



For Lease

Class A Office Space
1,704 SF up to 7,190 SF

5190 Neil Road
Reno, NV 89502

Premier Class A Office
Building Located off
McCarran Boulevard



View Virtual
Tours Here

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5520 Kietzke Lane, Suite 300

Reno, NV 89511

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Colliers.com/Reno





Property Features

- Five story building for a total of ±106,463 SF
- Located within a major shopping district, directly next to Meadowood Mall and numerous restaurants and other retail locations
- Building has gym, showers, lockers – use free by tenants
- Suites have large windows with beautiful views
- Close proximity to S Virginia St. and McCarran Boulevard with access to US 395
- Great location with freeway access.
- Tallest office building outside of Downtown – 5 stories with outstanding views

Current Space For Lease

Suite	Square Feet	Suite Note
200	±2,413 SF	View Virtual Tour
205	±5,751 SF	-
300	±7,190 SF	1, View Virtual Tour
440	±1,704 SF	View Virtual Tour
550	±5,075 SF	View Virtual Tour

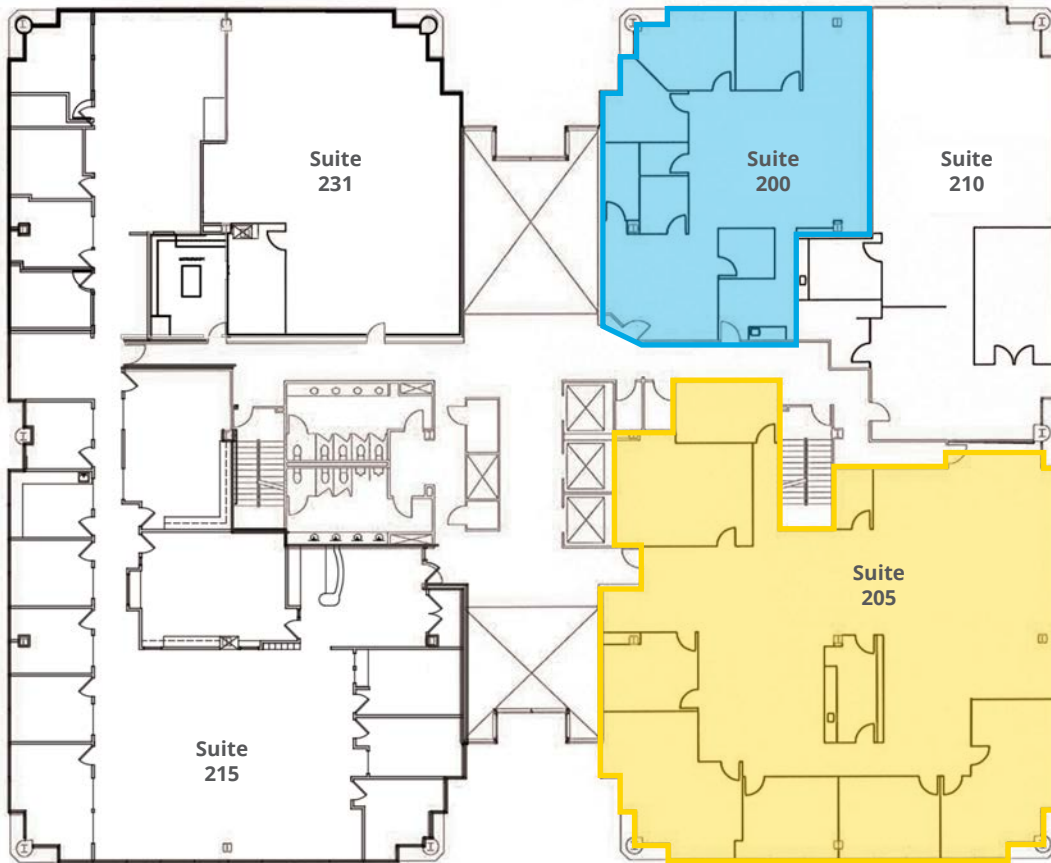
1: Demisable to ±3,500 SF

High-End Finishes in Tenant Suites





2nd Floor Availability

FLOOR PLAN



Available Space

Suite	Square Feet	Suite Note
 200	±2,413	View Virtual Tour
 205	±5,751	-

Suite 200

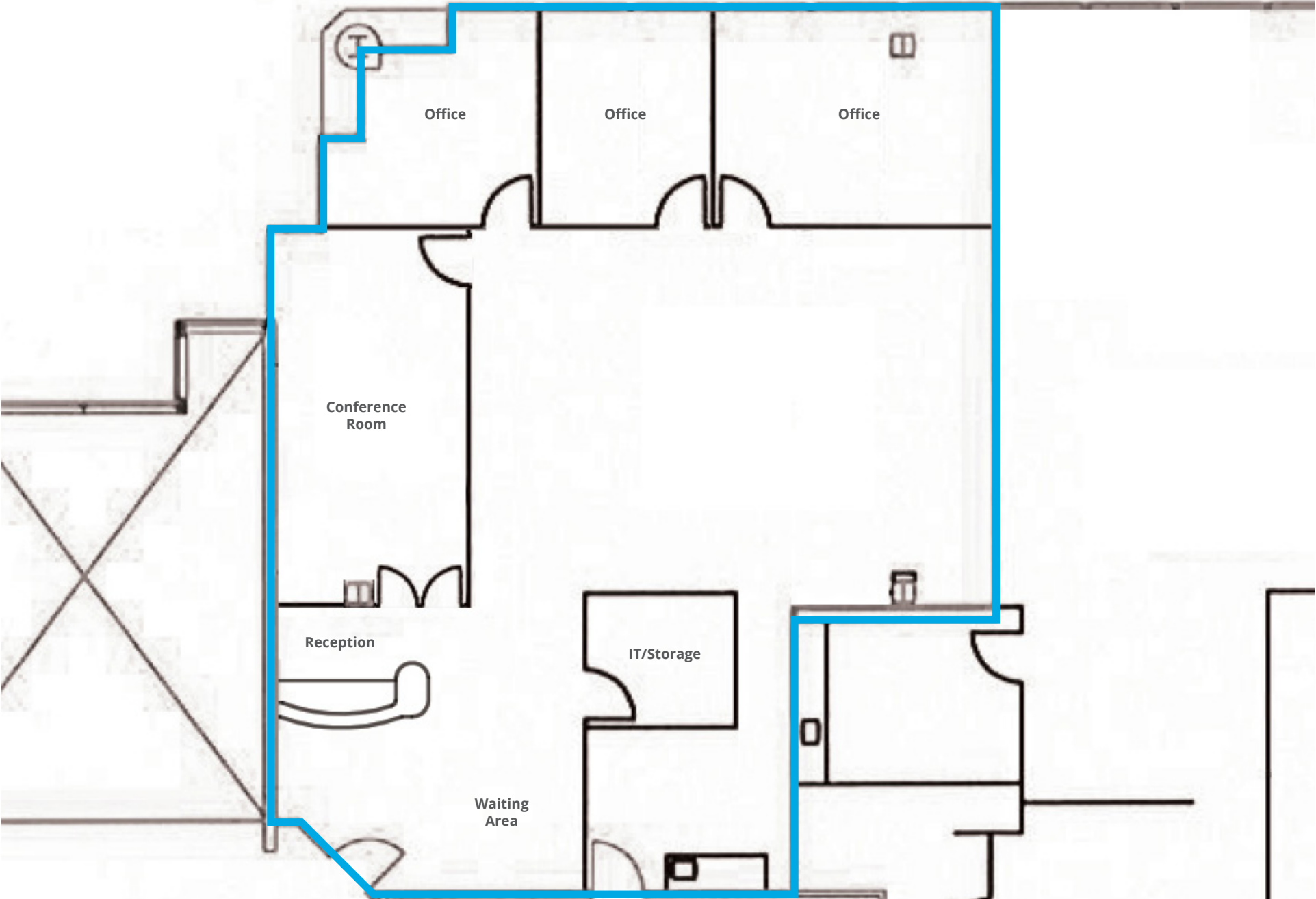
Suite offers multiple private offices, potential conference room, storage and reception area.

Suite 205

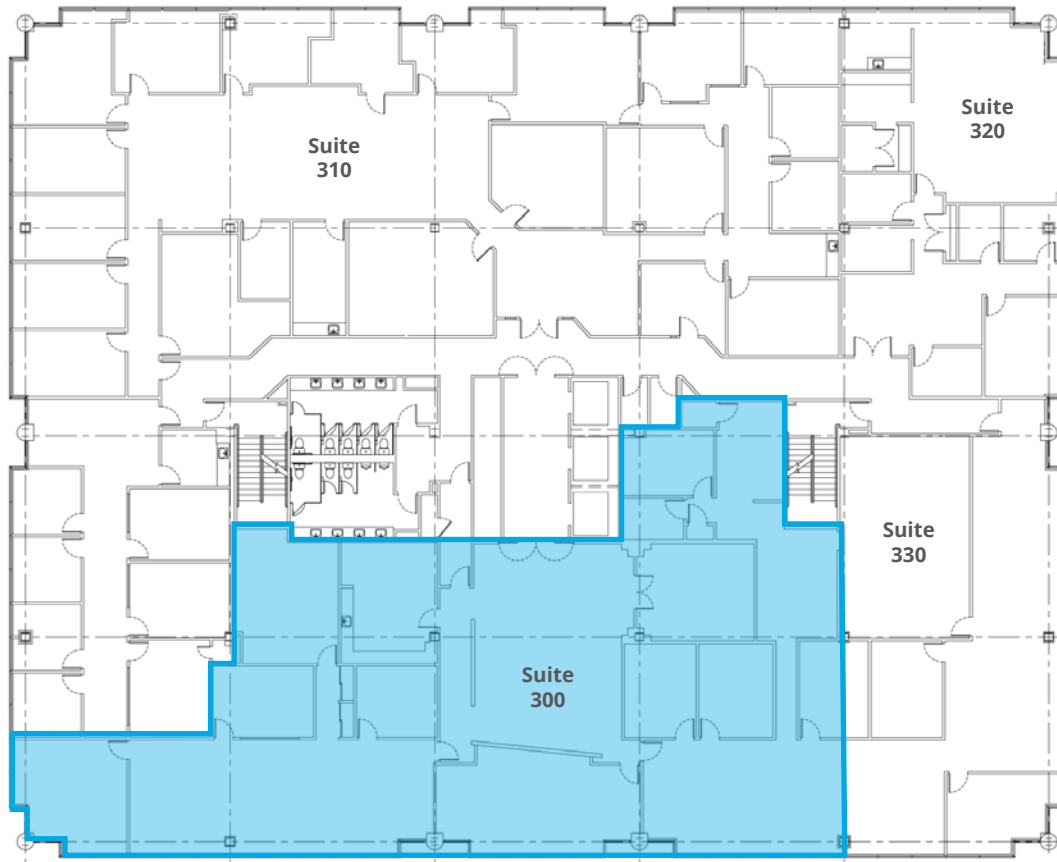
Recently updated suite with high-end finishes and outstanding layout including a mix of private offices and a bullpen area. Breakroom, conference rooms and more. Suite offers outstanding views and is located directly off the lobby.



Suite 200 Conceptual Plan



3rd Floor Availability



Available Space

Suite	Square Feet	Suite Note
 300	±7,190	1, View Virtual Tour

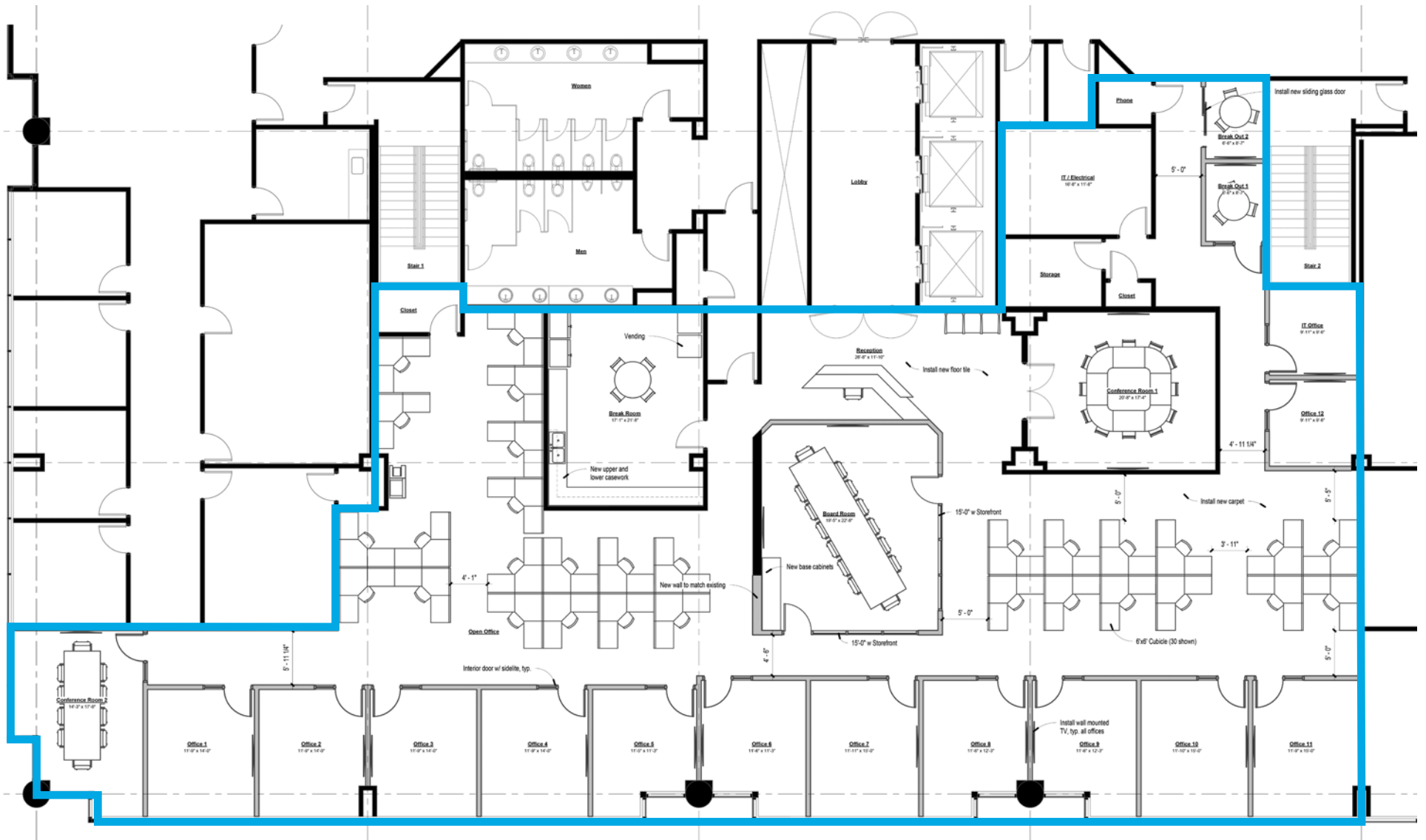
1: Space may be able to demise to ±3,500 SF

Suite 300

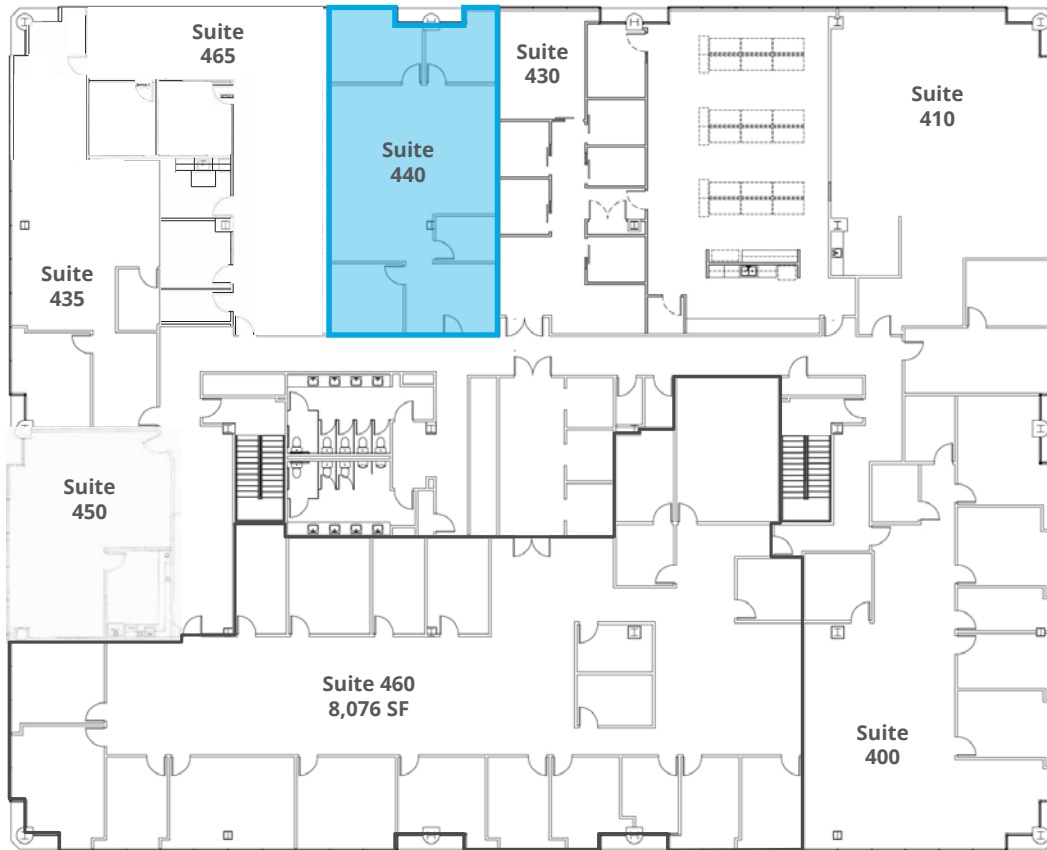
Suite offers a beautiful lobby and reception area, multiple private offices, potential conferences rooms, storage and break area.



Suite 300 Conceptual Plan



4th Floor Availability

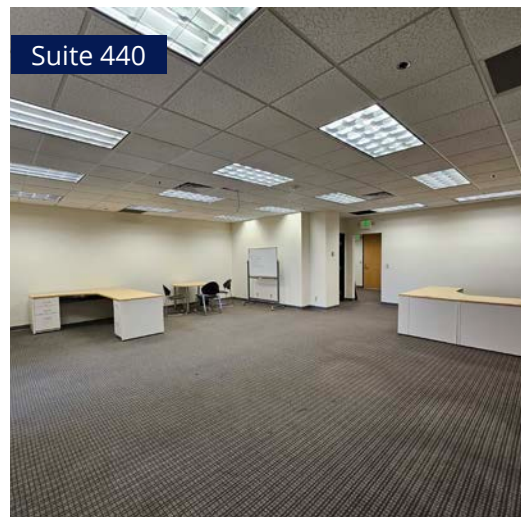
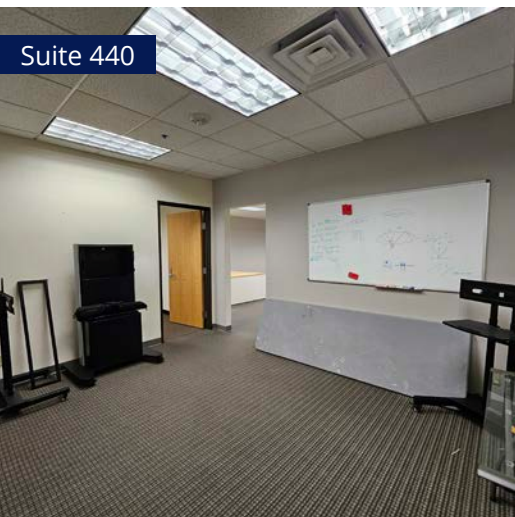


Available Space

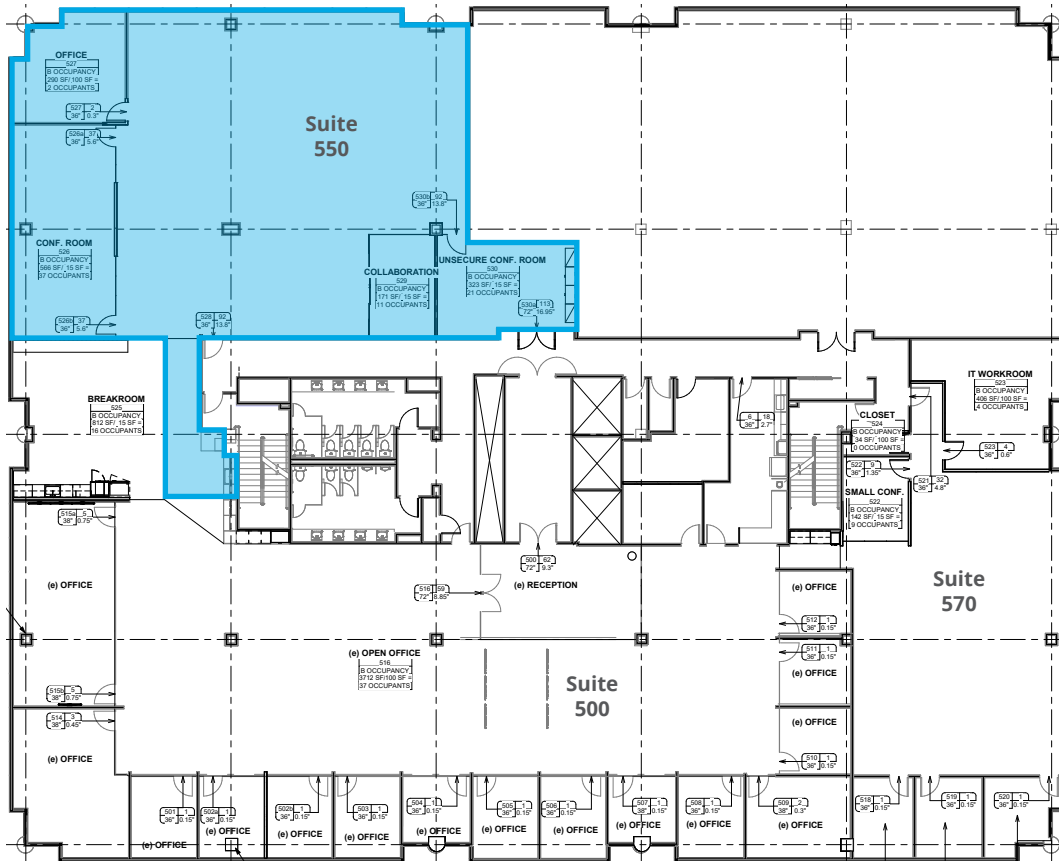
Suite	Square Feet	Suite Note
 440	±1,704	View Virtual Tour

Suite 440

Ready for immediate occupancy! Suite consists of two private offices along the window line, storage room, conference room and has outstanding views.



5th Floor Availability

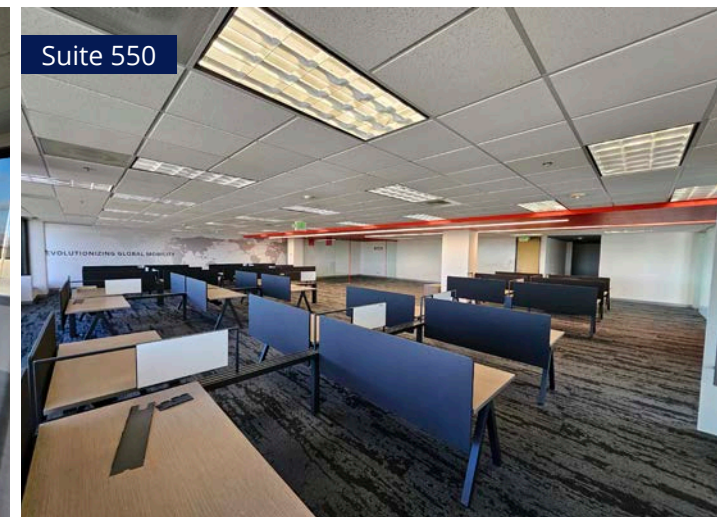
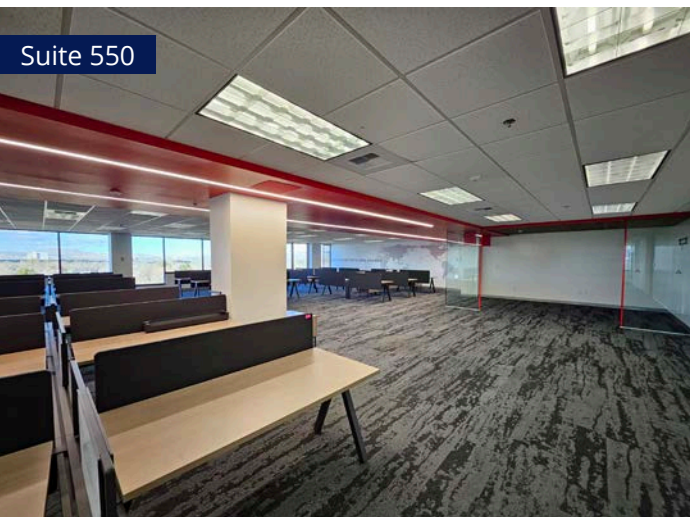


Available Space

Suite	Square Feet	Suite Note
550	±5,075	View Virtual Tour

Suite 550

Suite layout includes 1 private glass lined office, 2 conference rooms with fogging elements for privacy, reception area, break area/workroom with upgraded finishes and open bull pen space. The views are unparalleled in the Meadowood Submarket.



Surrounding Retail



Reno-Sparks Convention Center

Firecreek Crossing



Redfield Promenade



Reno-Tahoe International Airport

The Ridge



Site

S McCarran Boulevard

S Virginia Street

580



Meadowood Mall



Del Monte Plaza



The Commons



Sierra Town Center





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