9790 GATEWAY DR
RENO NV 89521

OFFICE FOR **LEASE**

BASIN STREET PROPERTIES EST. 1974

LEASE RATE SUITE 110 | NEGOTIABLE

LEASE RATE SUITE 220 | NEGOTIABLE

SPACE SIZE | 1,967 - 4,217 RSF

DCG
CORFAC INTERNATIONAL

DOMINIC BRUNETTI, CCIM
PRINCIPAL
775.850.3109 **OFFICE**
dbrunetti@dicksoncg.com
S.58419

PATRICK RIGGS
VICE PRESIDENT, OFFICE
775.220.4957 **CELL**
priggs@dicksoncg.com
S.180878

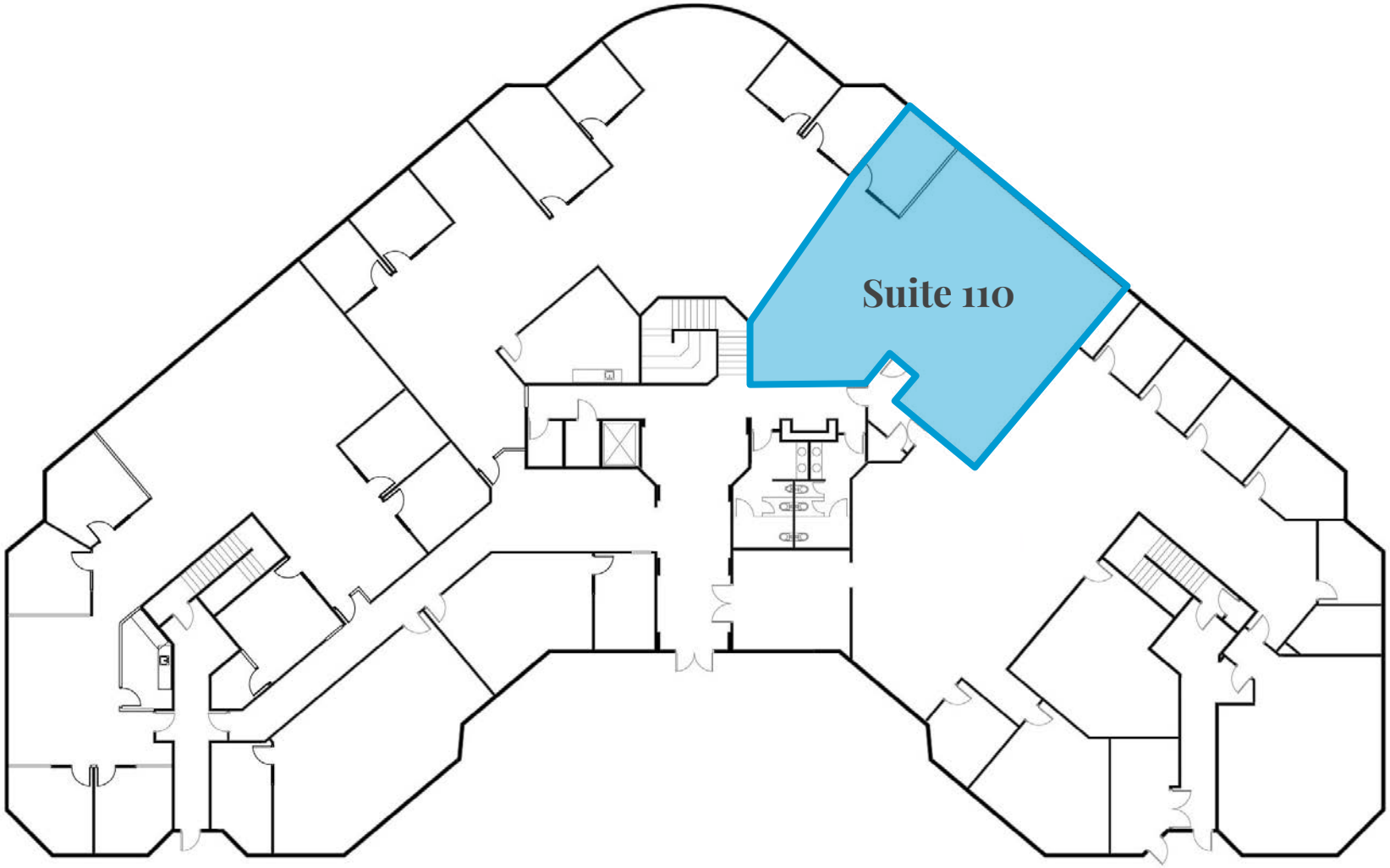
LOCATION HIGHLIGHTS

- 24 Hour Access
- Signage Available
- Easy access to Interstate 580/HWY 395

BASIN STREET PROPERTIES EST. 1974

DCG

FLOOR PLAN

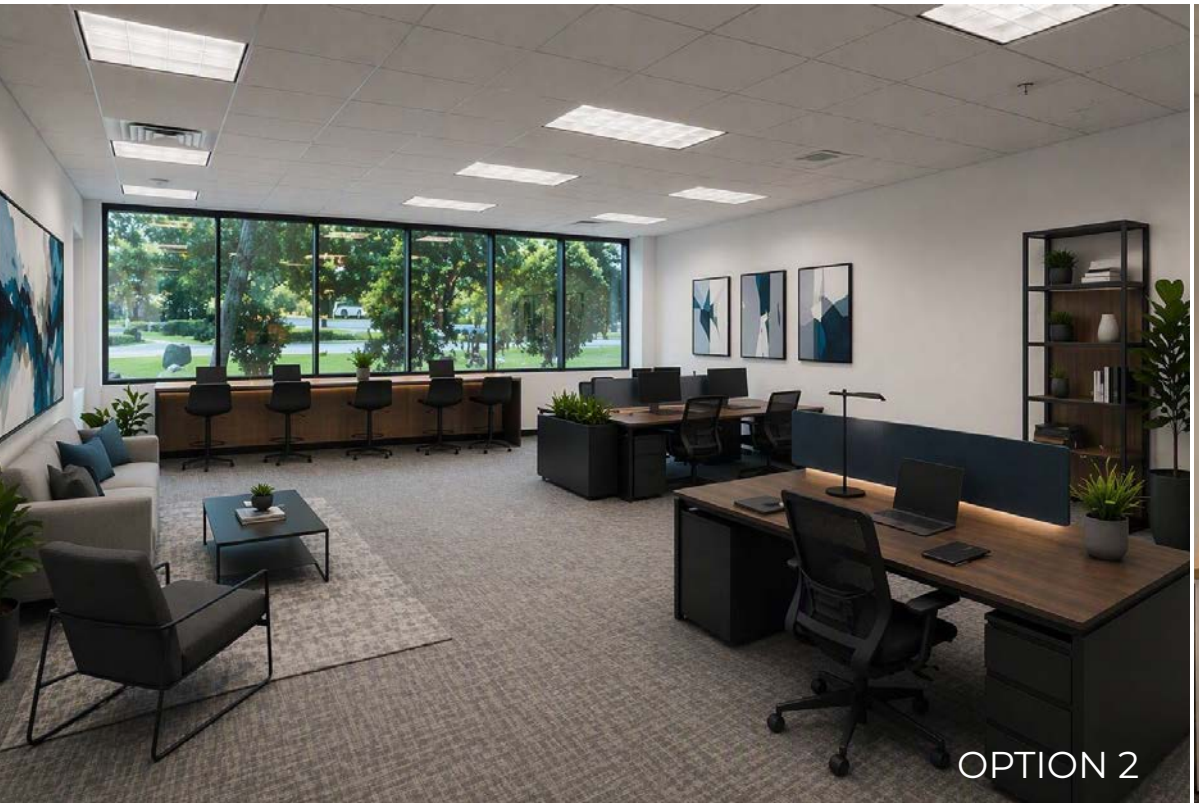


SUITE 110
1,967 RSF
LEASE RATE: NEGOTIABLE

SUITE 110

FURNISHED RENDERING

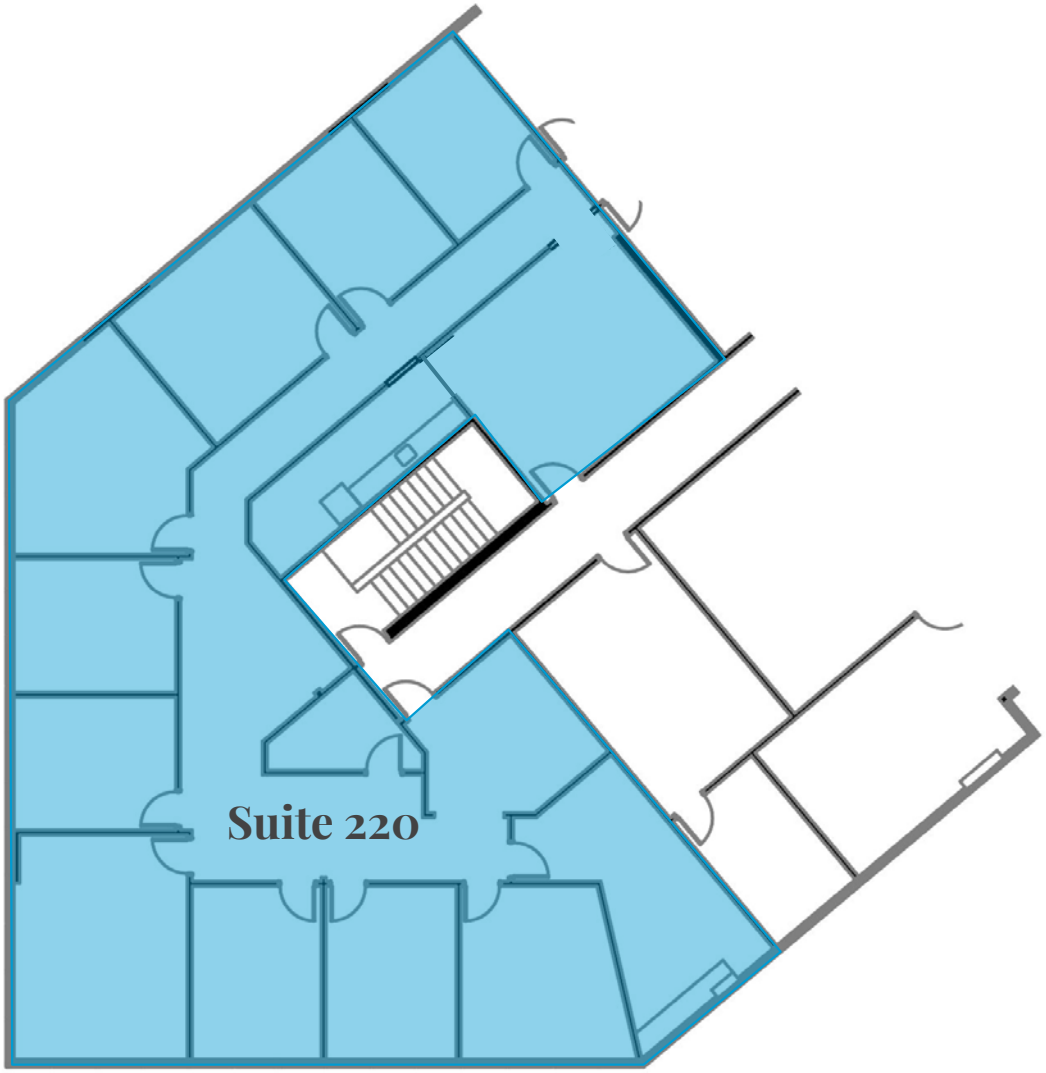
OPTION 1



OPTION 2

OFFICE

FLOOR PLAN



SUITE 220
4,217 RSF
LEASE RATE: NEGOTIABLE

SUITE 220

FURNISHED RENDERING

AREA MAP

INTERSTATE 580
US 395
Steak n Shake
FLOWING TIDE PUB
Sonesta ES SUITES
Domino's
WELLS FARGO
GATEWAY DR.
BLAZE PIZZA
CHIPOTLE MEXICAN GRILL
SPROUTS FARMERS MARKET
Shell
CHASE
DOUBLE R BLVD.
S MEADOWS PKWY
SIERRA GOLD
A Nevada State Tavern
N

PARCEL MAP

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.

TESLA · EdgeCore Digital Infrastructure · Google · switch · LYTEN · NEW DEANTRONICS · Microsoft · Panasonic. · its logistics · REDWOOD MATERIALS

19K UNDERGRADUATE STUDENTS

23K TOTAL STUDENTS

4K GRADUATE STUDENTS

R1 - University for Research by Carnegie Classifications

TAHOE RENO INDUSTRIAL CENTER

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

LI-ION

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)

YOUR BUSINESS ADVANTAGE

Business Assistance Programs

- Sales, Use & Modified Business Tax Abatements
- Incentives for Equipment, Property & Recycling
- Specialized Programs for Data Centers and Aviation

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.

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

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%

DCG