

175

Salomon Cir
SUITE 101
SPARKS, NV 89434

OFFICE
FOR LEASE



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ABOUT THE PROPERTY

- Turnkey office space
- Well located at the Vista Blvd on/off ramp to I-80 in Sparks.
- Vista Blvd is a high traffic corridor which connects the Sparks area to I-80 and the rest of Reno/Sparks.
- 18 minutes to the Tahoe Reno Industrial Center - the closest office building in Reno/Sparks to TRI.
- 11 minutes to Downtown Reno.
- Professionally managed building.
- 6 private offices, conference room, bullpen, reception area, kitchenette



Lease Rate | \$1.70 per sq ft (NNN)

2026 CAM Est. | \$0.59 per sq ft.

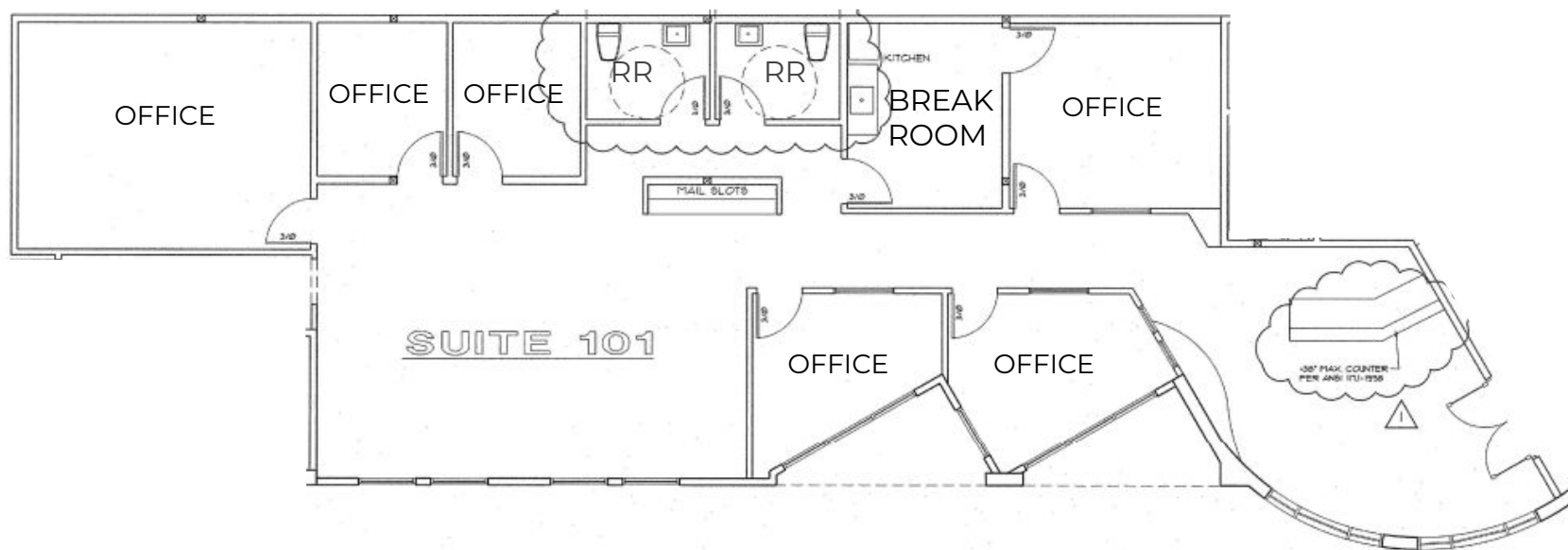
Size | 2,562 SF

Zoning | PO - Professional Office

FLOOR PLAN



2,562
SQUARE FEET



AREA MAP



DOWNTOWN RENO

Outlets
at LEGENDS
Sparks Nevada

City of
Sparks
It's Happening Here!

OUTBACK
STEAKHOUSE®

DEL TACO

McDonald's

Chevron

QuikStop

VISTA BLVD

SALOMON CIR

175
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WOODSPRING SUITES
AN EXTENDED STAY HOTEL

Wendy's

GREATER NEVADA
Credit Union



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



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%

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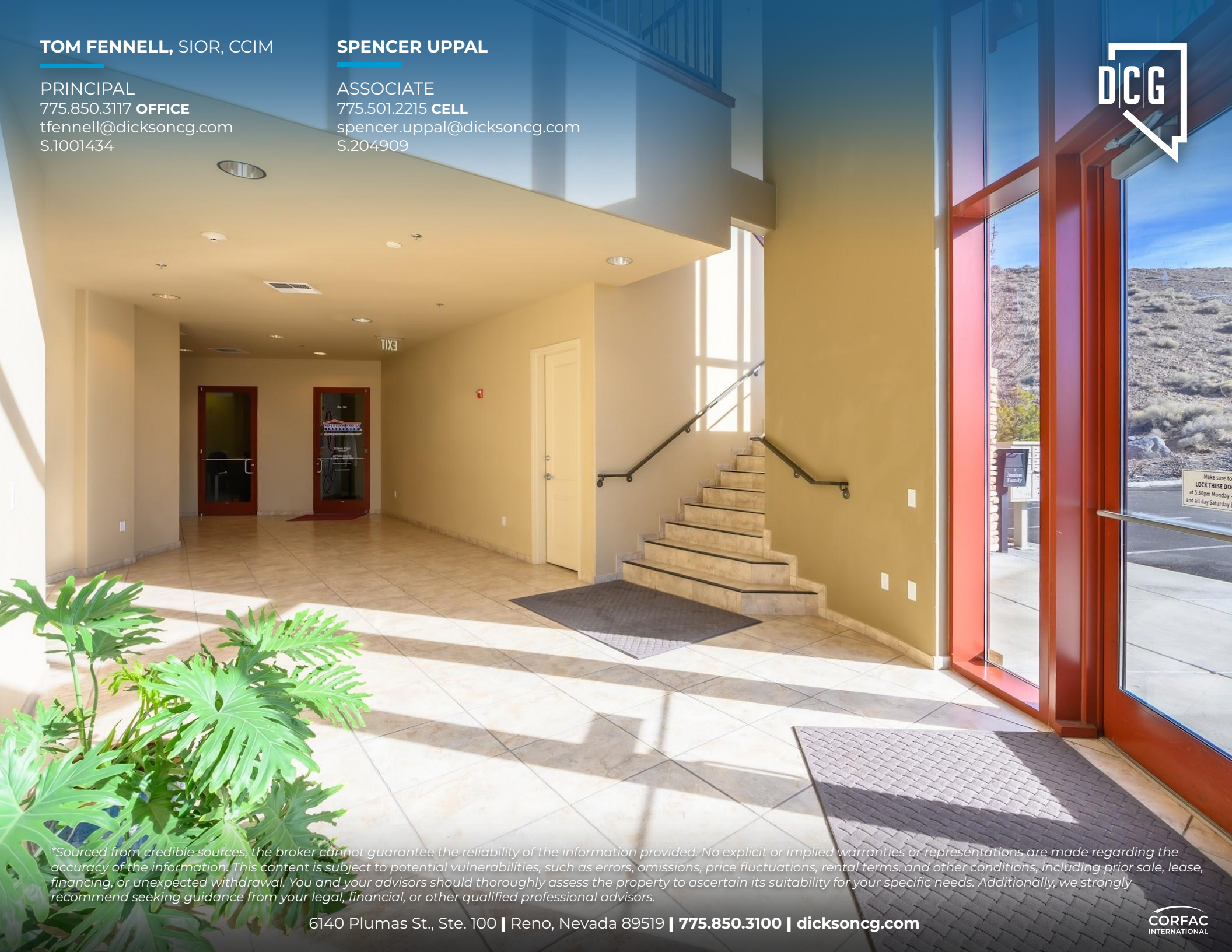
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