

# 9295

PROTOTYPE DRIVE



 [VIEW WEBSITE](#)



**SUBLEASE AVAILABLE | UP TO 367,747 SF  
OF OFFICE AND OFFICE/FLEX SPACE  
RENO, NEVADA**





# DRIVE 9295 PROTOTYPE

CORPORATE CAMPUS  
RENO, NV

FLEX OFFICE CAMPUS  
FOR SUBLEASE  
IN RENO, NV



COLLIERS RENO

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## PROPERTY DETAILS & AVAILABLE SPACE

NAME	Corporate Campus
ADDRESS	9295 Prototype Drive, Reno, NV 89521
PROP TYPE	Multi-use built in 1996
TOTAL AVAILABLE	<b>312,585 SF</b>
BUILDING A	<b>106,236 SF 2-story office building (Demisable by floor ±53,118 SF)</b>
BUILDING B	<b>104,886 SF 2-story office building (Demisable by floor ±52,443 SF)</b>
BUILDING E	<b>101,463 SF office and flex building (50% office/50% flex warehouse)</b>
TOTAL LAND	±78.806 Acres
ZONING	South Meadows PUD
PARKING	Ample Parking
LEASE RATE	Negotiable   Contact Broker
MASTER LEASE	9/30/2032



# Property Summary

Rare opportunity to sublease space within an industry leading flex office campus in the attractive Reno, Nevada market.

This high profile campus has three buildings available that total 367,747 square feet of office and flex space with an on-site daycare and additional amenities on 78.806 acres. The campus is currently occupied by IGT and they are on a long-term lease through September 2032. The campus is located in the South Meadows Submarket of Reno, NV. The South Meadows area boasts convenient access to services and strong demographics for companies looking for skilled and unskilled labor within the greater Reno area. The property is located on Prototype Drive, easily accessible to I-580 and many main thoroughfares. The campus is serviced by a ring road on the perimeter of the campus.

## HIGHLIGHTS

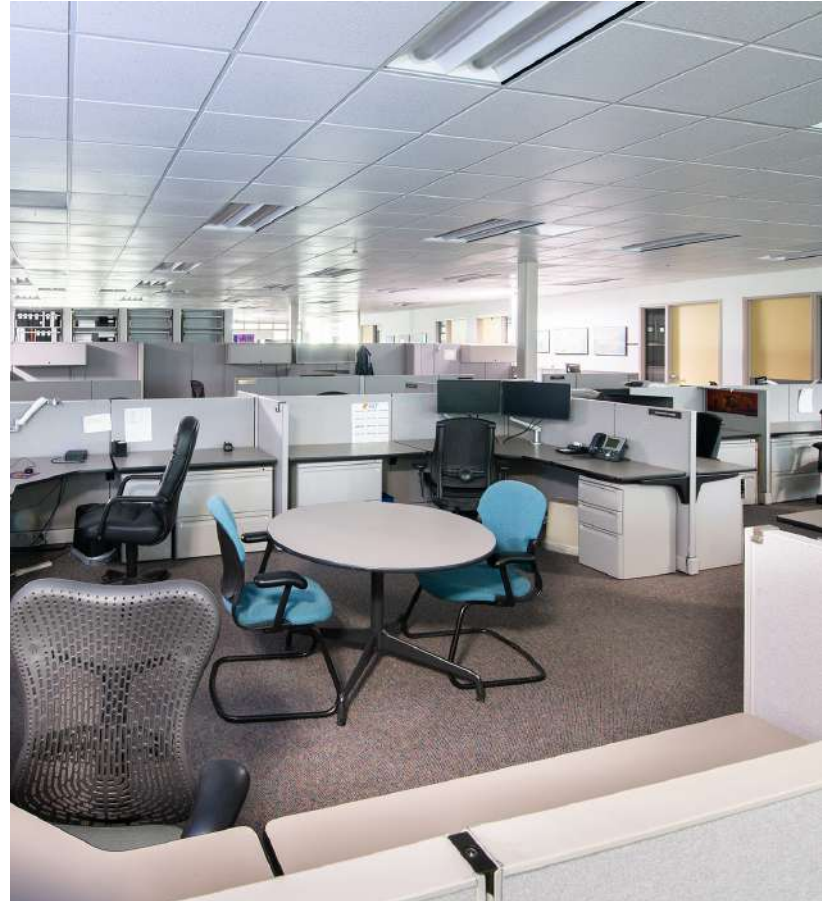
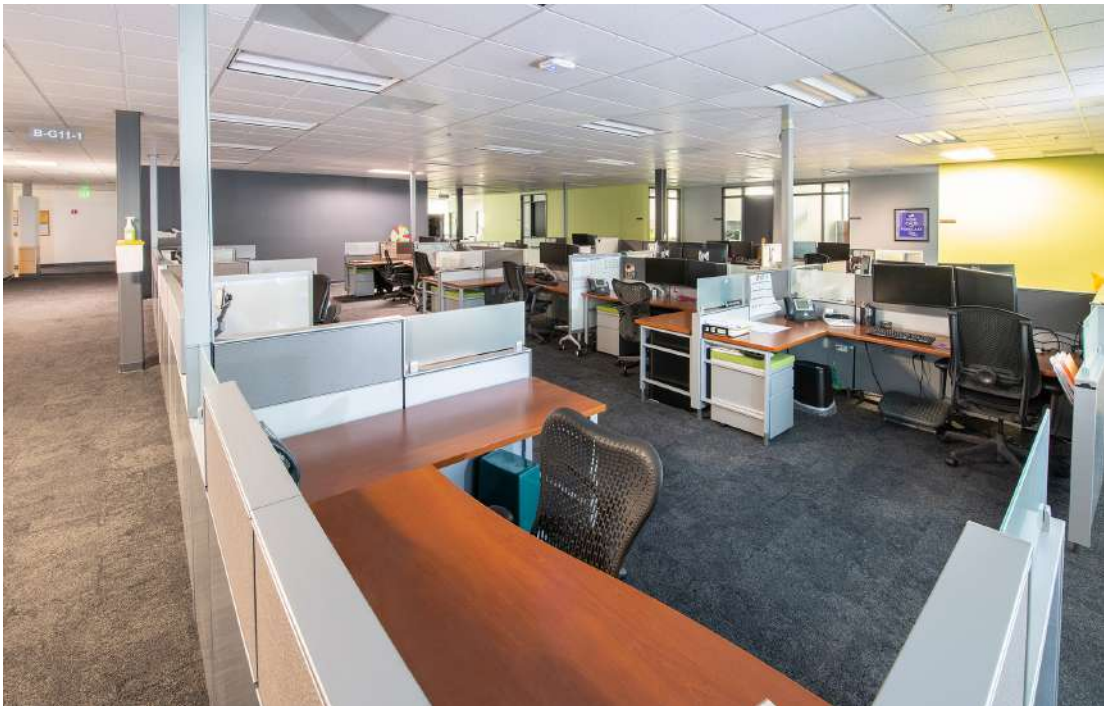
- Prime space for corporate headquarters
- Demise options may be available
- Outstanding opportunity to occupy large blocks of space in booming northern Nevada area
- Flexible, open floor plans
- Long-term master lease allows for sublease through 9/2032
- Ample parking
- Close proximity to I-580 and many local thoroughfares in the Reno area
- On-site daycare
- Furniture available



## PROPERTY SPECS

Property Address	IGT Headquarters 9295 Prototype Drive, Reno, NV 89521
County	Washoe County
Parcel Number	163-111-01
Land Area	±78.806 acres
Zoning	PUD – South Meadows
Total Available	<b>367,747 SF</b>
Building A	<b>53,118 SF – 106,236 SF (Office)</b>
Building B	<b>52,443 SF – 104,886 SF (Office)</b>
Building C	Leased to Valley Services Electronics (VSE)
Building D	Leased to IGT & Full Tilt Logistics
Building E	<b>101,463 SF (Office and flex building with 14' clear height in warehouse)</b>
Building F	On-site Cafeteria & gym
Building G	On-site child care facility: Kinder Care Learning Center
Security	Cameras and key card access
Fiber	Redundant fiber to the facilities, provided by AT&T, Spectrum, and Century Link
Data Center	4 redundant CRAC units for underfloor cooling; FM200 fire protection
Occupancy	2,380 employees on the campus at peak, historically





# Campus Tenants







# Building **A**

## **BUILDING A HIGHLIGHTS**

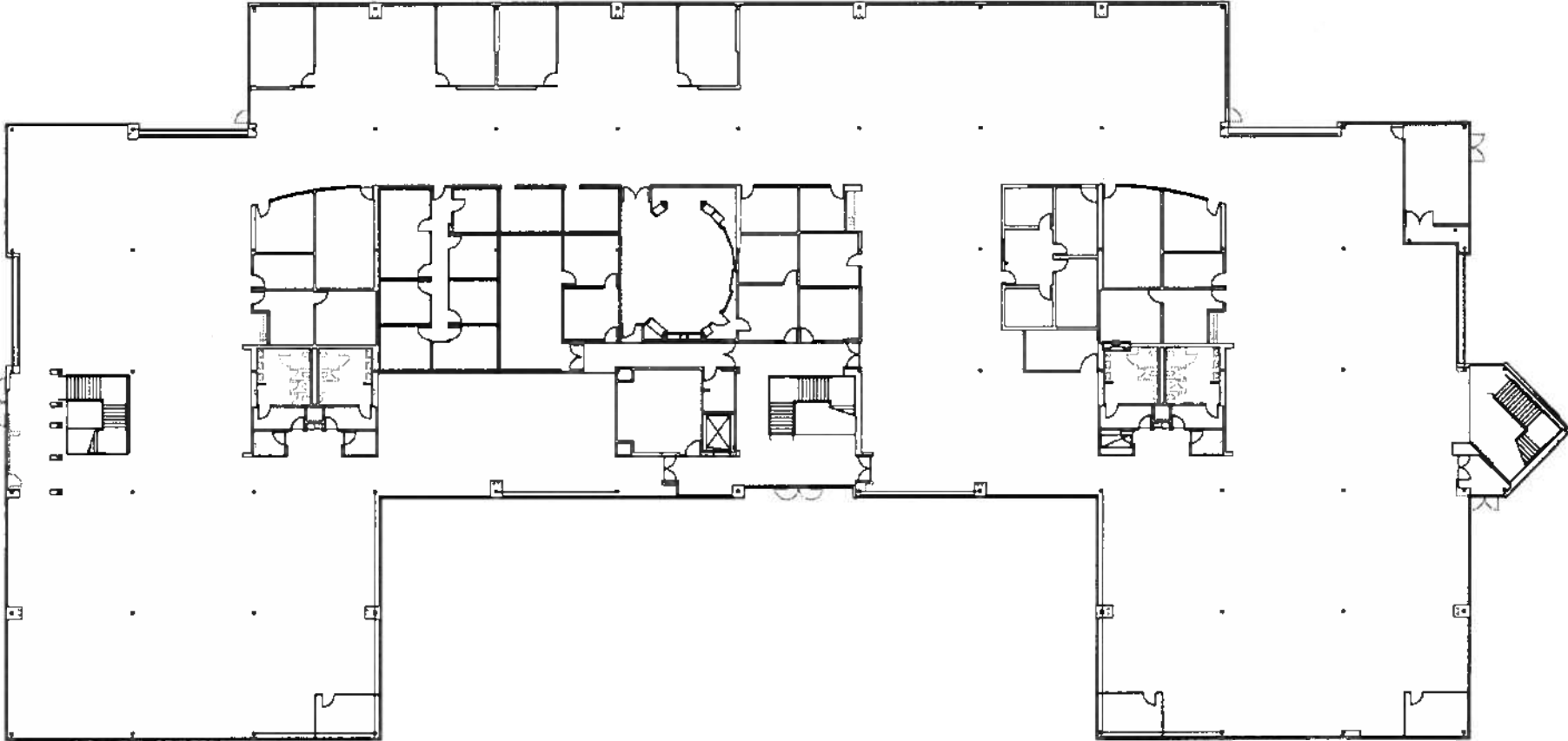
- 106,236 Square feet, two-story, office building - Can be demised to 53,300 square feet (single floor)
- Fully furnished and ready for immediate occupancy
- Ample parking
- Potential to access via main lobby
- Fiber Optic Cable and dual redundancy
- Extra power, 400KVA, generator and battery backup
- Layout is mostly open with a mix of office space, conference rooms, small data center, break area, small counters with sinks throughout





Building **A** | 53,118 SF – 106,236 SF

**FIRST FLOOR**



# Building **A**

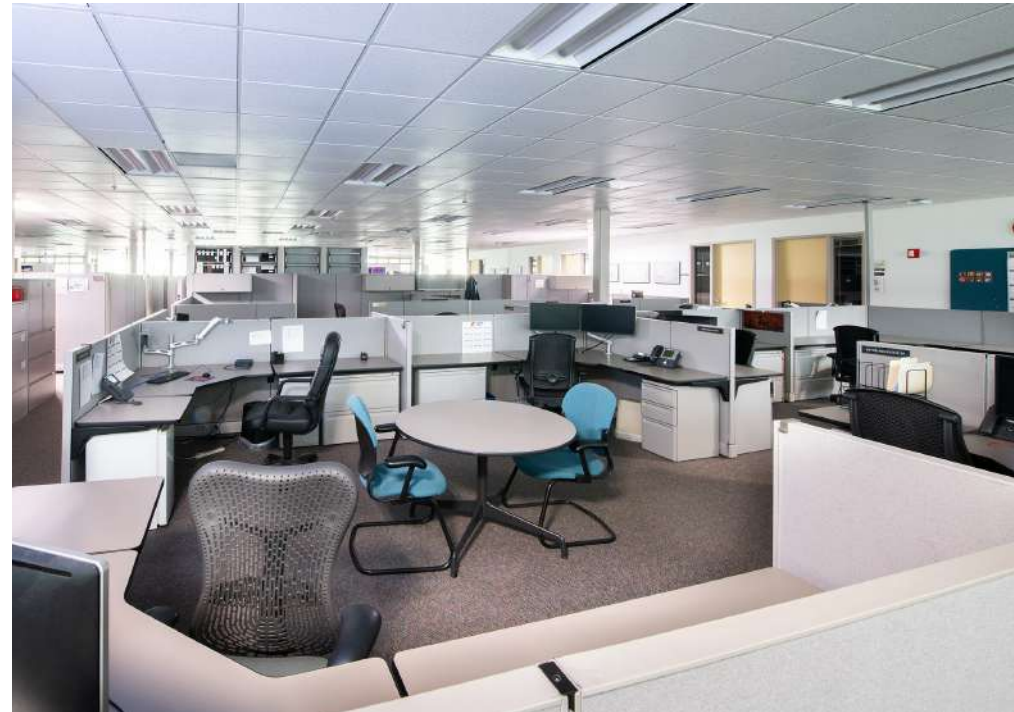
## SECOND FLOOR



# Building B

## BUILDING B HIGHLIGHTS

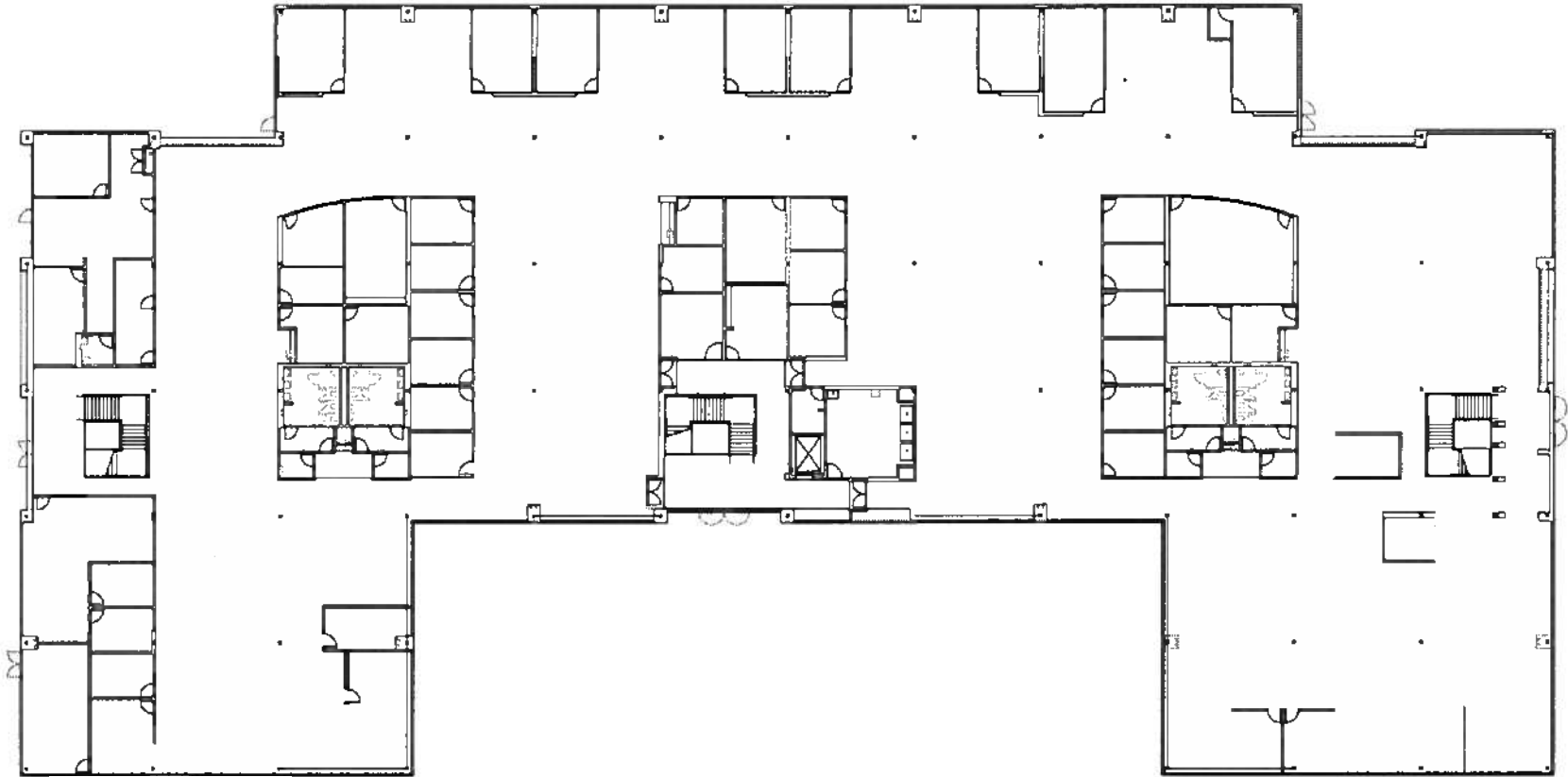
- 104,886 Square feet, two-story, office building - Can be demised to 52,000 square feet (by floor)
- Fully furnished and ready for immediate occupancy
- Ample parking
- Potential to access via main lobby
- Fiber Optic Cable and dual redundancy
- Extra power, 400KVA, generator and battery backup
- Layout is mostly open with a mix of office space, conference rooms, small data center, break area, small counters with sinks throughout





Building **B** | 52,443 SF – 104,886 SF

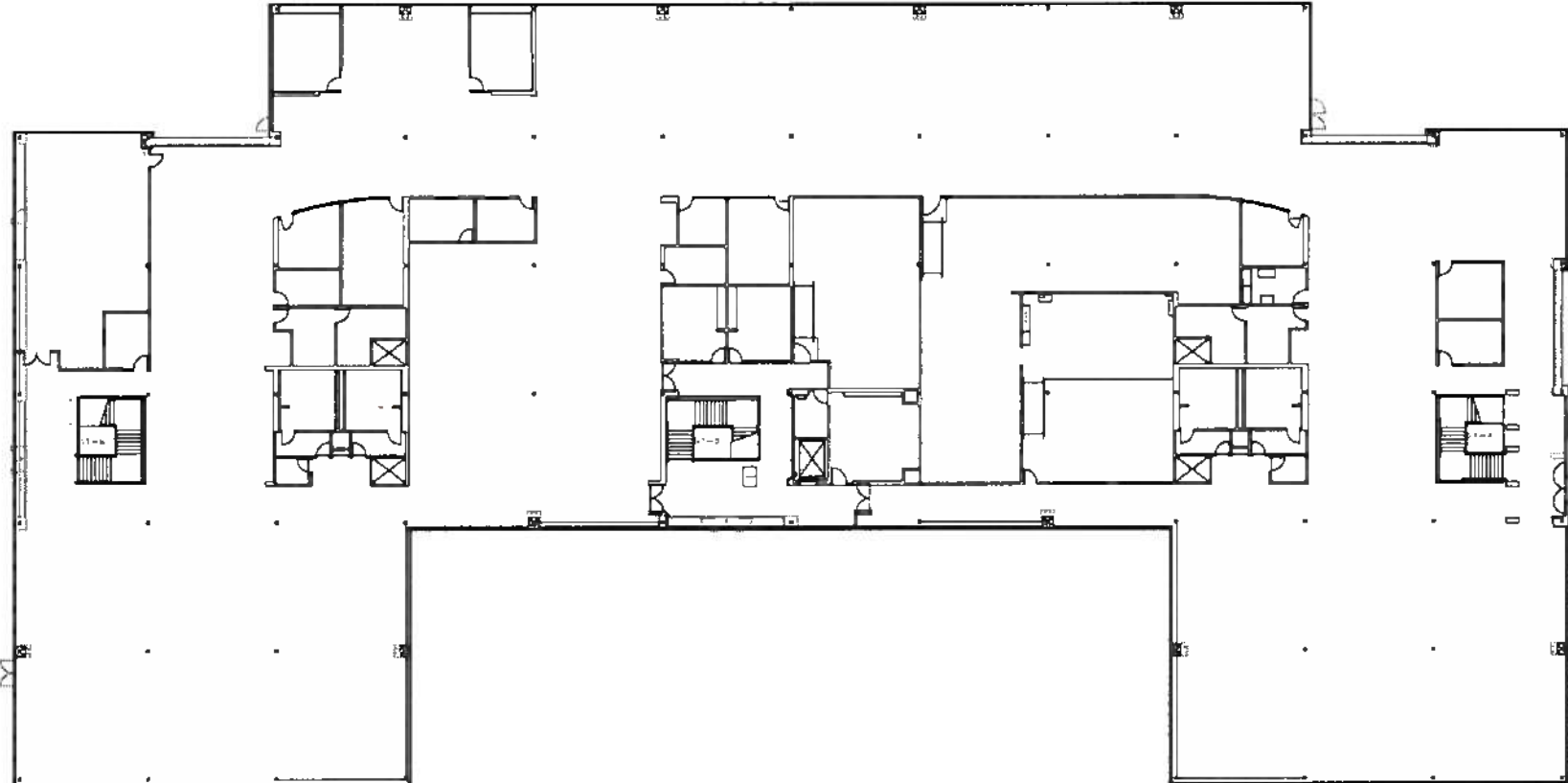
**FIRST FLOOR**





# Building B

## SECOND FLOOR



# Building **E**

## BUILDING E HIGHLIGHTS

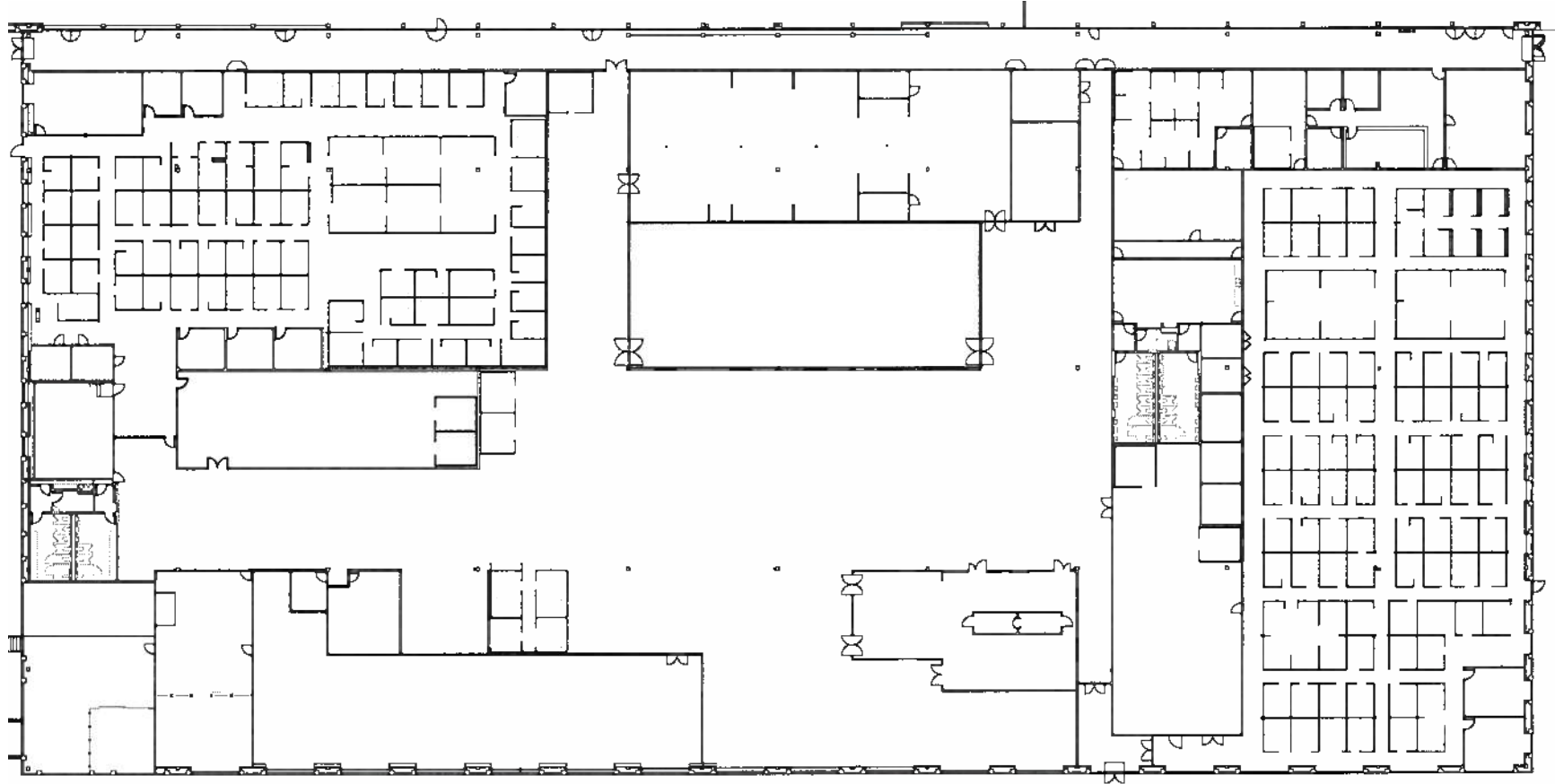
- 101,463 square foot office building
- Column Spacing: 40'x60'
- Clear Height: 14'
- Unique conditioned space for Research and Development





Building **E** | 101,463 SF

**FLOOR PLAN**



# NEARBY TECH TENANTS



DOWNTOWN RENO  
6.6 MILES  
10 MINUTES FROM SITE

RENO TAHOE  
INTERNATIONAL AIRPORT  
3.2 MILES  
8 MINUTES FROM SITE

**9295**  
PROTOTYPE DRIVE

MCCARRAN BOULEVARD

NEIL ROAD

DOUBLE R BOULEVARD

580

SOUTH VIRGINIA STREET



# Market & Local Overview

## LOCAL SUMMARY

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 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, and most recent newcomer, Blockchain.



## HOW RENO RANKS NATIONALLY



**Top 30 Mid-Size Cities | Reno #1**

NewGeography.com



**Top 100 Leading Locations | Reno #9**

AreaDevelopment.com



**No. 5 Best Business Tax Climate**

Business Tax Climate Index by Tax Foundation



**No. 9 Best State for Business**

Chief Executive Magazine



**Top 50 Best Places to Live**

Livability.com



**Top 20 Least Expensive Cities to Do Business**

Kosmont-Rose Institute Cost of Doing Business Survey



**Named Among 10 Most Entrepreneurial States**



**No. 1 in the Small Business Policy Index**



## THE GREATER RENO-TAHOE'S BUSINESS AND ECONOMIC CLIMATE IS EXPERIENCING A MAJOR BOOM AND THE RAMIFICATIONS ARE FAR REACHING

### COMPANIES THAT HAVE RELOCATED TO RENO/SPARKS



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 a 5.8 million square foot footprint, with 1.9 million square feet already built. This \$5 billion lithium battery plant has employed 8,600 people and provided 16,000 indirect jobs within the last few years.



Switch, the Las Vegas based tech company, plans to invest billions in a projected 8 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.



Amazon moved one of their distribution warehouses into a 680,000 square foot e-commerce, high clearance building that employs 600 associates.

## MAJOR EMPLOYERS IN RENO/SPARKS

### TOP EMPLOYERS

1	US District Court of Nevada
2	Employers Holdings, Inc.
3	Microsoft
4	Regent Care Center
5	HomeTown Health
6	US Bureau of Land Management
7	International Game Technology
8	Woodburn and Wedge
9	WSPPN
10	Mitel Networks
11	McDonald Carano Wilson LLP
12	Wells Fargo
13	Great Call Inc.
14	Clear Capital
15	Holland & Hart LLP
16	Video Gaming Technologies
17	US Bank
18	Tri Net Inc.
19	Morgan Stanley
20	Renown Institute
21	LP Insurance Services
22	NV Energy, Inc.
23	Grand Rounds
24	Eide Bailly LLP
25	Renown Health

## NORTHERN NEVADA ECONOMY OVERVIEW

### Nevada Operating Advantage

- » One day drive time to seven states and over 60,000,000 people
- » Strategic location – central among the 11 western states
- » Over 80 million SF of industrial space in Reno/Sparks market
- » State incentives available
- » Strong interest in the area from distributors and manufacturers
- » Advantageous business climate, taxes, and regulations

### Tax Advantage

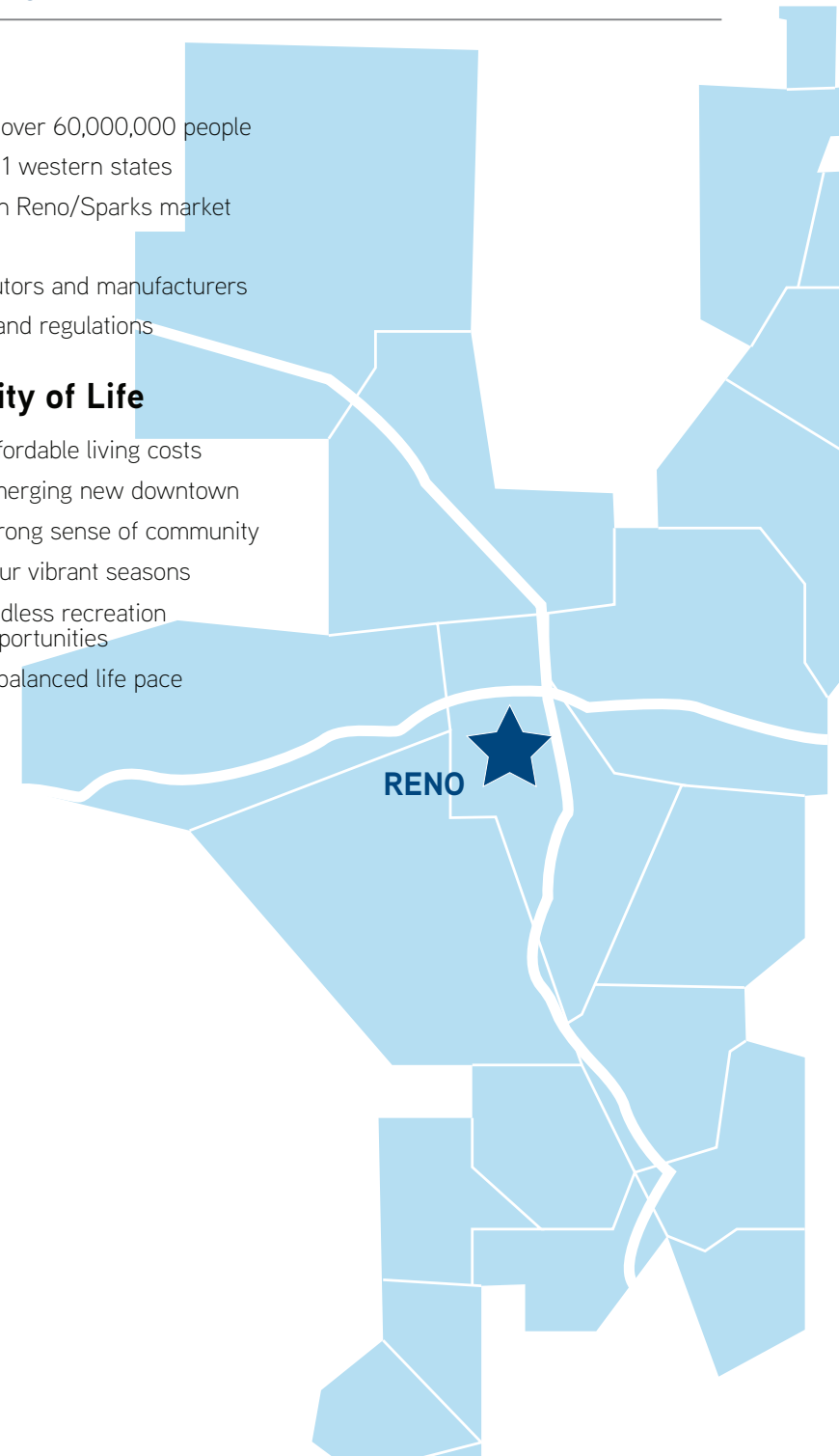
- » NO corporate income tax
- » NO personal income tax
- » NO franchise tax
- » NO unitary tax
- » NO inventory tax
- » NO inheritance tax
- » NO estate tax

### Quality of Life

- » Affordable living costs
- » Emerging new downtown
- » Strong sense of community
- » Four vibrant seasons
- » Endless recreation opportunities
- » A balanced life pace

### Helpful Links

- » [Economic Development Authority of Western Nevada](#)
- » [City of Reno](#)
- » [City of Sparks](#)
- » [State Department of Taxation](#)
- » [Governor's Office of Economic Development](#)
- » [Nevada Department of Business Industry](#)
- » [Regional Transportation Commission](#)







COMPARATIVE DATA	Alameda County	Solano County	Santa Clara County	Washoe County
Living Wage (1 Adult, No Children)	\$33.67	\$29.18	\$38.35	\$25.78
Median Wage	\$27.42	\$21.22	\$29.80	\$17.97
Median Home Value	\$834,544	\$428,783	\$1,101,716	\$352,604
Median Rent	\$1,566	\$1,347	\$2,017	\$880
Mean Travel Time to Work (Minutes)	33.4	32.6	28.7	21.6
Population Growth from 4/2010 - 7/2019	8.1%	7.8%	7.8%	16.5%

Sources: ESRI Demographics, Bureau of Labor Statistics

DEMOGRAPHICS	3 Mile	5 Mile	10 Mile
2022 Total Population	62,476	127,475	356,579
Median Age	37.9	39.4	38.2
2022 Total Households	28,211	56,964	155,836
2022 Average Household Income	\$123,407	\$120,390	\$103,777

Source: Esri & U.S. Census

## EMPLOYMENT

With over 400K employees, the Reno/Sparks market offers a hefty labor force that is well-distributed across industry types. Major downtown revitalizations and budding demographics have triggered an influx of fresh players and concepts including Tesla, Amazon, and Blockchain, to name a few.

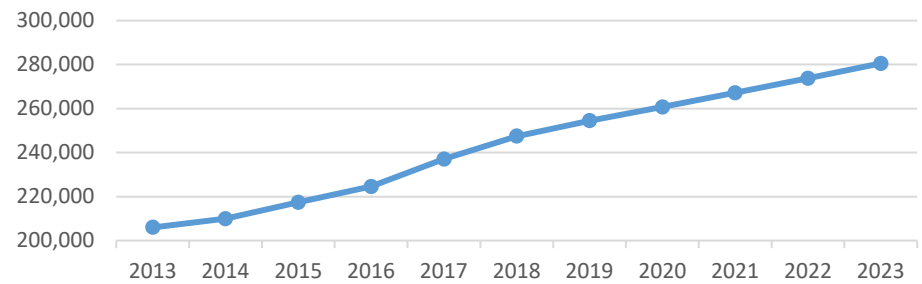
### WASHOE COUNTY LABOR FORCE

	Population
Total Working Class Population	400,031
Not in Labor Force (16+)	138,331
Labor Force	261,700
Employed	254,500
Unemployed	7,200
Under 16	90,805

Source: Nevada Department of Employment, Training & Rehabilitation, ESRI Demographics

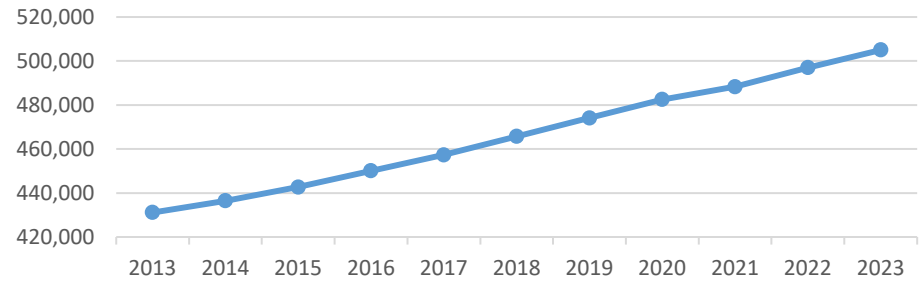
## JOB TRENDS

From 2013 to 2020, jobs increased by 23.46% in Washoe County, NV from 205,995 to 260,746. Job growth is expected to increase by 7.28% between 2020 and 2023, adding 19,721 jobs



## POPULATION TRENDS

As of 2020, the region's population increased by 11.23% since 2013, growing by 51,316. Population is expected to increase by 4.54% between 2020 and 2023, adding 22,453.



Source: Nevada Department of Employment, Training & Rehabilitation, ESRI Demographics

.Note: (Note - projections are pre-2020 business closures)





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