

# T3 NORTH

TECHNOLOGY, TRANSFORMATION, TAHOE  
DOWNTOWN RENO, NEVADA



**CBRE**



# A NEW RENO

Covering two city blocks, Reno's newest and largest ground up vertical development in downtown Reno includes Class A office, conference center facilities, high and low rise residential apartments, ground level retail and ample standalone parking. Within walking distance of Greater Nevada Field, numerous restaurants, bars, hotels, breweries, the Riverwalk and Downtown Reno.

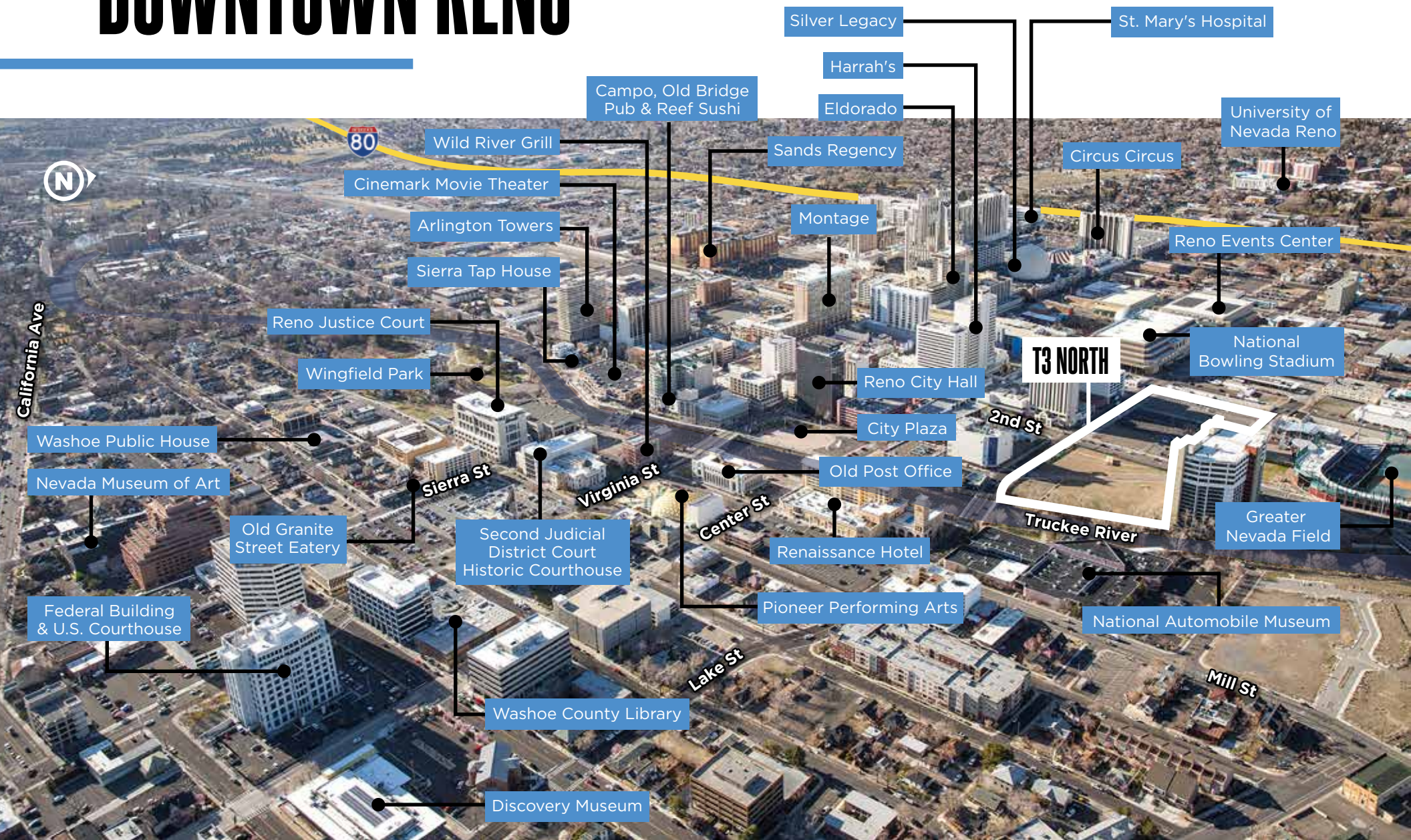
*T3 North will be downtown Reno's premiere live/work/play district.*

## MODERN MIXED-USE TECHNOLOGY CAMPUS





# DOWNTOWN RENO





# THE FUTURE BELONGS HERE

## T3 NORTH



### High Rise Residential Tower

- 448 total units
- 17 stories
- 459,300 Gross SF
- Amenitized waterfront property
- Ground Level Retail
- Sierra Mountain views and city lights



### Office Tower 215 Lake Street

- 14 Stories
- 362,000 Gross SF
- 312,800 SF Available
- Floor to ceiling windows
- Open floor plates
- Panoramic views



### Podium Residential Building

- 230 Units
- Ground Level Retail
- Shared amenities with high rise



### Parking

- Parking up to 1,200 stalls in Phase 1
- 1,000 additional spaces contemplated

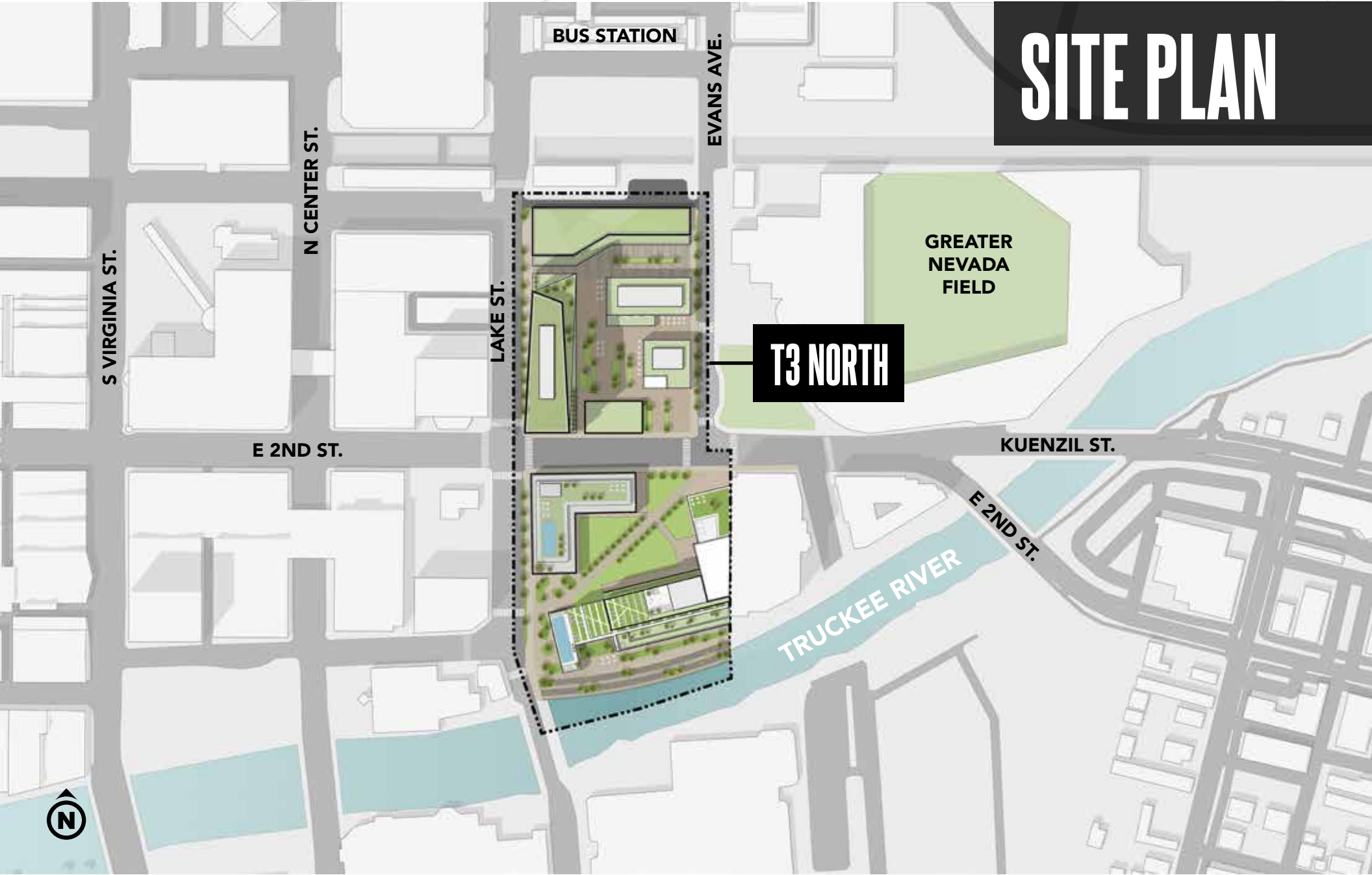


CLASS A  
OFFICE IN  
DOWNTOWN  
RENO

**215 Lake Street**

Class A office tower will be 14 stories tall with 312,800 rentable square feet, including 11,000 square feet of ground level retail space, and up to 1,050 parking spaces.

# SITE PLAN







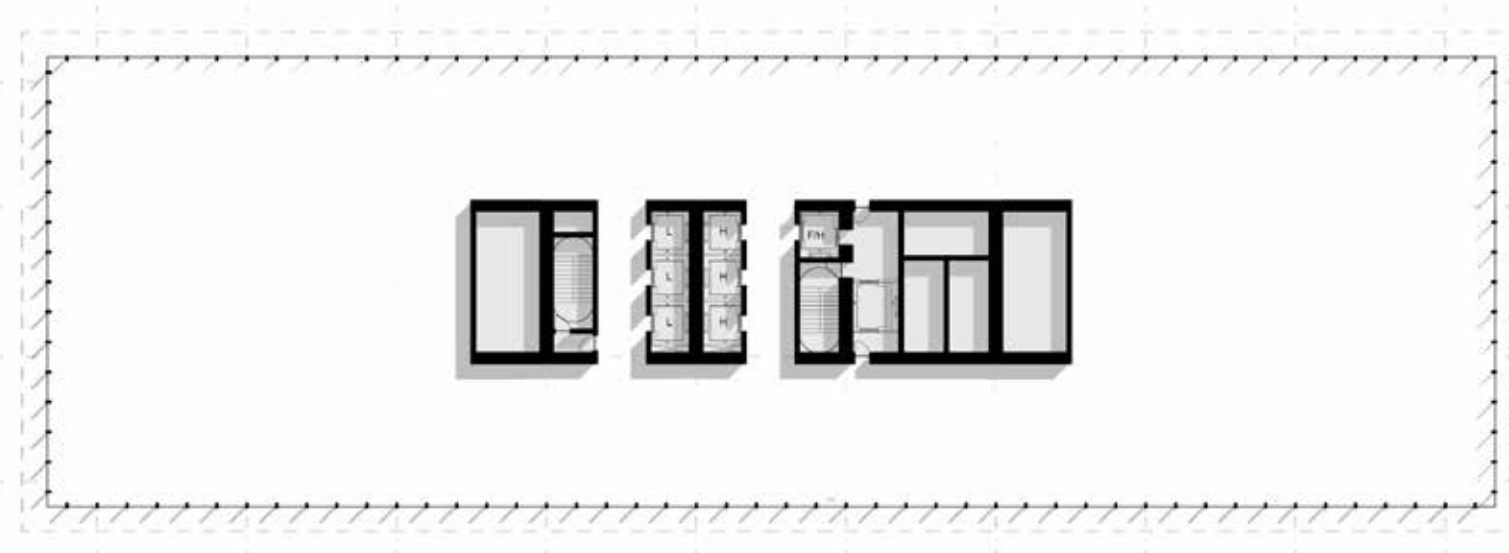
**OFFICE TOWER**

**PARKING GARAGE**

**OFFICE & CONFERENCE FACILITIES**

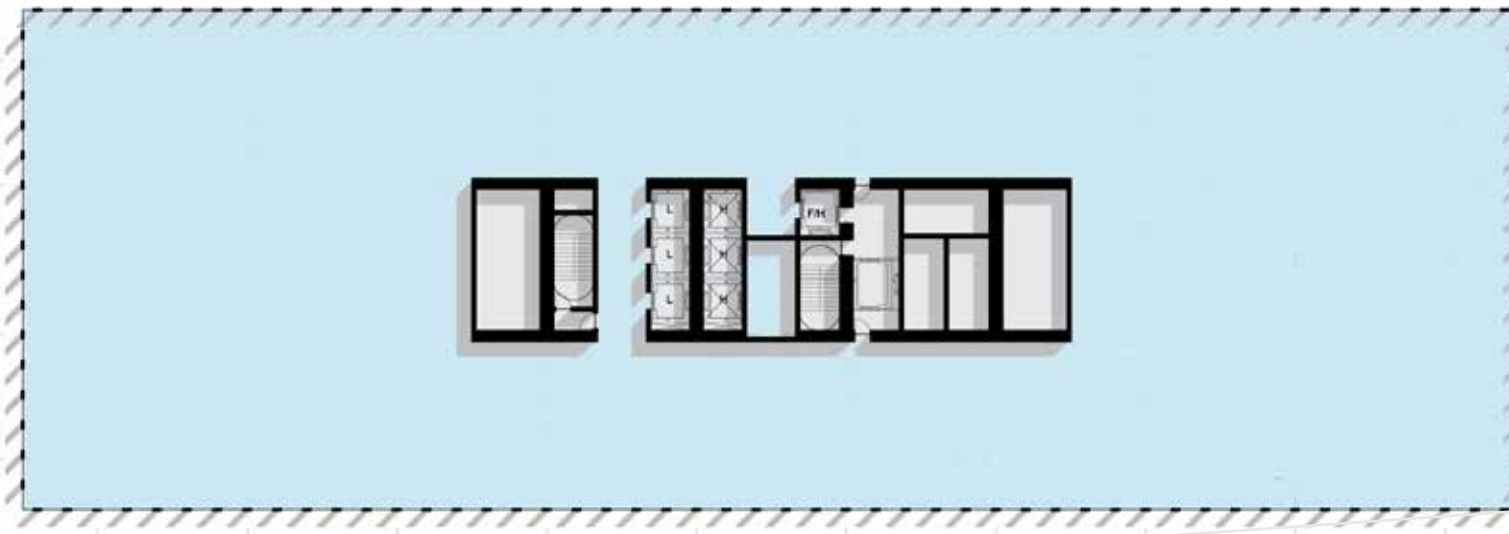
215 LAKE

# FLOOR PLATES



## FLOOR 1

21,600 SF



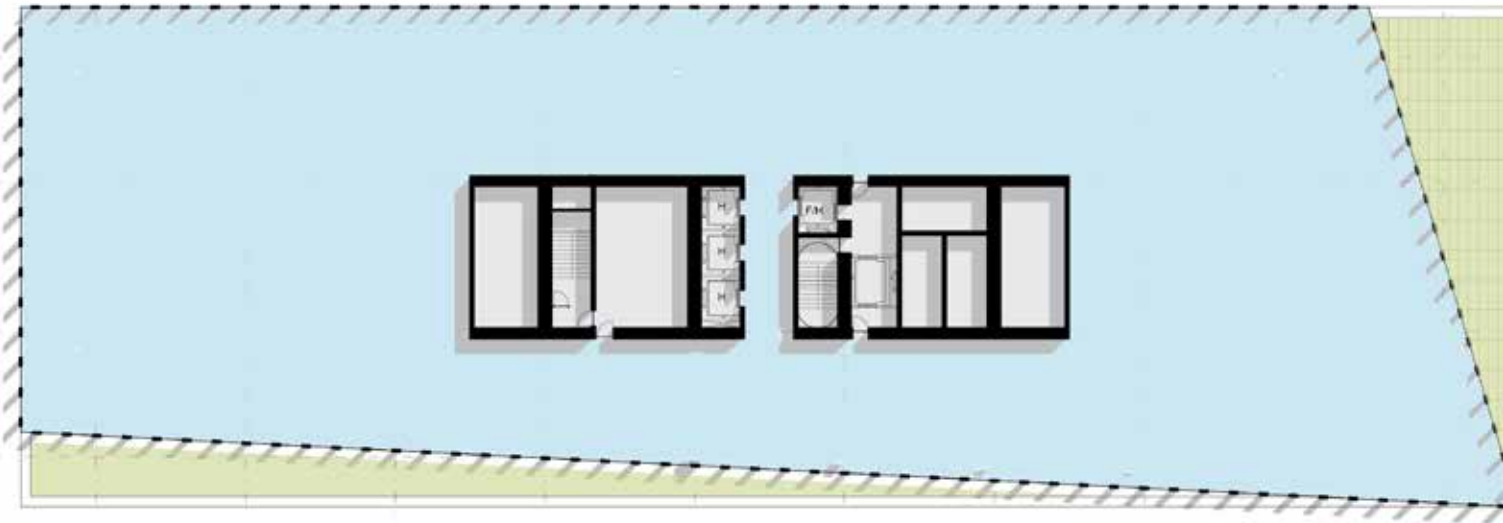
## FLOORS 2-8

30,000 SF



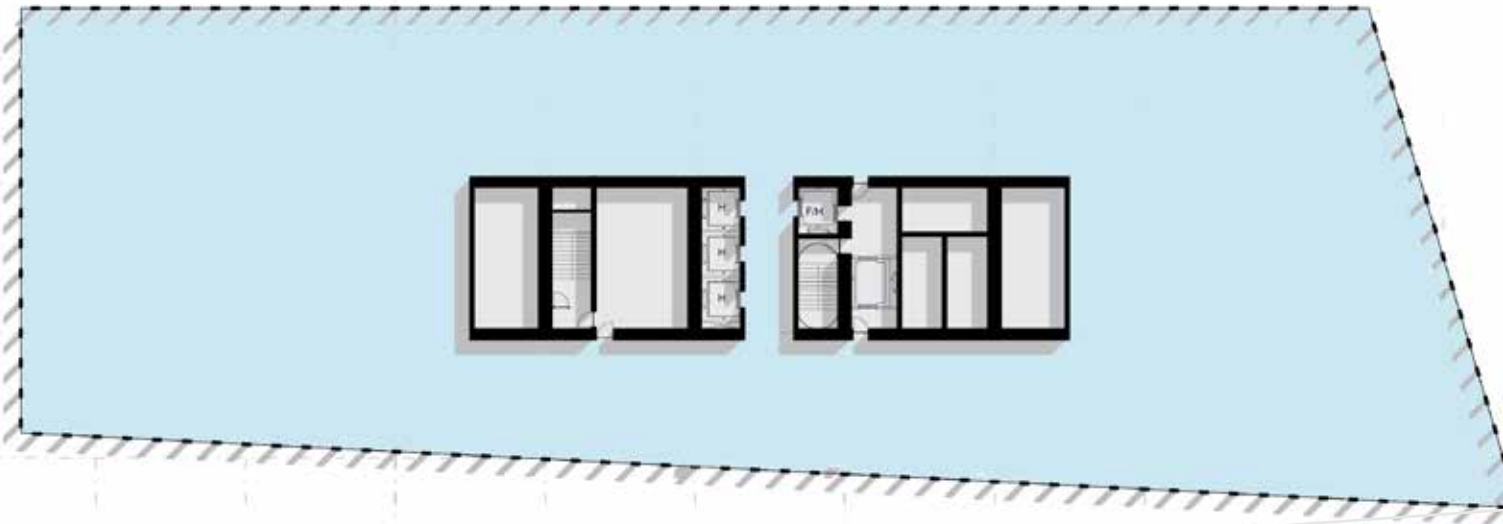
215 LAKE

# FLOOR PLATES



## FLOOR 9

26,250 SF

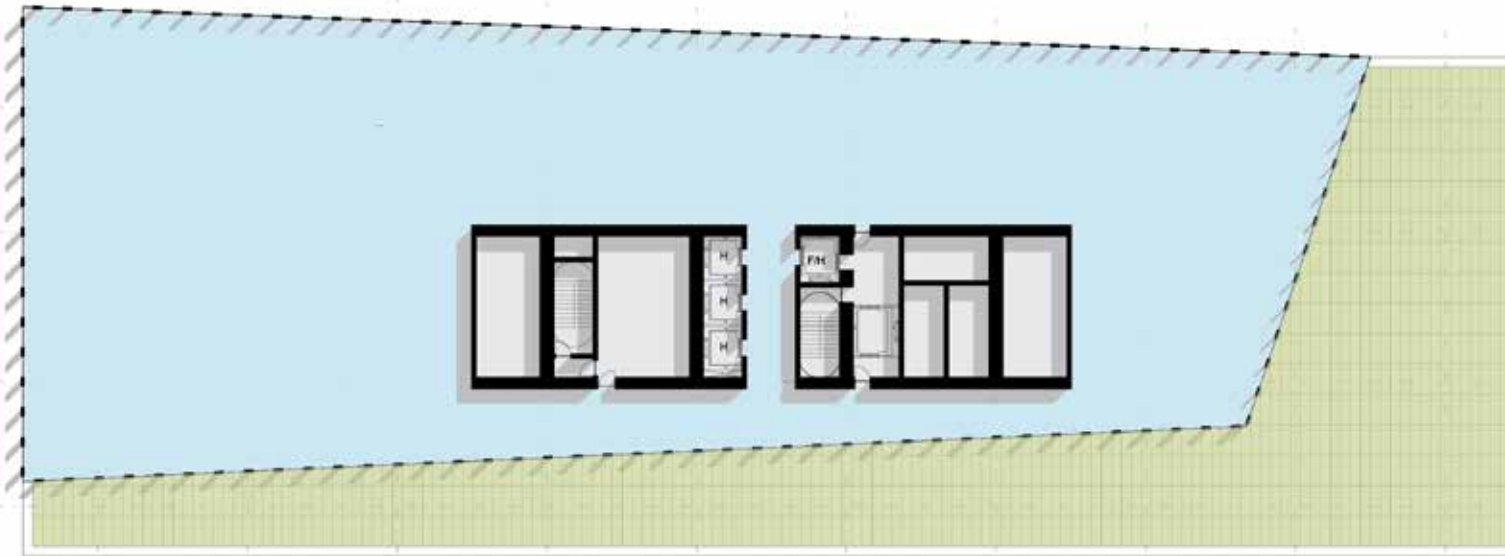


## FLOORS 10-13

26,250 SF

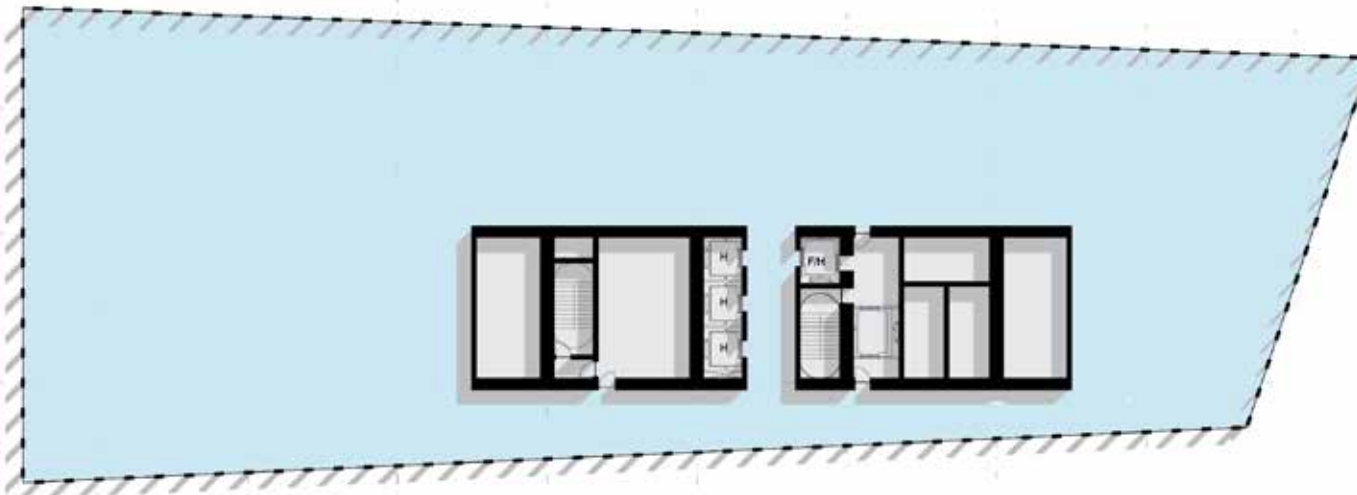
215 LAKE

# FLOOR PLATES



## FLOOR 14

21,750 SF



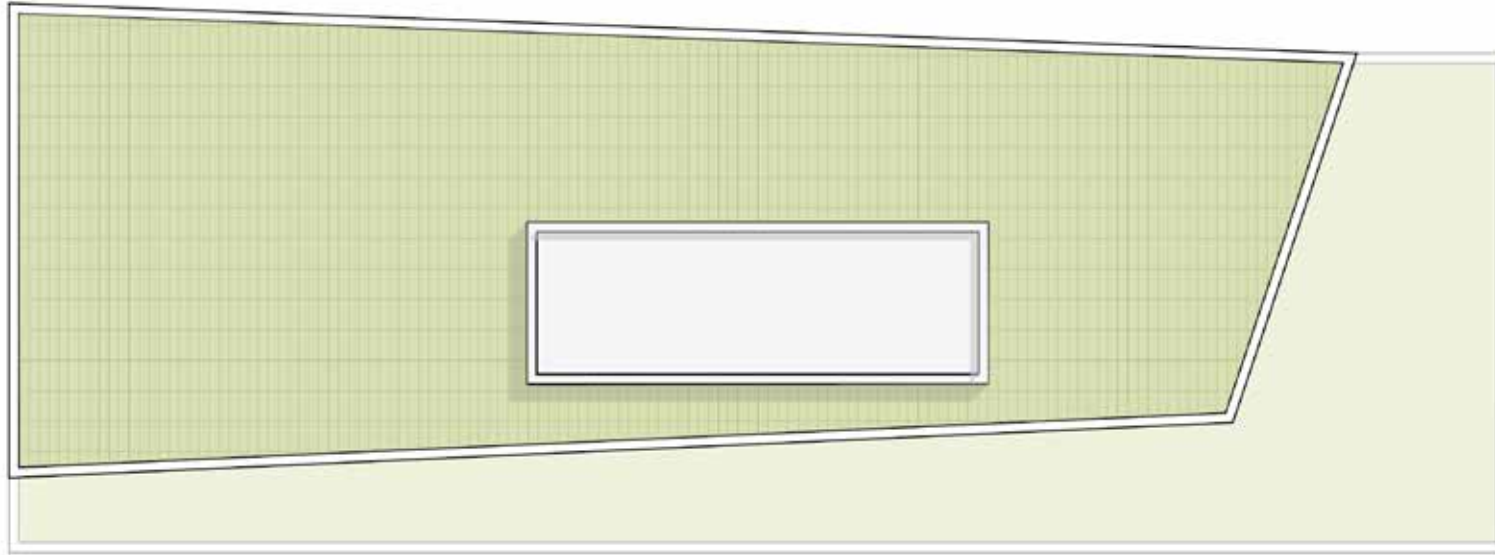
## FLOORS 15-16

21,750 SF



215 LAKE

# FLOOR PLATES

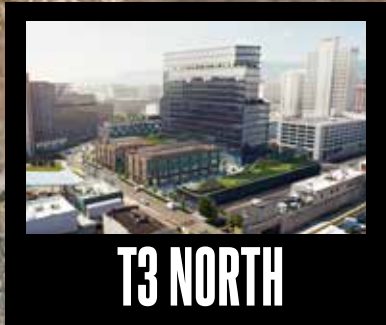


## ROOF

20,400 SF

Total outdoor roof  
area 31,200 SF

# RENO SPARKS MAP



University  
of Nevada

**SPARKS**

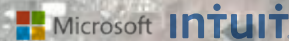
Truckee River

**RENO**

15 Minutes to  
the California Border



10 Minutes to  
Tahoe Reno Industrial Center



30 Minutes to  
Tahoe





# WHY RENO?



Regarding Tesla's decision to build a Gigafactory near Reno: "This is not just about incentives. **[Nevada is a] really get things done state.** That was a really important part of the decision."

Elon Musk, CEO, Tesla Motors



"Reno plays an incredibly important role in the products and services that we provide our customers worldwide. Without the data center here, none of this would be possible. We've invested \$1.6

billion in the region today and over the course of the next six years, **we intend to invest an additional \$1 billion.**"

Tim Cook, Tech Company CEO



"In February of 2017, the Las Vegas-based Switch has opened the largest data center in the world, next to Tesla Inc.'s battery factory in northern Nevada's Tahoe Reno Industrial Center. Covering

1.3 million square feet, the facility fulfills the vision of Switch founder and CEO Rob Roy to create the **largest data center ecosystem in the world for our customers' mission-critical workloads.**"

Adam Kramer, EVP Of Strategy, SWITCH

**Reno, Nevada #1 in job growth in 2018**

Bureau of Labor Statistics – Jan. 2019

**Reno the #2 market for companies relocating from California after Austin, Texas**

Bureau of Labor Statistics – Jan. 2019

**Reno moved up 26 spots to #11 on the Milken Institute's annual list of "best-performing cities."**

Venture Beat - Jan. 2019

**Reno ranked among the "15 Prime Real Estate Locations Investors Need To Check Out" by Forbes for 2019**

Forbes.com - Jan. 2019

**Nevada tops nation for inbound movers in 2018**

Reno Gazette Journal - Jan. 2019

**Nevada ranked #3 for year-over-year personal income growth in the U.S.**

CarsonNow.org - Jan. 2019

# WHO HAS MADE THE MOVE

RECENTLY  
RELOCATED COMPANIES (2015-2018)



## **TESLA**

Tesla/Panasonic selected Northern Nevada as their location for the world's largest Gigafactory focusing on manufacturing of cutting edge technologically advanced energy storage.



## **SWITCH**

Switch is the world's largest data center at 1.2 million square feet. Switch has completed their construction for a total of seven buildings and 6.49 million square feet of high tech data campus on 1,000 acres.

## **FIGURE**

### **FIGURE TECHNOLOGIES**

A financial technology company leveraging blockchain, AI and analytics to deliver products to improve the financial lives of their customers, is expanding operations to Reno, Nevada. The company plans to hire 240 employees over the next several years.



### **BLOCKCHAINS, LLC**

In January of 2018, Blockchains, LLC – a company focused on underlying technology behind cryptocurrencies such as Bitcoin-purchased 67,125 total acres east of Reno next to Tesla, Apple & Google with plans to build a "smart city" built on blockchain technology.



# TOP REASONS TO MOVE TO RENO



**6**TH IN U.S. FOR JOB  
GROWTH BETWEEN  
2017-2019

Source: Economy.com

## RENO'S MOST PROMINENT EMPLOYERS

- Amazon
- Apple
- Dupont
- Google
- International Game Technology (IGT)
- Intuit
- Microsoft
- NV Energy
- Panasonic
- Patagonia
- Renown Health
- Sierra Nevada Corporation
- Switch
- Tesla
- University of Nevada, Reno

Source: CBRE Research



**FAVORABLE  
TAX STRUCTURE**

**LOW COST OF  
BUSINESS**

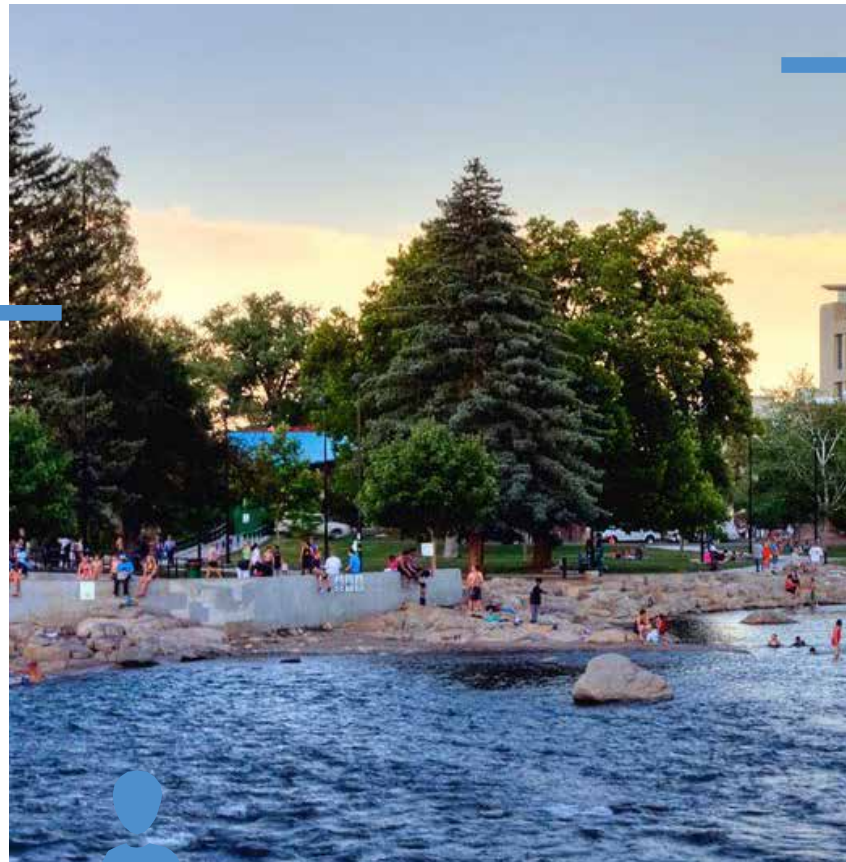


**INFLUX OF  
NEW BUSINESSES:  
TESLA, SWITCH**

**PROXIMITY TO  
MAJOR MARKETS**



**IMPRESSIVE JOB &  
POPULATION GROWTH**







## TOP 10

**RANKED STATES FOR BUSINESS  
TOP STATE FOR ECONOMIC  
GROWTH POTENTIAL**

Business Facilities' Magazine – 14th Annual State  
Rankings Report



## RENO VS OTHER MAJOR CITIES

	RENO	PORTLAND	SAN FRANCISCO	SEATTLE	SACRAMENTO	DENVER	SALT LAKE CITY
 MEDIAN Home Price	\$359,000	\$415,000	\$1,350,000	\$685,000	\$388,000	\$409,900	\$355,000
 Median Rent	\$1,170	\$1,350	\$3,325	\$1,764	\$1,406	\$1,602	\$1,166
 Sales Tax	8.265%	0.00%	8.75%	9.60%	8.50%	8.31%	7.75%
 Income Tax	0.00%	9.00%	9.30%	0.00%	9.30%	4.63%	5.00%

Source: Axiometrics; Redfin

# COST OF LIVING



Source: MLS Reports



# OUR QUALITY OF LIFE



**6th BEST SMALL CITY in America**

Source: Reno Gazette Journal - rgj.com



**PARKS**

3,819 Acres



**BIKE  
FRIENDLY**

Top 50

## OUTDOOR

**3,819**  
Acres of Parks

**900**  
Hiking Trails

**50**  
Championship Golf  
Courses

**TOP 50**  
Bike Friendly City

## WEATHER

**300**  
Days of  
Sunshine

## COMMUTE

**15  
MIN**  
Average  
Commute

## CULTURE

Burning Man  
Nevada Museum  
of Art  
Reno Philharmonic  
& Pops Orchestra  
Hot August Nights  
Air Races  
Balloon Races  
Artown



## RENO DRIVE TIMES



**30 MINS**  
TO SQUAW VALLEY



**1 HR**  
TO SOUTH LAKE TAHOE



**3 HRS**  
TO THE BAY AREA

# EDUCATION & INNOVATION



## UNR

21,000 + Students

1,049 Academic faculty

19:1 Student to Faculty Ratio

Like Austin, Texas, Reno has an existing technology company presence, a well-educated workforce, and access to numerous outdoor activities. Again like Austin, Reno also has a large state university next to downtown, a relatively low cost of living and is located in a 0% tax state with low property taxes. Uniquely, Reno is a three hour drive from the bay area.

- Among the nation's fastest growing universities, UNR is designated a Carnegie R1 institution, placing it among 130 doctoral universities with the highest levels of research activities
- UNR student body has increased in 10 years from 17,000 to 22,000, an increase of 30%
- UNR's massive red brick and green lawns campus is mere blocks from downtown Reno

The University of Nevada Reno Campus is comprised of 290 acres with 180 buildings, 60 research facilities, 12 museums and galleries and 11 schools and colleges. During the past decade, UNR has added more than half a billion dollars in new, state-of-the-art facilities – and there's more to come.

Source [unr.edu](http://unr.edu)





# PROJECT PARTNERS



SVE Development Partners is a real estate private equity firm dedicated to investing in federally designated Opportunity Zones and led by a highly experienced team of financial and development executives, including strong local ties in northern Nevada.



## AECOM

AECOM is a premier, fully integrated infrastructure firm that designs, builds, finances and operates for both governments and private businesses in 150+ countries globally. AECOM has approximately 87k employees worldwide and is ranked number 164 on the 2018 Forbes 500 list.

**World Trade Center**  
New York, NY  
10M SF  
Office Retail

**Spire London**  
London, UK  
1.1M SF  
High Rise/Multifamily

**City Center Vegas**  
Las Vegas, NV  
19M SF  
Mixed Use

**Goldman Sachs HQ**  
New York, NY  
2M SF  
Office

**Etihad Towers**  
Abu Dhabi, UAE  
4.9M SF  
Mixed Use

**JW Marriott Austin**  
New York, NY  
10M SF  
Office/Retail

# T3 NORTH

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