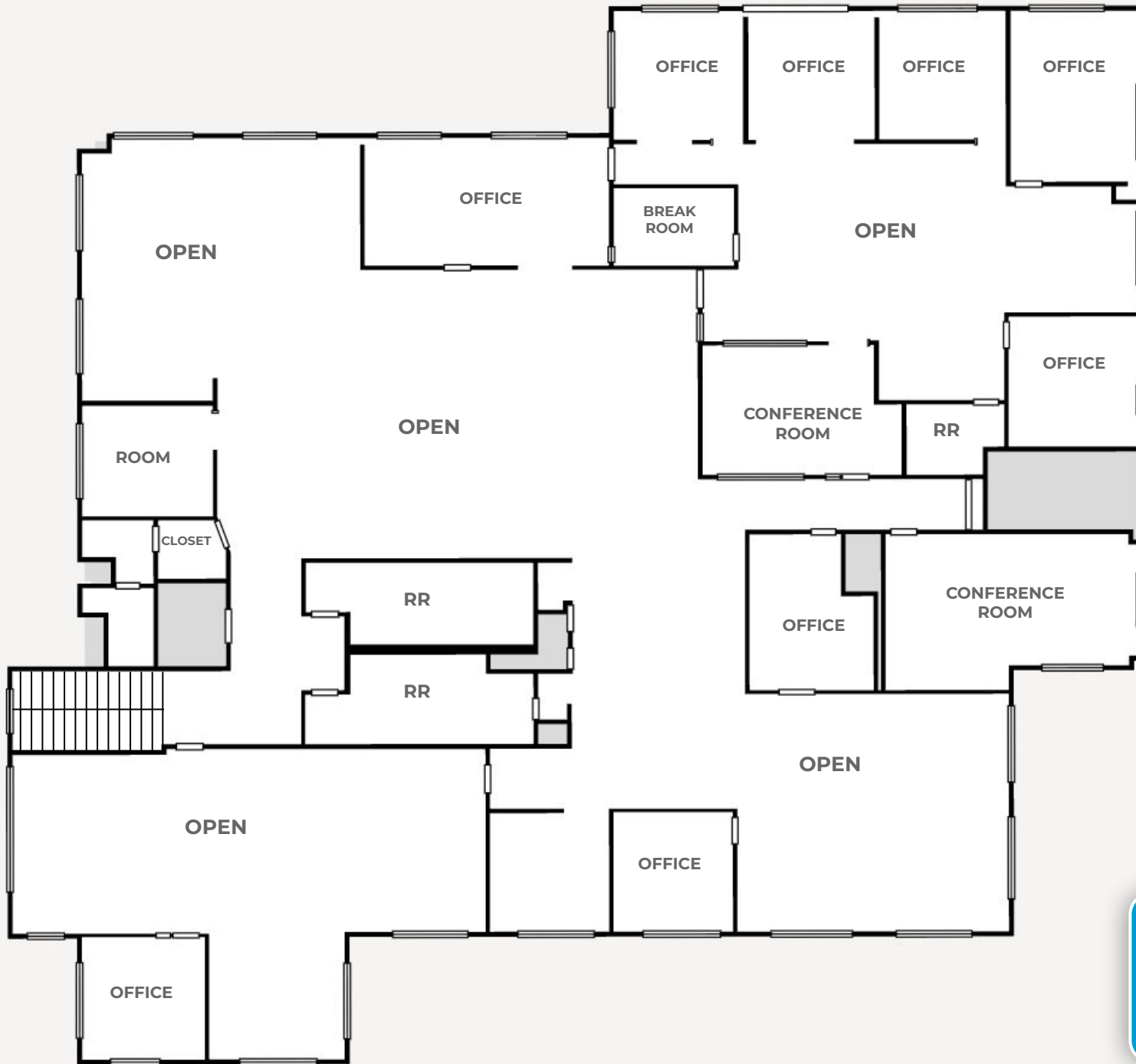
**APN** | 025-373-01

**Parking Count** | 76 total stalls, including 4 ADA-accessible (3.65 spaces per 1,000 SF)

# FIRST FLOOR



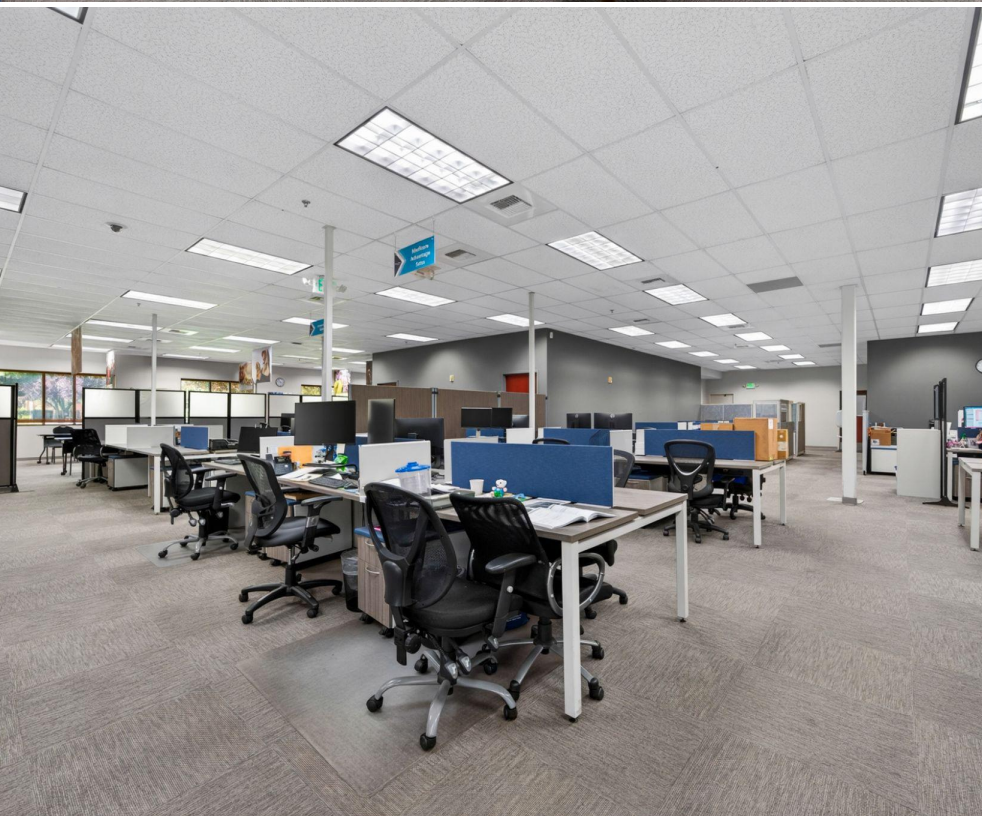
# SECOND FLOOR



# FIRST FLOOR



# FIRST FLOOR



# SECOND FLOOR



DCG



# SECOND FLOOR



# AREA MAP

DOWNTOWN RENO



  
**MEADOWWOOD MALL**  
A SIMON MALL

**ORW**  
OFF ROAD WAREHOUSE

  
**TMCC**  
Truckee Meadows  
Community College

  
**Reno-Tahoe  
International  
Airport**

**1510  
MEADOW WOOD LN**

**NEIL RD**



# AREA MAP



**SALLY BEAUTY.**



**HARBOR FREIGHT**



**S VIRGINIA ST**

**MEADOWWOOD MALL**  
A SIMON MALL

ROUND1 BOWLING & AMUSEMENT  
CRUNCH  
DICK'S SPORTING GOODS

★ macy's JCPenney



**1510**  
MEADOW WOOD LN



DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Population	1,244	10,215	31,836
Average Household Income	\$167,053	\$127,792	\$108,851
Households	320	2,562	8,649
Population Growth Rate 2023-2028	1.40%	1.86%	1.19%

# AREA MAP



SMITHRIDGE DR

S MCCARRAN BLVD

S VIRGINIA ST

  
**MEADOWOOD MALL**  
A SIMON MALL



**1510**  
MEADOW WOOD LN



**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



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%



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