

# 5441

## Kietzke Lane



### **Class A Office Building in the Heart of the Meadowood Submarket**

30,081 Square Feet Full Floor Leasing Opportunity | Call For Lease Rate

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The Colliers logo consists of the word "Colliers" in a white, serif font, centered within a dark blue rectangular box. Below the box are three horizontal stripes in yellow, red, and blue from top to bottom.





# 5441

## Kietzke Lane

### Premier Corporate Campus

#### Building Details

Class A office building located in the Mountain View Corporate Campus on Kietzke Lane in the heart of the Meadowood Submarket. The two-story, 68,960 square foot office building offers outstanding visibility from US 395/I 580 and is located in the highly sought after Meadowood Submarket. The building offers abundant surface level parking as well as covered parking options. High-end construction includes beautiful lobby with imperial staircase and floor to ceiling windows. Located directly next to Anderson Park providing walking trails and picnic tables allows employees to enjoy the outdoors directly behind the building.



# Suite 200 Highlights: 30,081 SF



Rare opportunity to lease a Class A, full 30,081 SF floor in the Meadowood Submarket



Outstanding freeway visibility with prominent signage rights and building naming rights



Located next to Anderson Park with outdoor seating and walking trails



Full Kitchen with oven and upgraded finishes including LED lighting



Multiple decks and majority of office are located on the window line for natural light



Heavy build-out and high-end finishes that are expensive to replicate



Approximately 50 private offices with heavy office build-out



Internal suite restrooms with access to common area restrooms as well



Covered parking may be available

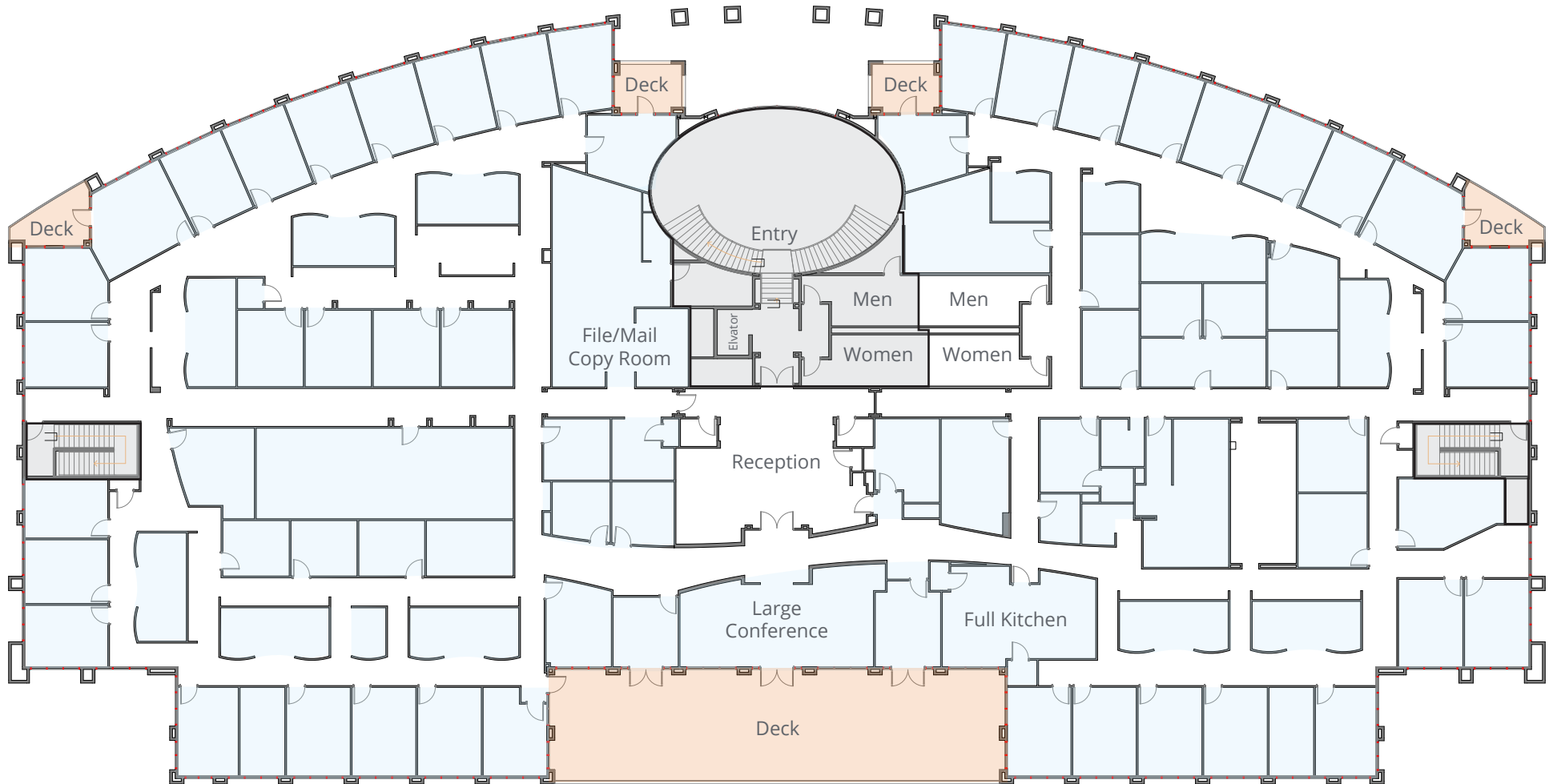





# Floor Plan



## 5441 Kietzke Lane, Suite 200 - Available Immediately

Second Floor | ±30,081 SF



-  Office/Work Areas
-  Deck Areas
-  Common Areas



# Located in the Mountain View Corporate Center in the Meadowood Submarket



McCORMACK PLASTIC SURGERY	NEVADA REAL ESTATE GROUP	Colliers
Leavitt Group	Regus	Urology Specialists
CITY NATIONAL BANK AN RBC COMPANY	MK McKenzieProperties	
Ashley Quinn REAL ESTATE PUBLIC ALIENANTS		

BlueBirdCPAs Experience Elevated.	Northern Nevada MEDICAL CENTER	CARRINGTON COLLEGE
WALTHER MANSFIELD BROCK MAYO ATTORNEYS AT LAW	GV GOLIGHTLY VANNAH	PLUMAS BANK

HOMECOMMUNES  
SUITES  
Hilton

INTERSTATE 580 109,000 ADT

5441 Kietzke Lane  
Reno, NV, 89511

Kietzke Lane

Covered Parking

GREAT BASIN  
ORAL & FACIAL SURGERY

Anderson Park

SIERRA SLEEP AIRWAY AND WELLNESS CENTER	Secca Smiles Complete Health Dentistry
cic Comprehensive Integrated Care	



# Premiere Professional Office Finishes





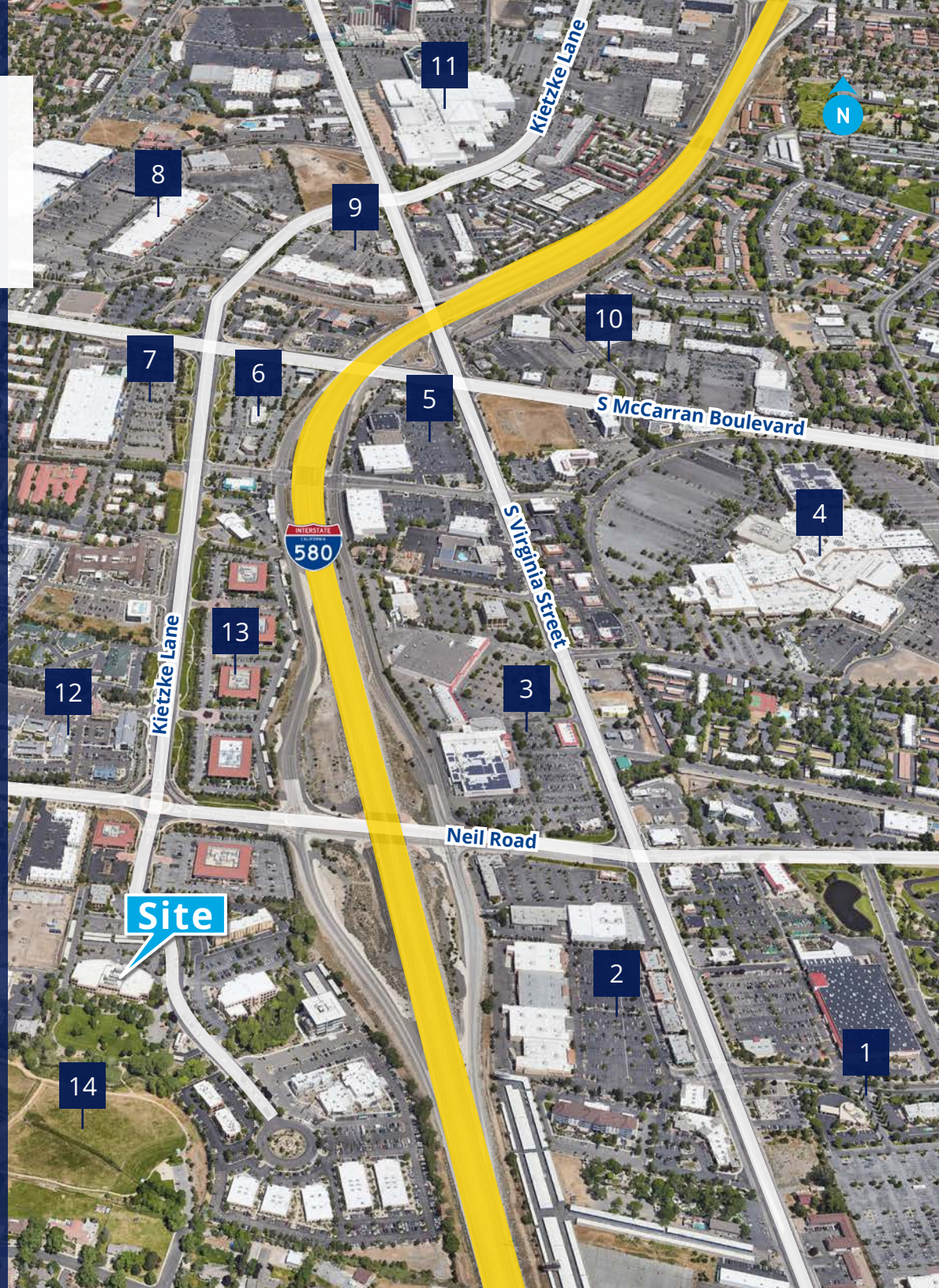
# Premiere Professional Office Finishes





# Unrivaled Retail Amenities

- 1. Sierra Town Center**
  - Target
  - Need 2 Speed
  - Club Pilates
  - The Home Depot
  - The Cup Cafe
  - Greater Nevada Credit Union
- 2. Commons Shopping Center**
  - Total Wine & More
  - Guitar Center
  - DSW Designer
  - Starbucks
  - Wrap It Up
  - PetSmart
- 3. Whole Foods Market**
- 4. Meadowood Mall**
  - The Cheesecake Factory
  - JCPenney
  - Macy's
  - Round1 Bowling
  - Crush Fitness
  - Dotty's
- 5. Best Buy Center**
  - Petco
  - Barnes & Noble
  - DXL Big + Tall
  - Great Basin Brewing
  - Macaroni Grill
- 6. Restaurant Row**
  - Mimi's Cafe
  - Jamba Juice
  - Nick The Greek
  - Panda Express
  - Capriotti's
  - P.F. Chang's
- 7. Lowe's**
- 8. Firecreek Crossing**
  - Walmart
  - Michaels
  - Sam's Club
  - Natural Grocers
  - Applebee's
  - ULTA Beauty
- 9. Redfield Promenade**
  - World Market
  - Nordstrom Rack
  - Ijji 2 Sushi
  - Jersey Mike's
  - MOD Pizza
- 10. Smithridge Plaza**
  - Trader Joe's
  - Big Lots
  - Goodwill
- 11. Reno-Sparks Convention Center**
- 12. Rancharrah**
- 13. NevDex Office Park**
- 14. Anderson Park**





# Market Overview

The Greater Reno-Tahoe's business and economic climate is experiencing a major boom and the ramifications are far reaching. In fact, Nevada was ranked number 7 in the 2024 State Business Tax Climate Index, according to the Tax Foundation. With the area including major cities such as Reno, Sparks, Carson City, Fernley, 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.

## Business-Friendly Environment

- » No corporate income taxes
- » No personal income taxes
- » No estate/gift taxes
- » No unitary taxes
- » No franchise taxes
- » No inventory taxes
- » No franchise taxes on income
- » No unitary tax
- » 1.48% Payroll Tax
- » 6.85% Sales Tax
- » 0.60% Property Tax
- » 0.25-5.4% Unemployment Insurance Tax
- » Qualified Opportunity Zones

**4.3%**

UNEMPLOYMENT RATE  
AS OF SEPTEMBER 2024

**258,287**

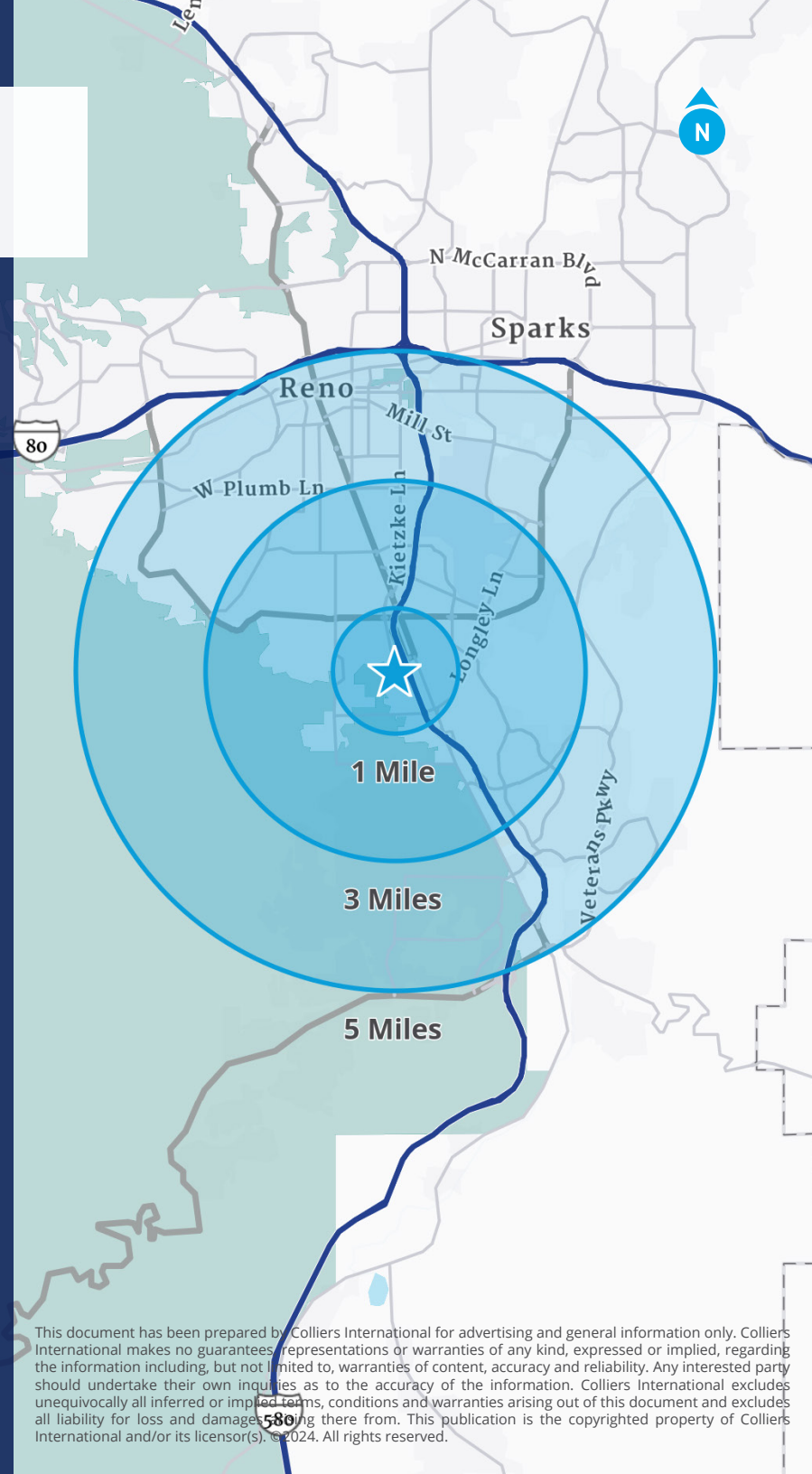
RENO/SPARKS TOTAL  
EMPLOYMENT

**546,164**

RENO/SPARKS POPULATION  
AS OF MAY 2024

**\$609,950**

MEDIAN HOME PRICE  
AS OF AUGUST 2024



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