

# 645

N ARLINGTON AVE

RENO, NV 89503

MEDICAL OFFICE  
FOR LEASE

SAINT MARY'S  
CENTER FOR HEALTH

**ISABELLE NEARY**

DCG HEALTHCARE  
775.772.5223 CELL  
ineary@dcghealthcare.com  
S.0197002



HEALTHCARE



# PROPERTY HIGHLIGHTS

- Saint Mary's Medical Center for Health is the Reno's premier facility for medical practices
- Class "A" building located on the Saint Mary's Regional Medical Center campus
- Ample parking and staff parking with well lit parking lots and easy patient access
- Generous tenant improvement allowances
- Built-out suites available
- Specialties include: Primary Care, Neurology, Cardiology, Wound Care, Pathology, Pediatrics and Pulmonology
- 50,921 square foot wellness/gym facility in the building



DOWNTOWN

 Saint Mary's  
Health Network

 roc  
reno orthopedic clinic

 Taiwanese Cuisine

 RAMEN  
4 REAL

 J.J.'s  
Pie Co.

 Beto's  
TAQUERIA  
MEXICAN FOOD

RALSTON ST

W 6TH ST



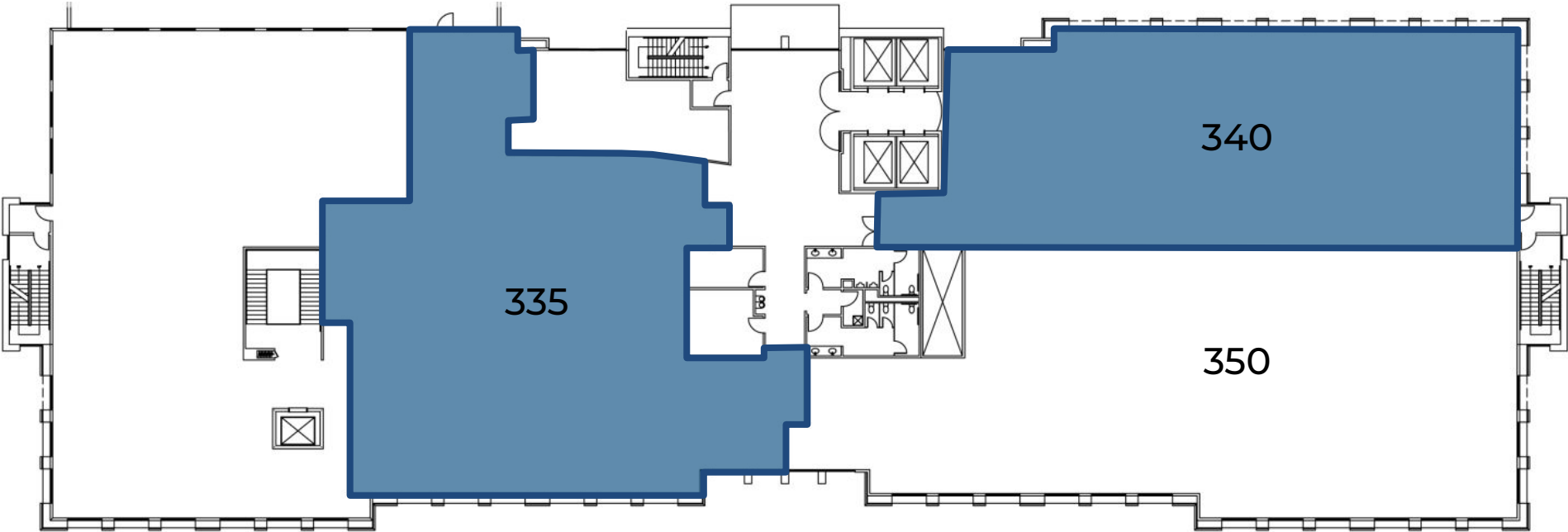
# SAINT MARY'S CENTER FOR HEALTH



# THIRD FLOOR

## AVAILABLE SUITES

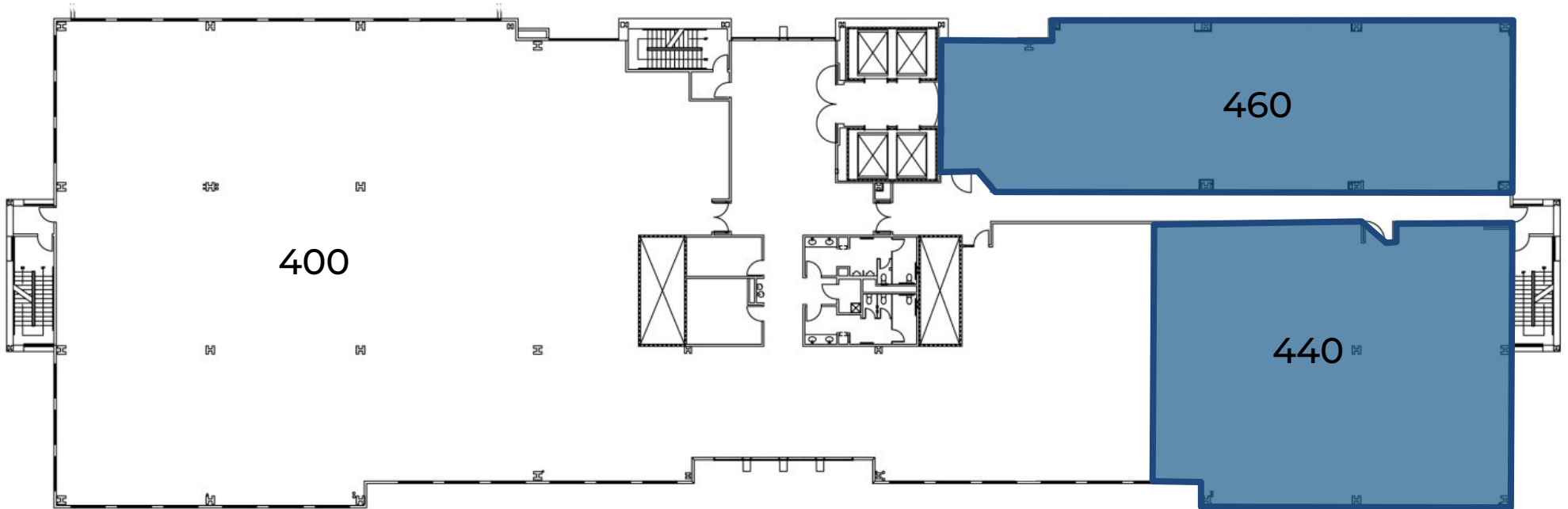
SUITE 335	6,927 SF
SUITE 340	5,980 SF TURN-KEY



# FOURTH FLOOR

## AVAILABLE SUITES

SUITE 440	4,915 SF
SUITE 460	4,704 SF



SUITE 440



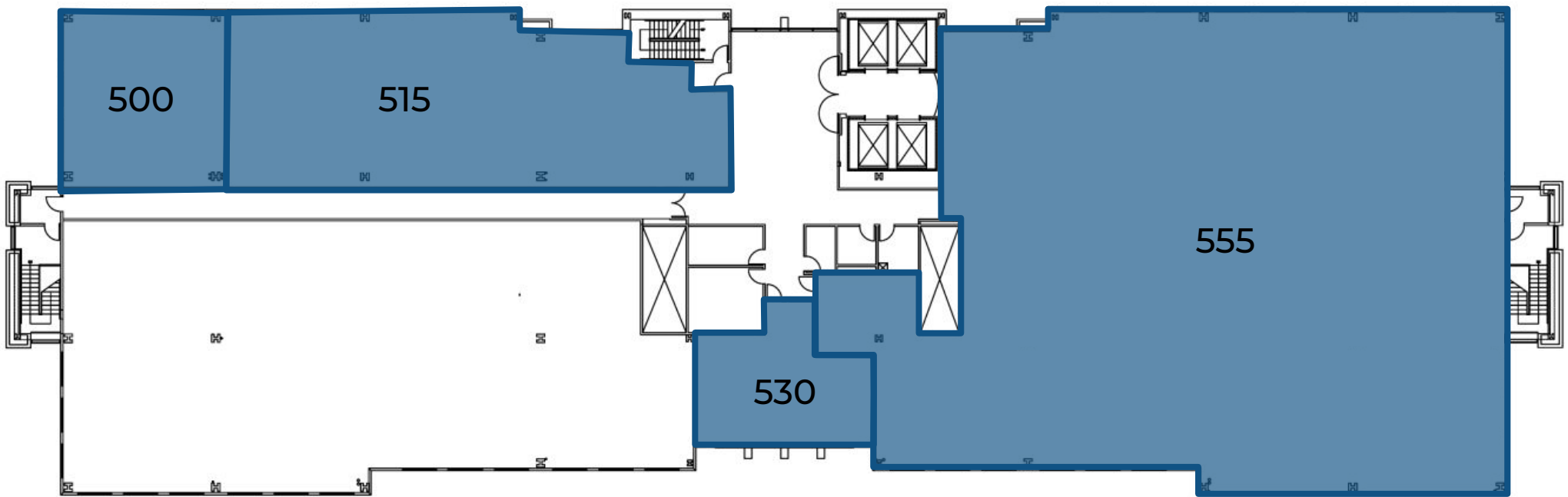
SUITE 440



# FIFTH FLOOR

## AVAILABLE SUITES

SUITE 500	1,426 SF
SUITE 515	4,016 SF SHELL
SUITE 530/555	13,061 SF



SUITE 555



SUITE 555



SUITE 555



# SIXTH FLOOR

## AVAILABLE SUITES

SUITE 602	1,933 SF
SUITE 630	1,484 SF SHELL



**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%

