

9790
GATEWAY DR
RENO NV 89521

OFFICE
FOR LEASE
SUITE 220-B

LEASE RATE | Negotiable

SPACE SIZE | 867 rsf

YEAR BUILT | 1997



BASIN STREET
PROPERTIES



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

SCOTT SHANKS, SIOR
PRINCIPAL
775.850.3102 **OFFICE**
sshanks@dicksoncg.com
S.66593

PATRICK RIGGS
775.220.4957 **CELL**
priggs@dicksoncg.com
S.180878



LOCATION HIGHLIGHTS

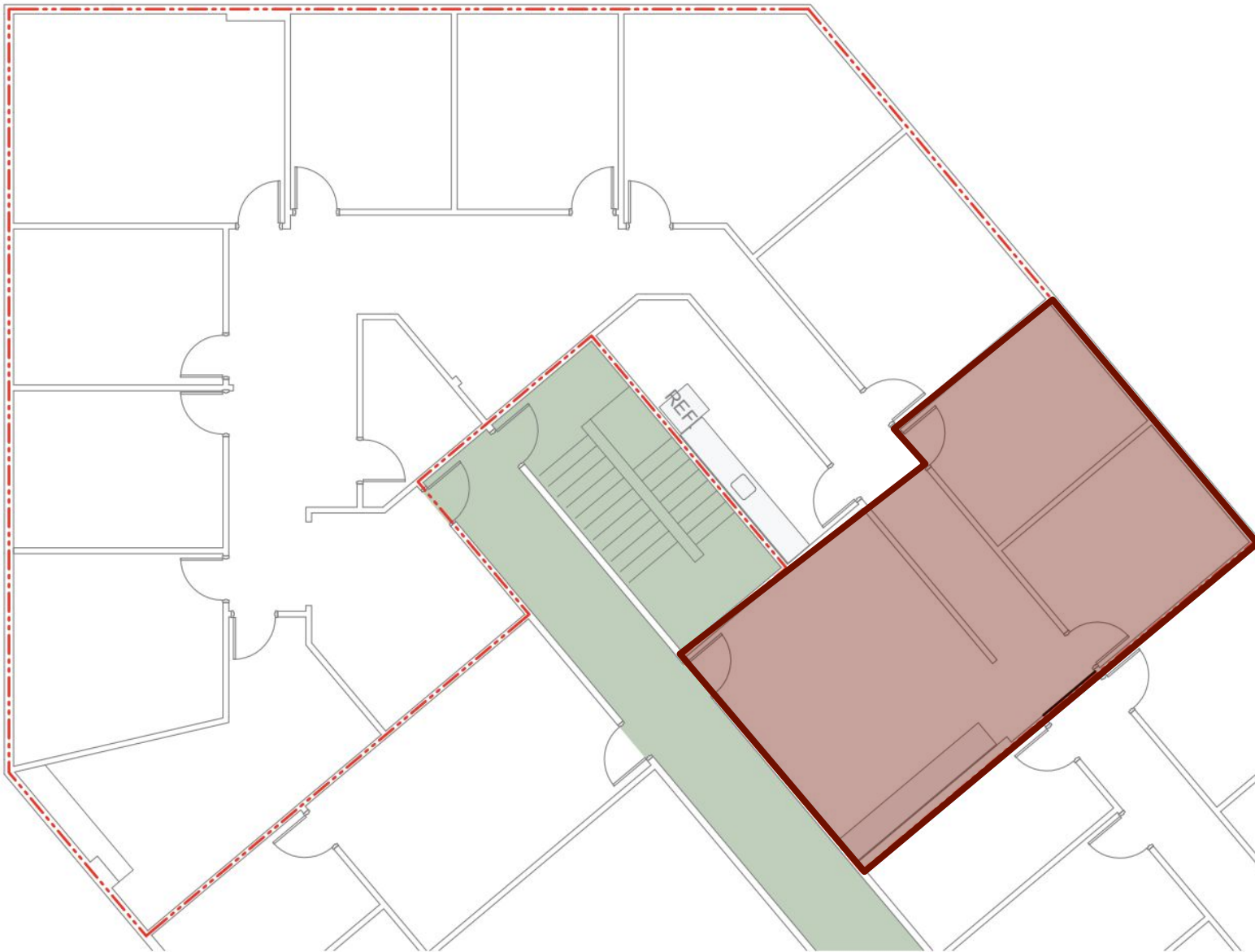
- 24 Hour Access
- Signage Available
- Easy access to Interstate 580/HWY 395



BASIN STREET
PROPERTIES



FLOOR PLAN



SUITE 220-B
867 RSF

AREA MAP



GATEWAY DR.



DOUBLE R BLVD.

S MEADOWS PKWY



PARCEL MAP





BUSINESS COST COMPARISONS

RENO **NV**

BAY AREA **CA**

Office lease rates (Class A)	Reno \$30-39	San Jose \$60-\$66 San Francisco \$78-\$84
State Corporate Income Tax	NO	8.84%
State Income Tax	NO	< 13.3%
Capital Gains Tax	NO	< 13.3%
Unemployment tax	0.3%-5.4%	1.5%-6.2%
Average hourly earnings (software developer/programmer)	\$43.09	\$64.97
Workman's comp	Average cost (per \$100 payroll)- \$1.18 Payroll cap \$36,000	Average cost (per \$100 payroll)- \$2.87 Payroll cap NA
Utility (elec.) rates for medium size office	\$.078/kWh	San Francisco \$.157/kWh
Right-to-work state	YES	NO

GROWING TECHNOLOGY ECOSYSTEM

Home to Tesla, Apple, Google, Microsoft, Intuit, Switch, Clear Capital, Figure Technologies, rfxcel, Alchemy/Workday, Bombora, Sierra Nevada Corp.

2019 Highlighted By Technology Sector and Corporate Headquarters Growth

[CLICK HERE](#)

MORE ADVANTAGES

Fintech development: Nevada Sandbox Program
Data latency Reno-Las Vegas-Los Angeles-Bay Area < 7ms
Home to the University of Nevada, Reno - Ranked Tier 1 and Carnegie R1

WORK-LIFE

Reno cost of living 40% less than Bay Area
Reno average commute time 15 minutes

HELPFUL LINKS

Business advantages [CLICK HERE](#)

Nevada 2020 video [CLICK HERE](#)

Nevada Sandbox Program [CLICK HERE](#)

Sources:

Economic Development Authority of Western Nevada (EDAWN), www.edawn.org

WHY RENO?

LIVABILITY FACTORS



**TOP 5
SUNNIEST CITIES**
300 Days of sun annually



18 SKI RESORTS
Within 1 hour



87 PARKS
With over 3,800 Acres of public recreational land within the city



**50 CHAMPIONSHIP
GOLF COURSES**
Within 1.5 hours



ANNUAL EVENTS



Burning Man

Hot August nights

NV Museum of Art

Reno Rodeo

Rib Cook Off

Balloon Races

Air Races

Riverfest

Artown

"Voted #1 Best Small City in the United States"
According to bestcities.org

"25 of America's best towns ever"
According to Outside Magazine

"Voted #4 Best Large City in the United States"
Ranked for Best Performing Large City by Milken Institute

"Ranked #6 for State Economic Growth"
According to US News

"Voted #9 for Best Places to Live for Quality of Life in the U.S. in 2022-2023"
According to usnews.com

"Reno the #2 market for companies relocating from California after Austin, Texas."
According to Bureau of Labor Statistics



15 MINUTES
COMMUTE TIME



35 MINUTES
TO TRUCKEE



50 MINUTES
TO LAKE TAHOE



3 HOURS
TO BAY AREA