

# For Lease

## 961 Matley Lane Reno, NV 89502

8,054 SF – 8,637 SF of Flex Space Available



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# Property Highlights

- Well located on Matley Lane with outstanding visibility from US 395. Signage may be available which is visible from US 395/I 580 with over 170,000 cars traveling daily
- Easy access to freeway on-ramp/off-ramp and conveniently located to travel to all parts of Reno/Sparks
- The building offers ample parking in the surface lot
- Property is easily accessible from Mill Street
- Warehouse space with freeway visibility
- Building is zoned Industrial Commercial (IC) that allows a variety of use types







## Available Space

TI allowance may be available for qualified transactions. Prior occupant was an engineering firm but the space is ideal for all types of professional and general office users. Outstanding signage opportunity from I-580. Ample parking in the open surface lot and on street parking.

### Suite 105 – 8,054 SF

3,846 SF two-story office with ample private offices, bull pen area, restrooms, break area, and a 4,208 SF warehouse (includes a 604 SF mezzanine).

#### Office Space Details:

- Two-story office space
- Multiple private offices
- Some furniture available
- New restrooms
- Ample window line

### Suite 190 – 8,637 SF

4,429 SF single level office space with ample private offices, bull pen area, restrooms, break area, and a 4,208 SF warehouse (includes a 604 SF mezzanine).

#### Warehouse Details for Suites 105 and 190:

- 24' Clear height in the warehouse
- 208v, 240amp, 3 phase power
- Restroom and sink in warehouse
- One roll up door
- HVAC in warehouse

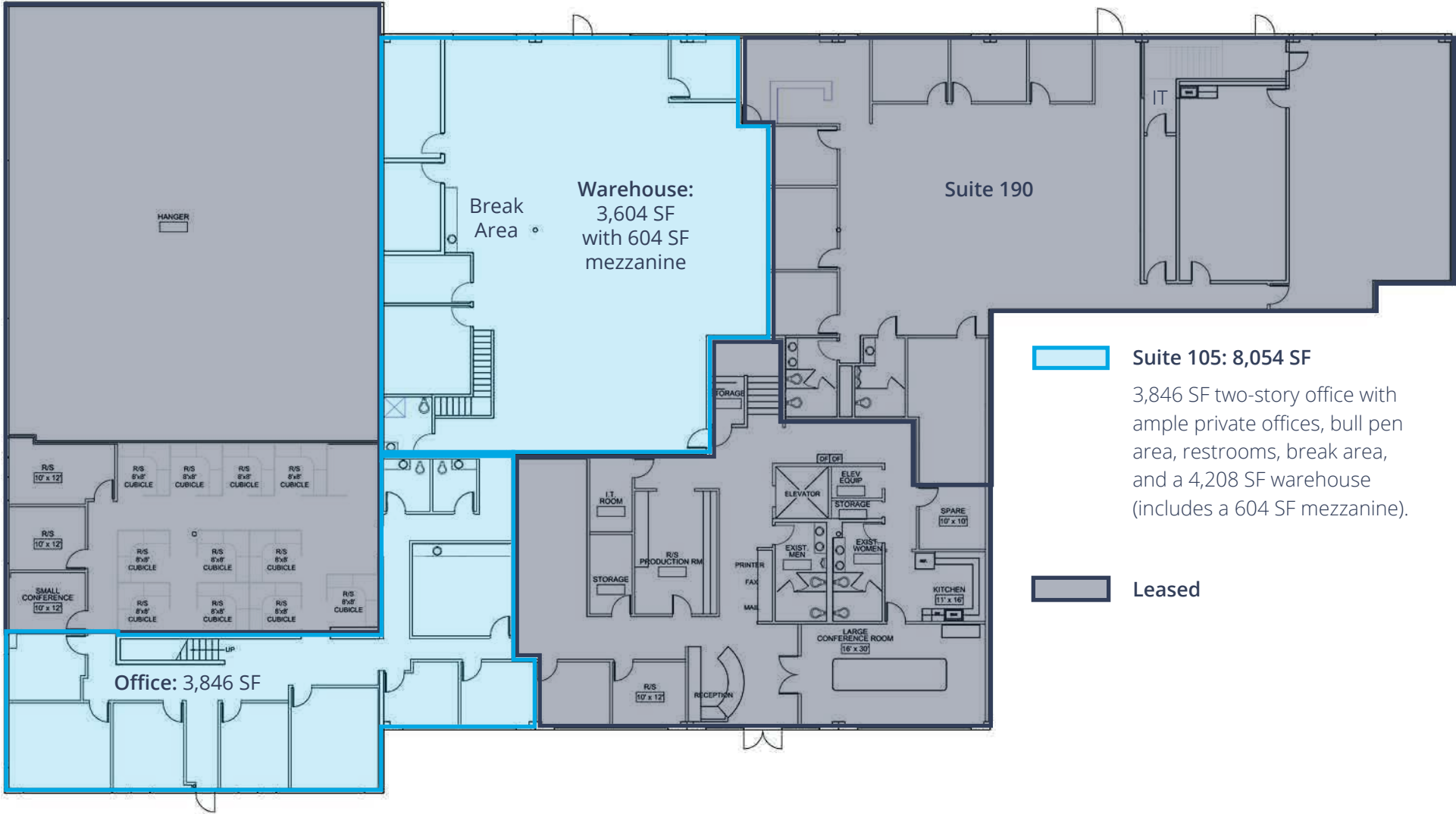
Lease Rate: Call Broker for Pricing

# Available Space | Suite 105 – 8,054 SF

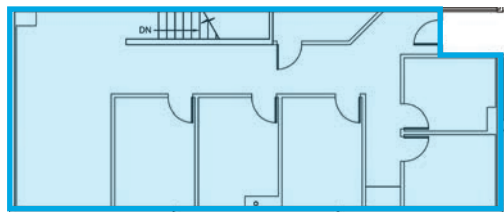
Main Floor



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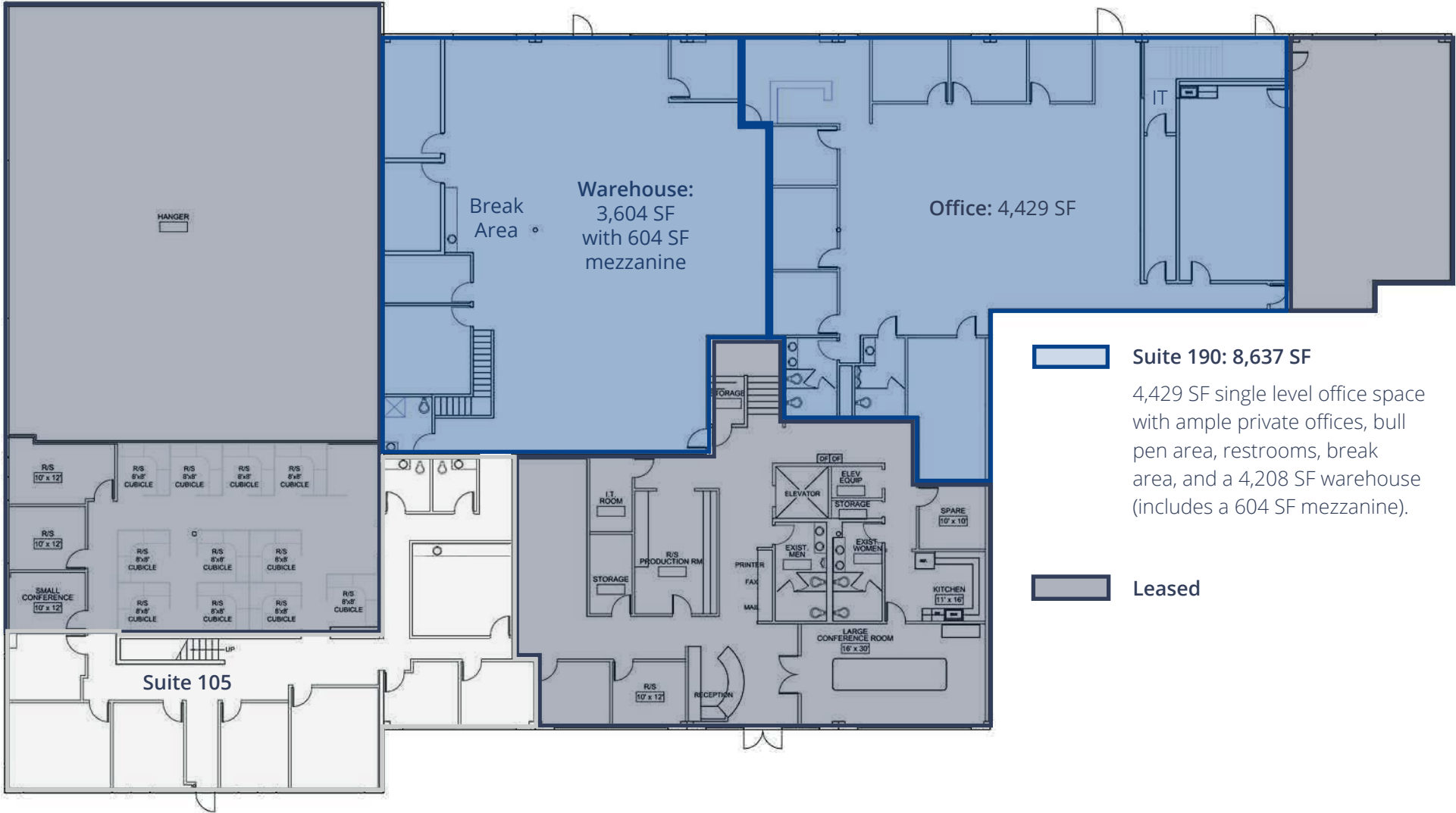
Upper Floor





# Available Space | Suite 190 – 8,637 SF

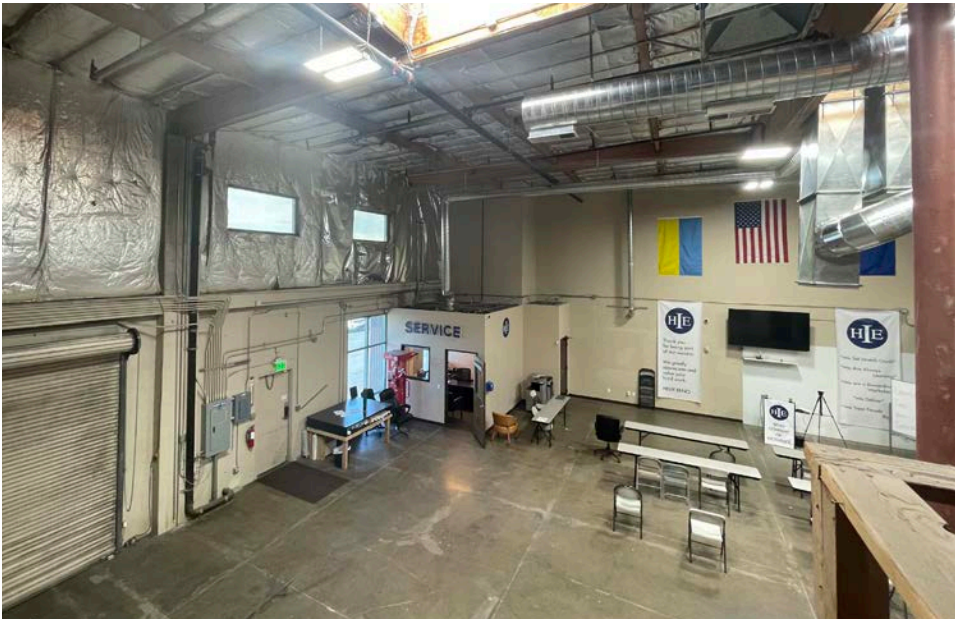
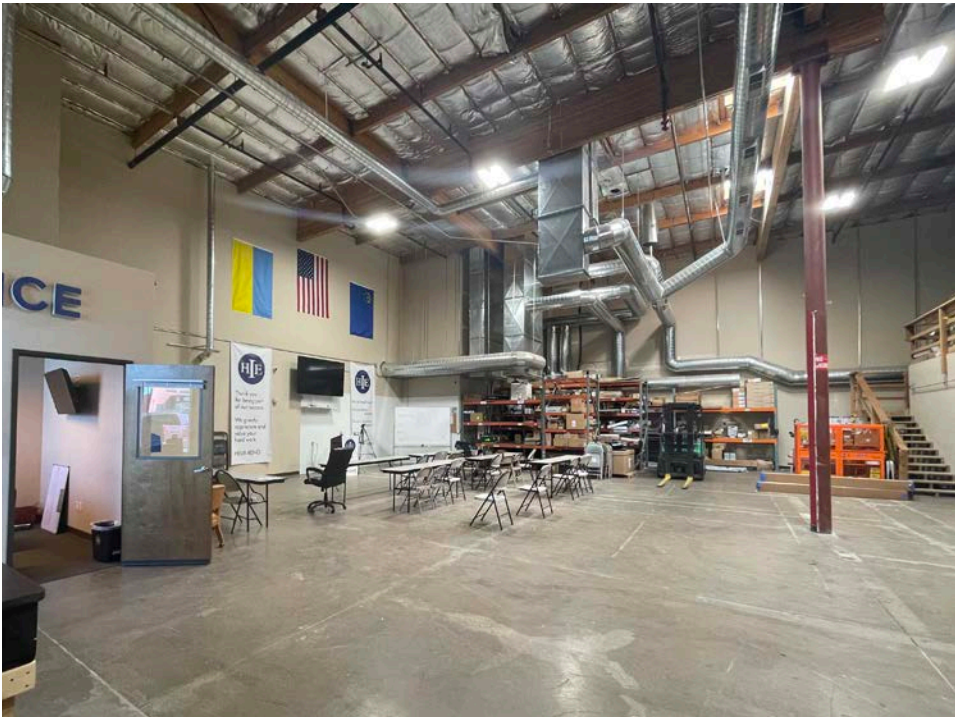
## Main Floor



## Upper Floor



Warehouse Space





## Office Space - Suite 105







# Local Area Overview

The Greater Reno-Tahoe's business and economic climate is experiencing a major boom and the ramifications are far reaching! As the announcements of large and recognizable companies that are moving to the area are publicized, businesses, investors and developers from all over the country are rushing to jump on the bandwagon. Companies are finding that the ease of doing business, coupled with favorable taxes and incentives, is creating an unparalleled motivation for business leaders to focus on Northern Nevada. In fact, Nevada was ranked number 1 for inbound moves for 2018 according to Atlas Van Lines study. With the area including major cities such as Reno, Sparks, Carson City, and Incline Village, there is plenty of room for expansion. With the benefits of Nevada's low tax on businesses - and a satisfying quality of life, it's a wonder why a business or developer would choose anywhere else. The region's optimal location to San Francisco, Portland, Salt Lake City, Las Vegas, and Los Angeles all within a day's drive is just another added benefit.

With Nevada having the third most business-friendly tax structures in the country, it opened up many possibilities for out-of-state companies

to locate facilities here, including Google, Tesla, Switch, Apple, Blockchain and most recent newcomer, New Deantronics. New Deantronics recently announced plans to break ground on a 20,000 square foot facility for research/development and manufacturing. The company estimates that they will invest more than \$40 million and generate over 200 jobs for the area. Blockchain recently purchased 67,125 acres in the Tahoe Reno Industrial Center for their new corporate headquarters and software design research center. Google also purchased 1,210 acres of land in TRIC, making both of them neighbors with Tesla and Switch. Tesla Motors also invested in Nevada and is currently building the world's largest lithium ion battery factory that is scheduled to have an 18 million square foot footprint, with 6 million square feet already built. This \$10 billion lithium battery plant is projected to employ 10,000 people and 16,000 indirect jobs within the next few years. In addition, the Las Vegas based tech company, Switch, is investing \$1 billion in a 7.2 million square foot data center. The first building in the Switch Campus recently opened its doors and became the world's largest single data center, measuring 1.3 million square feet.

Finally, Apple also chose Reno to invest over \$2 billion for their massive iCloud data facility. They will also be building a 27,000 square foot shipping warehouse in downtown Reno. Apple is expected to generate 100 employees and 300 construction jobs from the warehouse, on top of the current 717 established employees in Nevada.

In addition to the larger companies moving to Reno, many manufacturers have already established their sites in Northern Nevada. Amazon moved one of their distribution warehouses into a 680,000 square foot e-commerce, high clearance building that employs 600 associates. While Amazon has become established in Reno, the pioneer of bringing tech companies to Northern Nevada is Microsoft. Microsoft moved its licensing office here in 1997 and is one of the only three Microsoft Regional Operation Centers in the world. With companies making the decision to move their operations into friendlier tax states becoming more frequent, Northern Nevada has become a hot spot for tech companies looking to expand. To learn more on the area, you can visit [WhyReno.org](http://WhyReno.org).



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