



For Sale

**5405**

Mae Anne Avenue  
Reno, NV 89523

## Office Building with Engineering Lab in Northwest Reno

Freestanding 19,286 Square Foot Owner-User Opportunity

Asking Price: \$4,146,490 (\$215/SF) | APN: 204-020-31

### Melissa Molyneux SIOR, CCIM

Executive Vice President

+1 775 823 4674 Direct

+1 775 762 7990 Cell

Melissa.Molyneux@colliers.com

NV Lic BS.0144599.LLC

### Jason Hallahan

Associate

+1 775 333 6969 Direct

+1 775 287 5610 Cell

Jason.Hallahan@colliers.com

NV Lic S.0200644

### Colliers

5520 Kietzke Lane, Suite 300

Reno, Nevada 89511

+1 775 823 9666

colliers.com/reno

Colliers

# Property Overview

Colliers is pleased to present 5405 Mae Anne Avenue for sale. This 19,286 square foot, freestanding office building is located on 1.72 acres in Northwest Reno. Originally constructed in 1986 for an engineering firm, the building features a combination of professional office space, and an engineering lab area with a fireproof room.

Recent improvements include updated restrooms and new flooring in the approximately 7,300 square foot eastern wing, which can be leased separately from the western wing. Currently configured for single-tenant use, the building can be easily modified to accommodate multiple tenants.

The property offers modern amenities, including 10G internet access through AT&T fiber and Spectrum, as well as scenic mountain views and office balconies on the second floor. The site boasts ample parking, with 83 spaces available (4.3 spaces per 1,000 square feet) on both the north and south sides, along with additional off-site parking under a transferable lease.

An income-producing lease is in place for the western portion of the building, generating \$15,000 per month, and this lease runs through 6/30/2026. The building is zoned as Professional Office (PO) and is accessible from both Mae Anne Avenue and W 7th Street.

Additional Land is available for purchase, inquire with Broker for details on this adjacent 0.73 acre lot with frontage on Mae Anne (APN: 204-020-30).



# Property Highlights



Stand-alone ±19,286 SF office building on ±1.72 acres. Additional 0.73 acre lot with frontage along Mae Anne Ave also available



Western half leased, generating \$15,000/MO for immediate cash flow, lease income through 6/30/2026



Dual 10G Internet (AT&T & Spectrum) for High-speed fiber connectivity in place



Vacant ±7,289 SF eastern wing and updated space with added restrooms and new flooring



Specialized built-out lab and fireproof room ideal for engineering or testing use



Strong parking ratio with 83 on-site parking spaces and additional parking via a lease

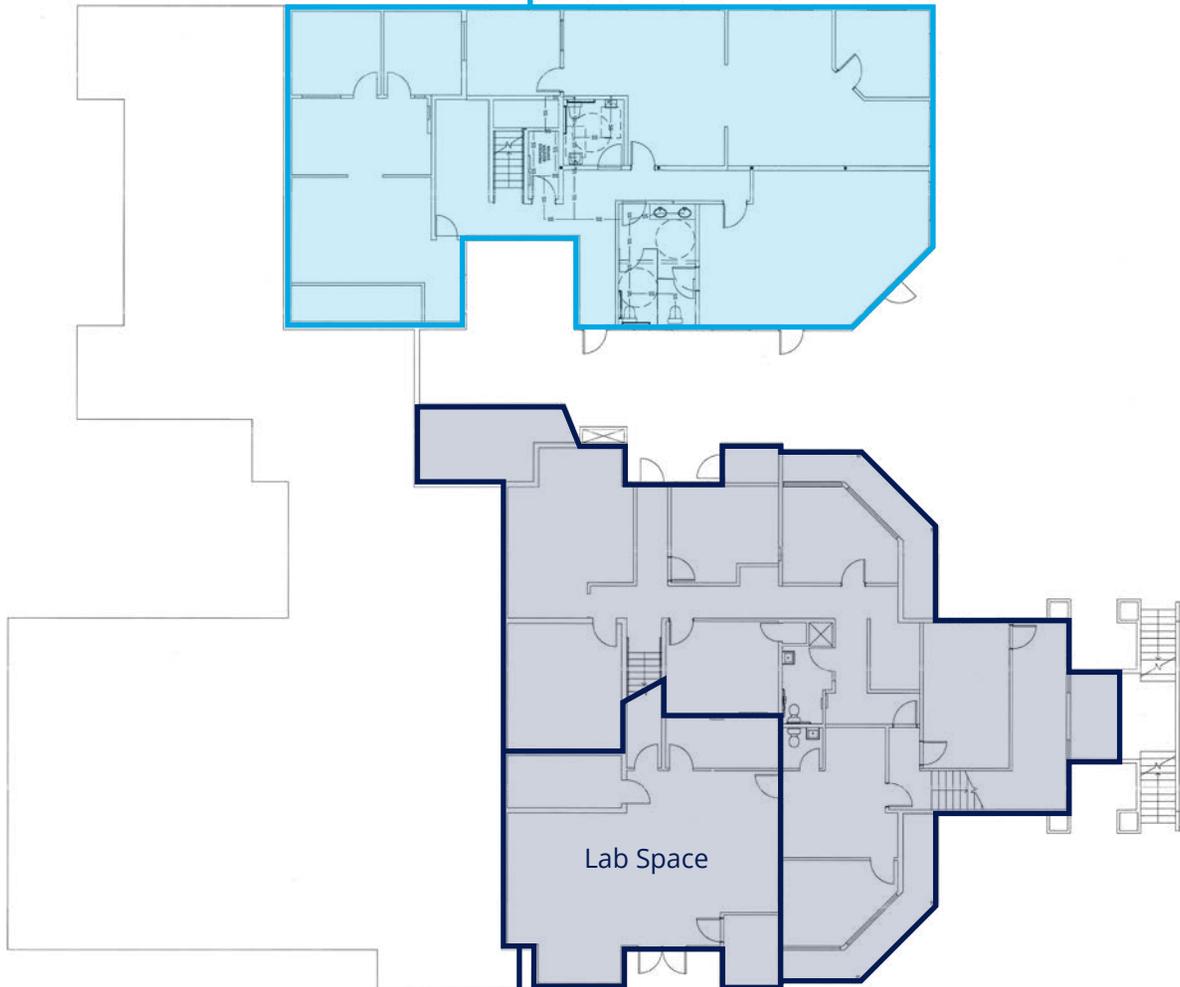


# First Floor



View Virtual Tour

Vacant East Wing



West Wing  
 sanbell  
Occupied until 6/30/2026

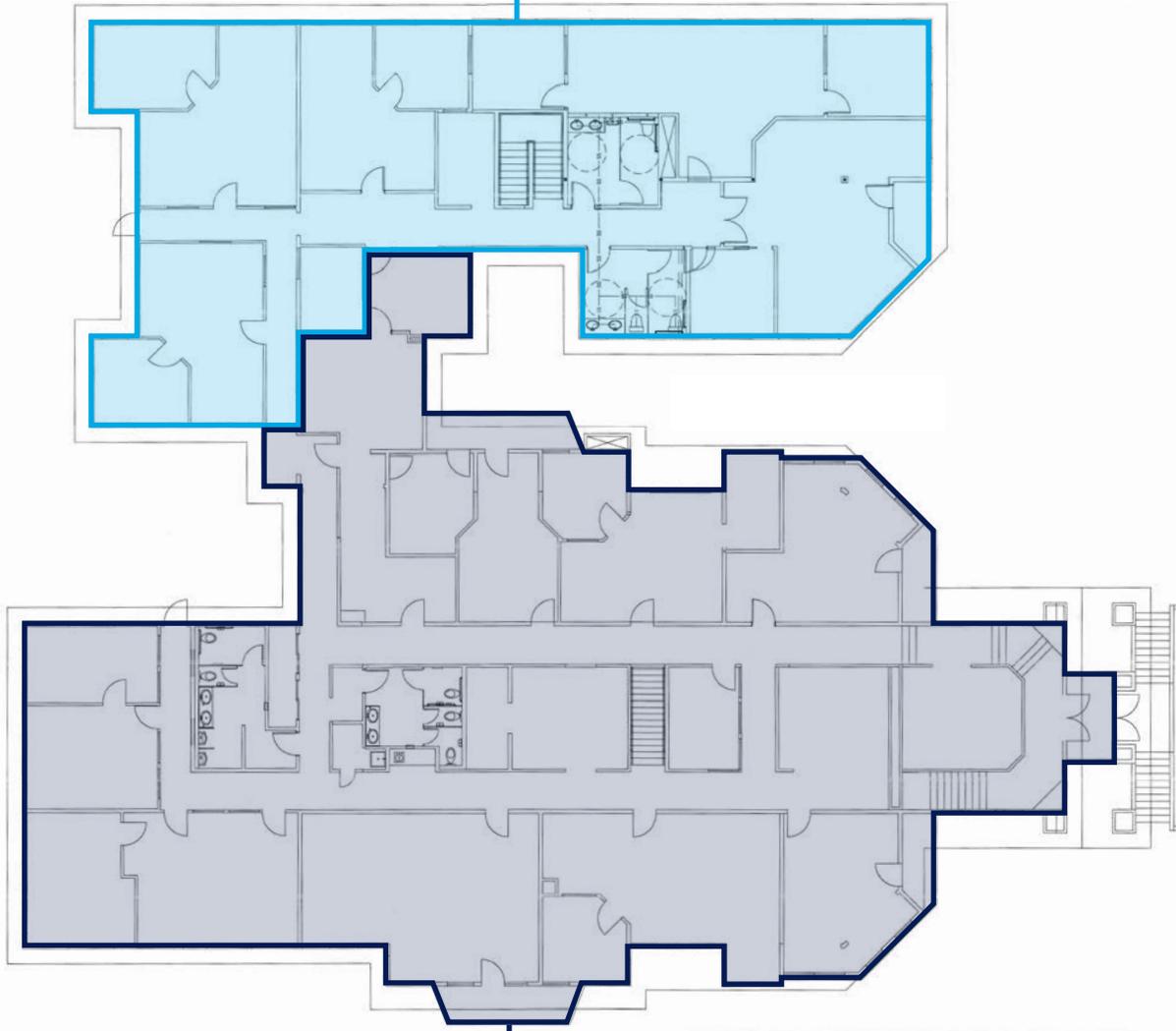


# Second Floor



View Virtual Tour

Vacant East Wing



West Wing  
 sanbell  
Occupied until 6/30/2026



# Occupancy Overview



Vacant East Wing

West Wing  
  
Occupied until 6/30/2026



Escalera Way

# Parcel Overview



Escalera Way

Mae Anne Avenue

Morning Star Drive

Vacant East Wing

Additional Parking  
Via Lease

0 Mae Anne Avenue  
Separate Owner Land Parcel  
Listed by Colliers Contact  
Broker For Details  
0.729 Acres Available

West Wing  
  
Occupied until 6/30/2026



# Potential Additional Parcel



5405 Mae  
Anne Avenue

Escalera Way

0 Mae Anne Avenue  
Separate Owner Land Parcel  
Listed by Colliers Contact  
Broker For Details  
0.729 Acres Available

Mae Anne Avenue

Morning Star Drive



# Surrounding Area

	1 mile	3 mile	5 mile
2025 Population	14,530	72,032	166,609
2030 Population	14,460	73,230	172,840
Average Household Income	\$115,388	\$123,092	\$110,878
Total Households	5,878	32,773	77,009





# 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 2023 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
- » 1.48% Payroll Tax
- » 6.85% Sales Tax
- » 0.60% Property Tax
- » 0.25-5.4% Unemployment Insurance Tax
- » Qualified Opportunity Zones

**4.8%**

UNEMPLOYMENT RATE  
AS OF APRIL 2025

**258,017**

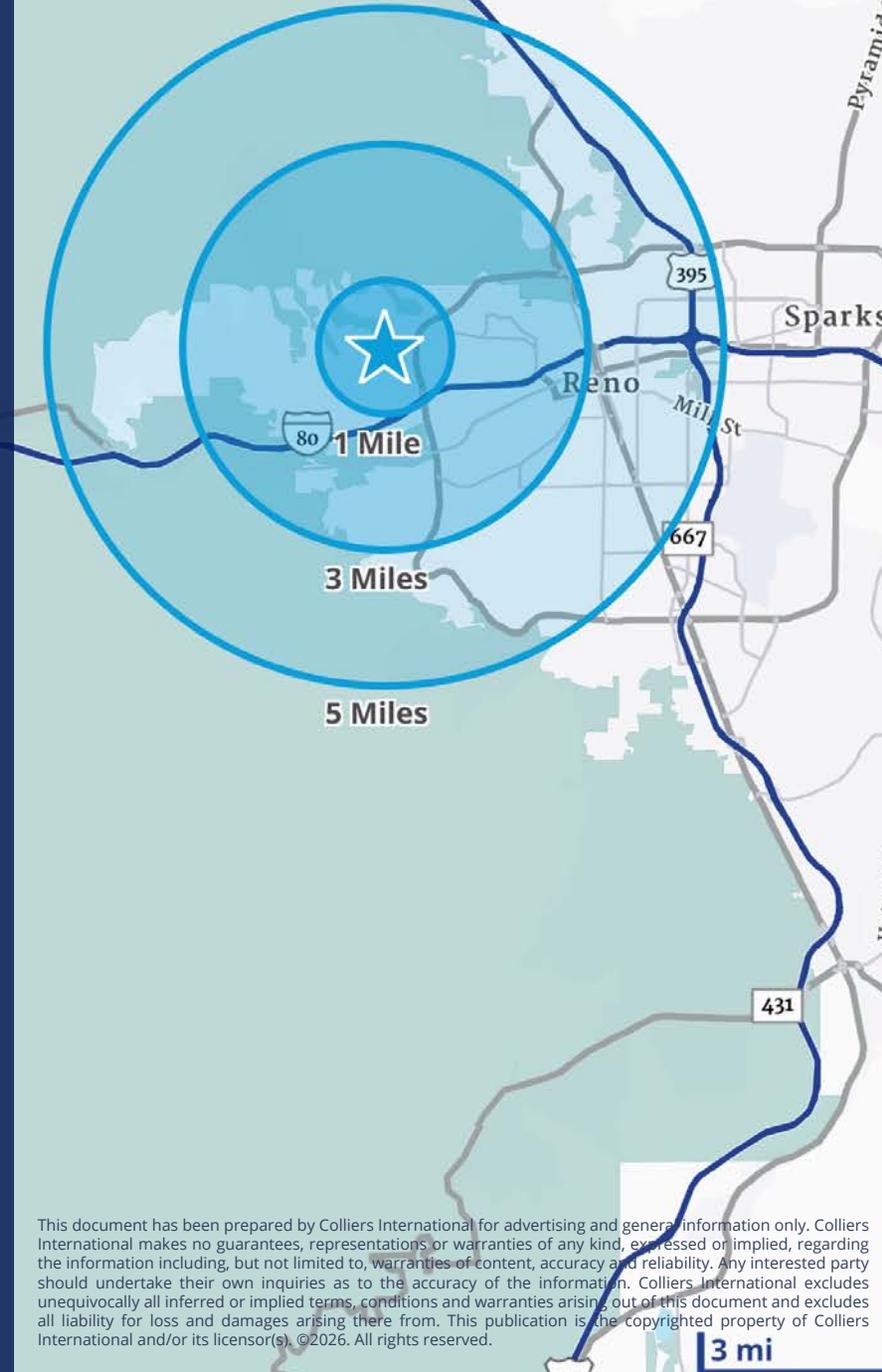
WASHOE COUNTY  
EMPLOYMENT AS OF 2024

**514,332**

WASHOE COUNTY  
POPULATION AS OF 2024

**\$567,000**

MEDIAN HOME PRICE  
AS OF FEBRUARY 2025



This document has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers International and/or its licensor(s). ©2026. All rights reserved.

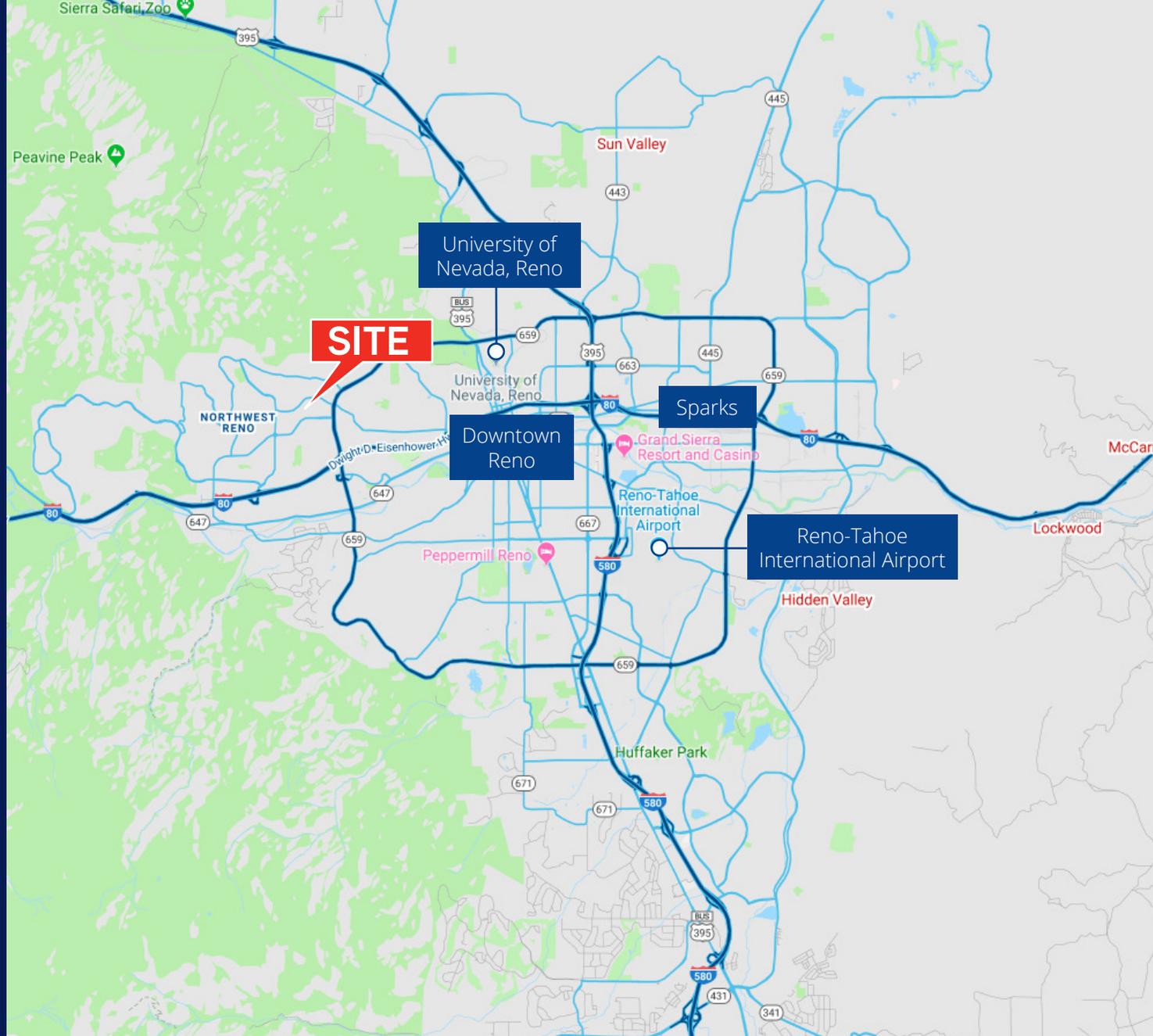
3 mi



5520 Kietzke Lane, Suite 300  
Reno, NV 89511  
+1 775 823 9666  
Colliers.com/Reno

**Melissa Molyneux SIOR, CCIM**  
Executive Vice President  
+1 775 823 4674 Direct  
+1 775 762 7990 Cell  
Melissa.Molyneux@colliers.com  
NV Lic BS.0144599.LLC

**Jason Hallahan**  
Associate  
+1 775 333 6969 Direct  
+1 775 287 5610 Cell  
Jason.Hallahan@colliers.com  
NV Lic S.0200644



This document/email has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and /or its licensor(s). © 2026. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement.