



For Lease

5375

Kietzke Lane

Suite 200: 4,408 SF | Turn-Key Class A Build-Out Available
Western Alliance Bank Office Complex Just North of Rancharrah

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Colliers

Property Overview

Colliers is pleased to present the 2nd floor of 5375 Kietzke Lane for lease in the Western Alliance Bank office complex just north of Rancharrah. Suite 200 has an outstanding layout for professional service firms. The layout includes a large reception area, ample large private offices, breakroom, storage/file room, server and separate men's and women's restrooms dedicated to the second floor. The second floor is accessible via elevator and stairs. The suite has ample natural light, and nearly all of the offices have windows. Tenant shall have shared use of the first floor conference room.

The property is in the heart of the Meadowood Submarket and is located directly next to Rancharrah on Kietzke Lane. The Village at Rancharrah offers eating, banking, medical/dental and retail making the building walkable. Covered parking may be available subject to availability and a monthly charge.

Asking Rate: \$2.55/SF/MO Full Service
(Less suite janitorial)

5375 Kietzke Lane
Reno, NV, 89511

Kietzke Lane



Building Highlights



Anderson Regional Park

Village at Rancharrah

The Club at Rancharrah

5375 Kietzke Lane
Reno, NV, 89511

Cantaro at Rancharrah
Luxury Homes



4,408 SF turn-key Class A
office space available



Surface lot & covered parking
(inquire for covered parking
pricing/availability)



Rancharrah offers eating,
banking, medical/dental and
retail within walking distance



Building located in the
Meadowood submarket



Ample natural light, and nearly
all of the offices have windows

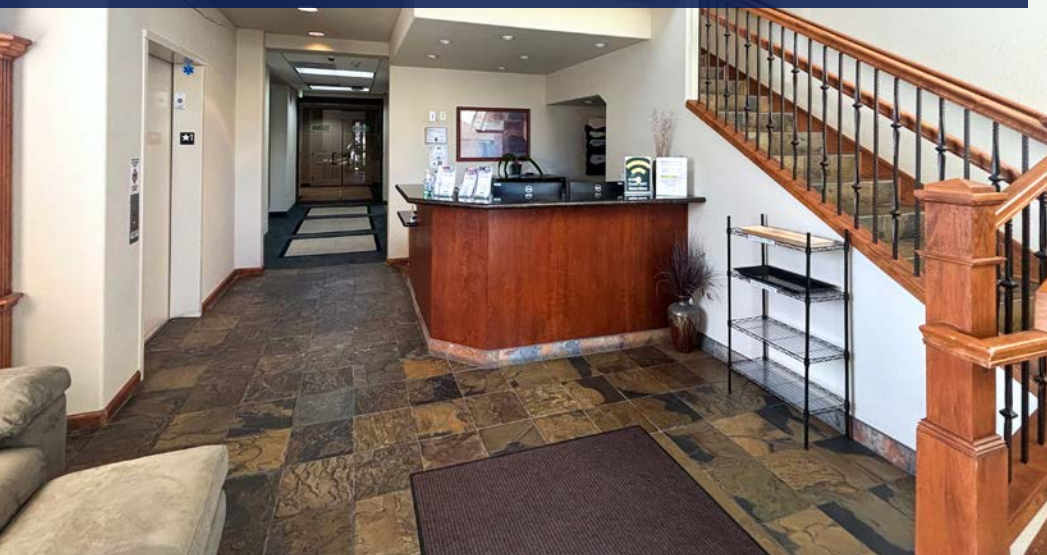


Tenant shall have
shared use of the first
floor conference room

Suite 200 | ±4,408 SF (Available January 1, 2027)



Premiere Office Finishes



Shared Conference Room



Situated in Reno's premier Meadowood Submarket with unmatched access and adjacent to Rancharrah



NevDex
Office Park



Kietzke Lane

5375 Kietzke Lane
Reno, NV, 89511

Covered
Parking

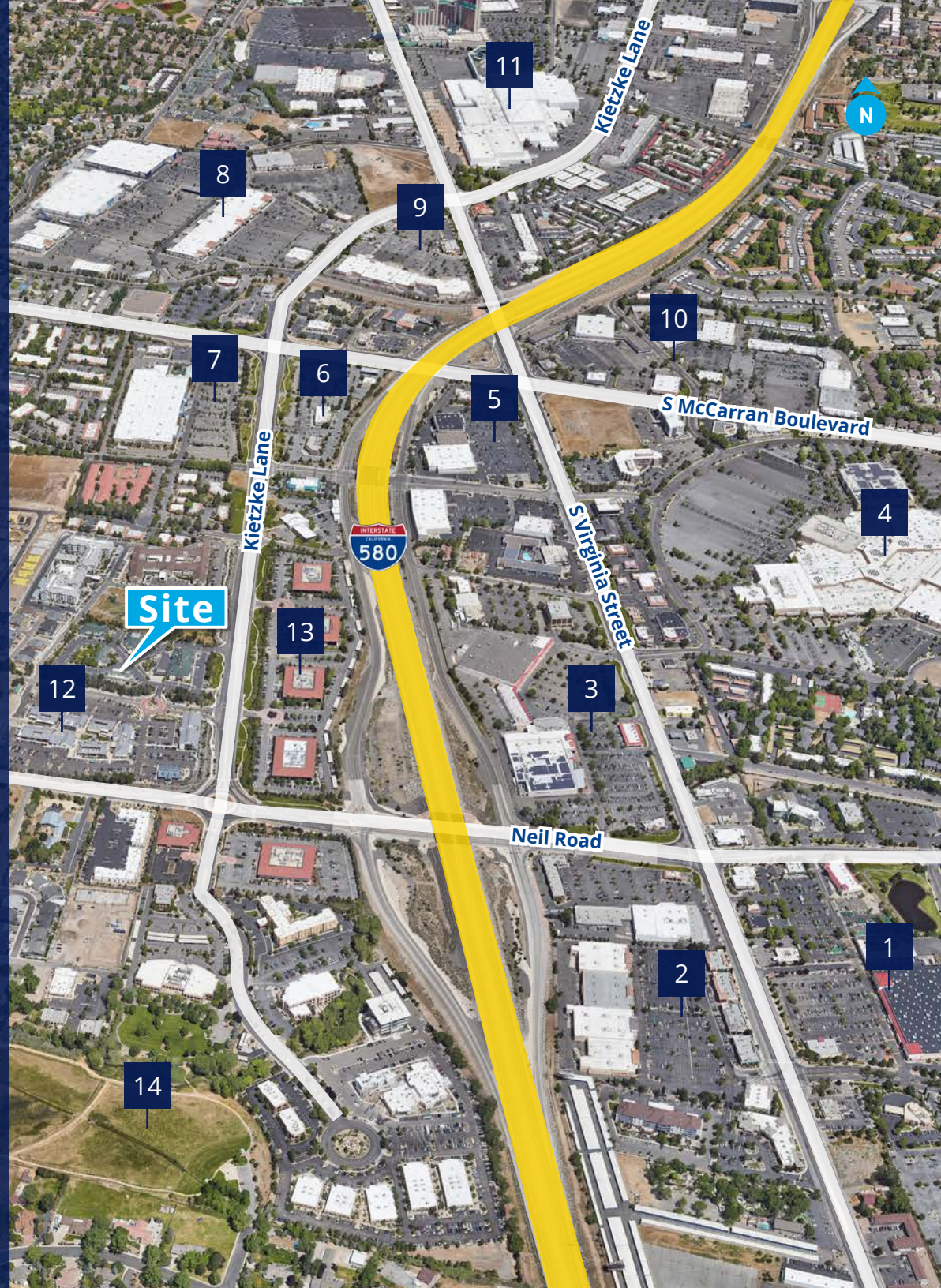


Cantaro at Rancharrah
Luxury Homes



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. Rancharra**
- 13. NevDex Office Park**
- 14. Anderson Park**



Market Overview

The Greater Reno-Tahoe region continues to strengthen its position as one of the West's most dynamic business and logistics hubs. Driven by expanding advanced manufacturing, technology, distribution, and industrial sectors, the market has attracted significant corporate investment and job growth in recent years. Encompassing Reno, Sparks, Carson City, Fernley, and Incline Village, the region offers a business-friendly environment, skilled workforce, and exceptional quality of life. Nevada's favorable tax structure, strategic location, and access to major Western markets including San Francisco, Portland, Salt Lake City, Las Vegas, and Los Angeles within a day's drive continue to support long-term economic growth and development.

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

4.1%

UNEMPLOYMENT RATE
AS OF MAY 2026

271,120

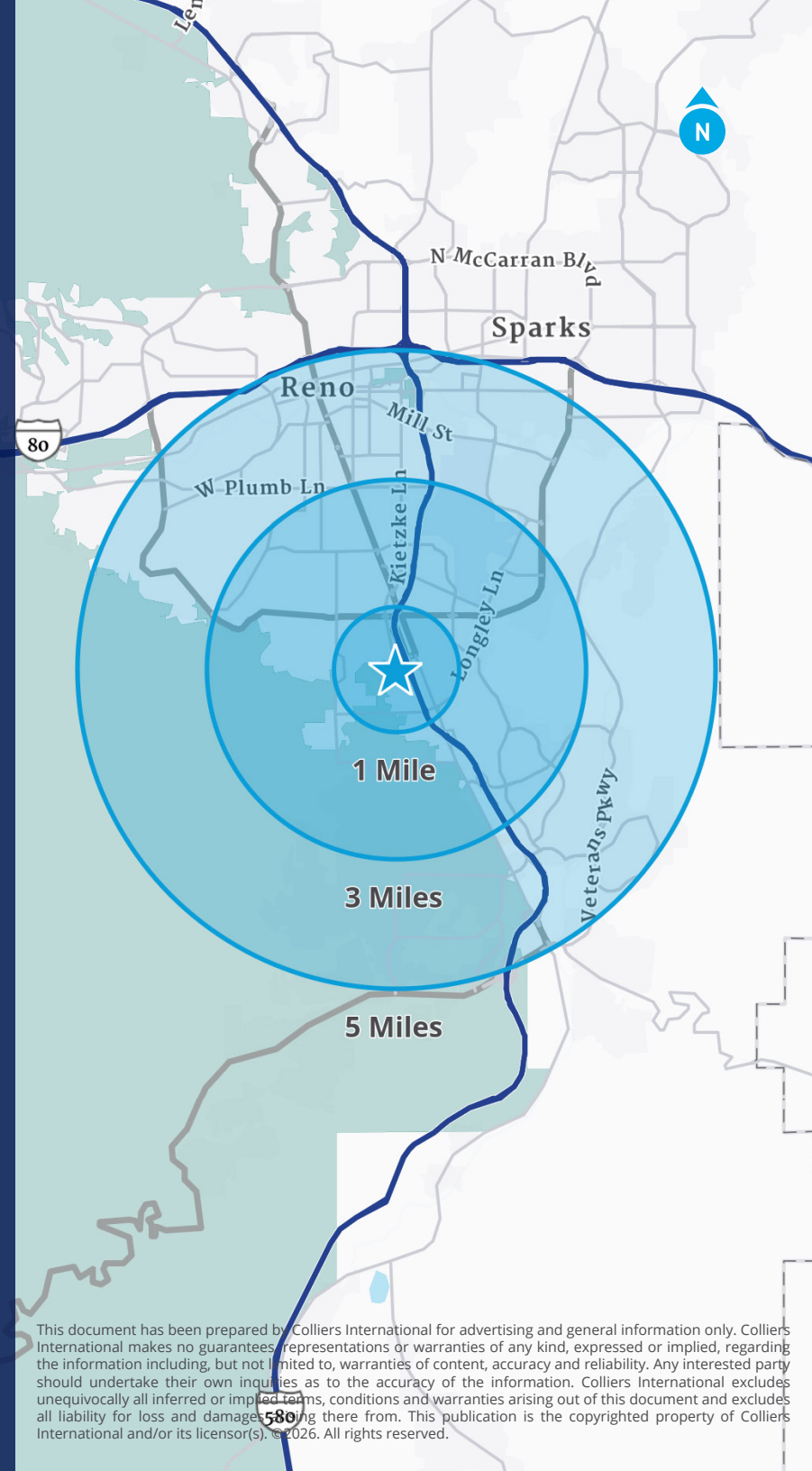
WASHOE COUNTY
EMPLOYMENT AS OF 2026

520,104

WASHOE COUNTY
POPULATION AS OF 2026

\$615,000

MEDIAN HOME PRICE
AS OF MAY 2026



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