

9500

Prototype Ct
RENO, NV 89521



**OFFICE
AVAILABLE**

**FOR SALE
OR LEASE**



TRAVIS HANSEN, SIOR, CCIM

PRINCIPAL
775.351.5578 **CELL**
thansen@dicksoncg.com
S.170076

TOM FENNELL, SIOR, CCIM

PRINCIPAL
775.250.6600 **CELL**
tfennell@dicksoncg.com
B.1001434



CORFAC
INTERNATIONAL



ABOUT THE PROPERTY

- Single story professional garden office building located in the Prototype Court Park Development in the South Meadows submarket.
- Bright office space featuring ample windows, office, conference room, break room, two restrooms, and two large open work areas.
- Close proximity to the South Meadows Promenade, Double Diamond Town Center, South Reno Athletic Club and several other amenities.
- Conveniently located near freeway access to Hwy 580.



Sale Price | \$1,187,315

Lease Rate | \$1.95/PSF/NNN

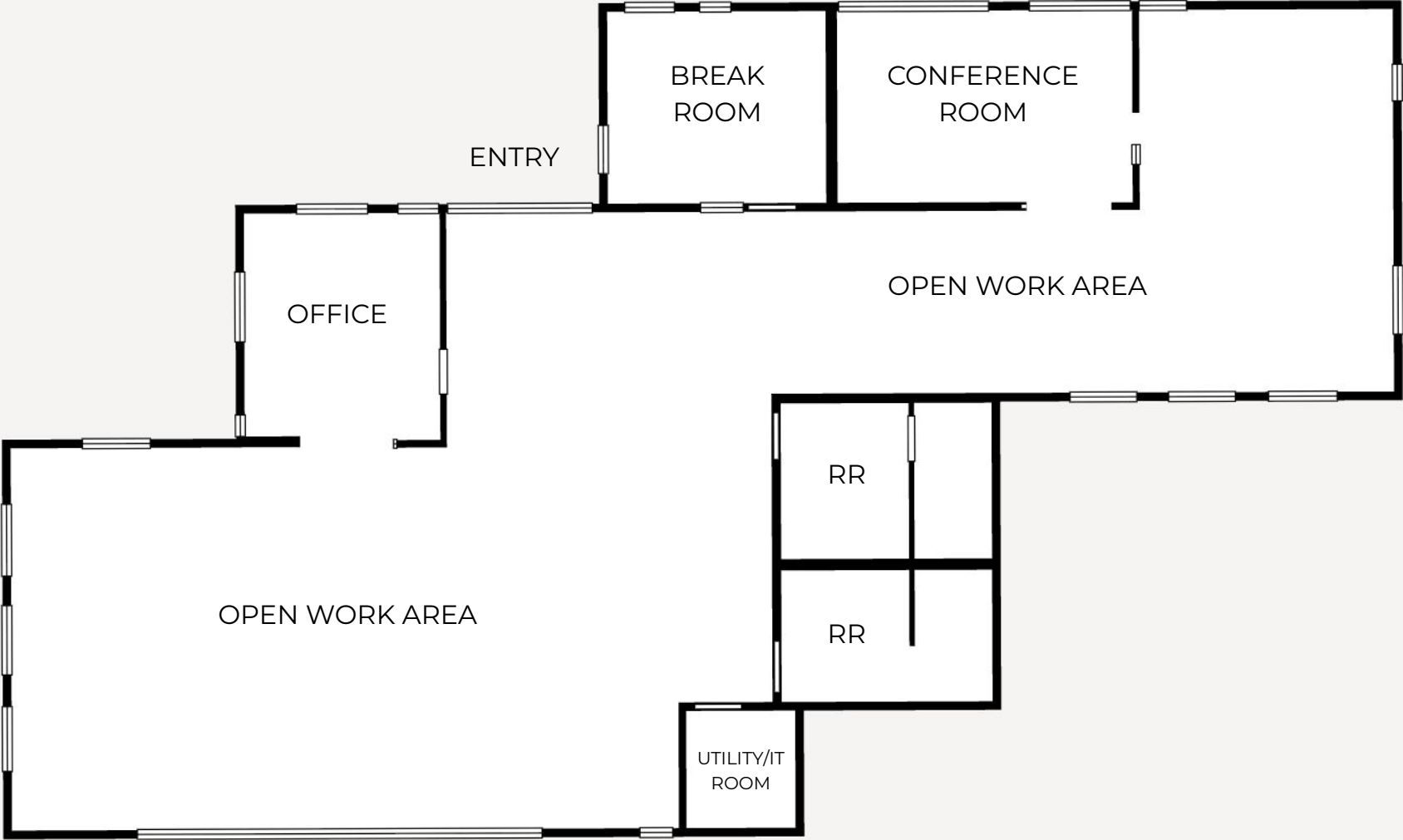
NNN Expenses | \$0.44/PSF

Size | ±2,861

Zoning | PD
PLANNED DEVELOPMENT

APN | 163-170-06

FLOOR PLAN ±2,861 SF









Prototype Ct



3 miles
63,505

5 miles
132,376

9500
PROTOTYPE CT

PROTOTYPE CT

Location Highlights

- Located off of the south west corner of Prototype Drive & Gateway Drive in the Prototype Court Park.
- Situated in the South Meadows submarket and in close proximity to the South Meadows Promenade, anchored by Sprouts Farmers Market, South Reno Athletic Club and several other amenities.



AREA MAP

SOUTH MEADOWS PROMENADE



Renown
HEALTH

MAVERIK

extended
STAY
AMERICA

MY SALON
Salon

9500
PROTOTYPE DR



GATEWAY DR

PROTOTYPE CT



**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



ORMAT



STATE OF NEVADA



switch



CAESARS ENTERTAINMENT



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%



TRAVIS HANSEN, SIOR, CCIM

PRINCIPAL
775.351.5578 **CELL**
thansen@dicksoncg.com
S.170076

TOM FENNELL, SIOR, CCIM

PRINCIPAL
775.250.6600 **CELL**
tfennell@dicksoncg.com
B.1001434

