



Colliers

For Lease - 7,329 RSF

# The Kietzke Mansion Free Standing Class A Office

5371 KIETZKE LANE, RENO, NV 89511

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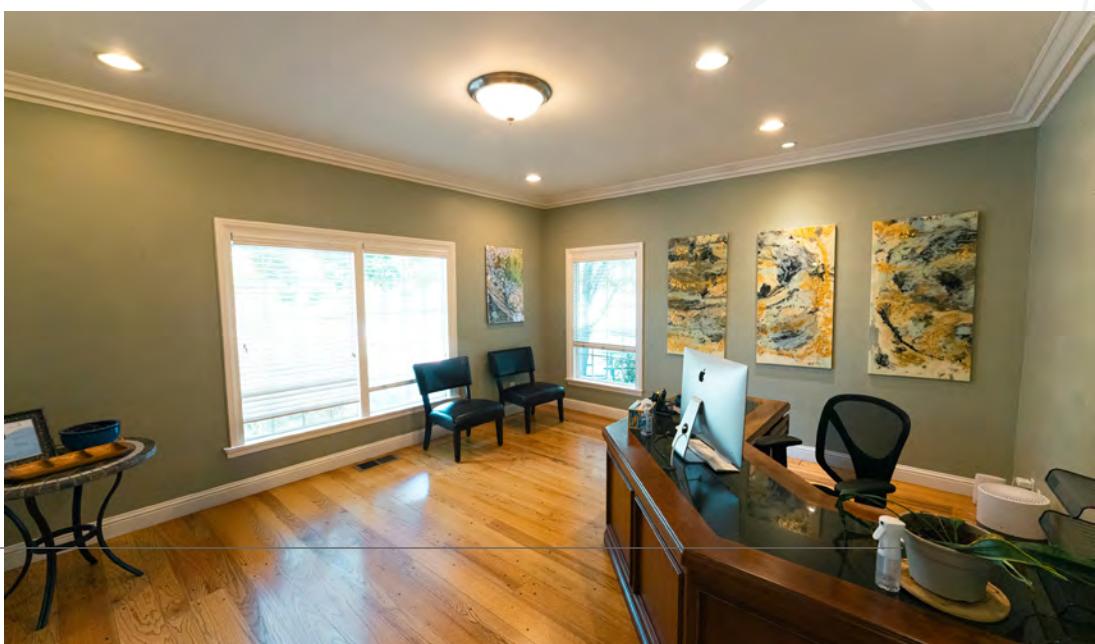


2.1 FREE-STANDING CLASS A OFFICE BUILDING

# Timeless Elegance, Redefined for Business

## BUILDING OVERVIEW

Originally built in 1942 and thoughtfully converted to 7,329 SF of office, this property offers a rare combination of history, charm, and modern workspace. Once occupied by a prominent law firm, the building features traditional architecture, elegant finishes, and abundant natural light throughout. Situated adjacent to Rancharrah in Reno's highly sought-after Meadowood Submarket, the property provides a private, character-filled setting with immediate access to top retail, dining, executive housing, and I-580. With ample parking, multiple entry points, and expansion potential through an adjacent parcel, this is a unique opportunity to lease a one-of-a-kind office in one of Reno's most prestigious locations.





## PROPERTY HIGHLIGHTS

- **Unmatched Location** – Adjacent to Rancharrah in Reno's premier Meadowood Submarket
- **Historic Charm** – Traditional architecture unlike any building in suburban Reno, yet is a up-to-date workspace
- **Expansion Potential** – Property is situated on a .603 acre lot and includes the adjacent .369-acre parcel for future growth
- **Elegant Interior** – Conference rooms, offices, hardwood floors, sweeping staircase, and natural light
- **Ample Parking & Accessibility** – Multiple entry points, handicap access, and landscaped grounds
- **Updated Technology and Infrastructure** – Prior occupant had high-speed Internet service installed (5 gigs) allowing for fast and reliable service.

CONTACT LISTING BROKERS FOR RENTAL RATE



# Floorplan

## FIRST FLOOR

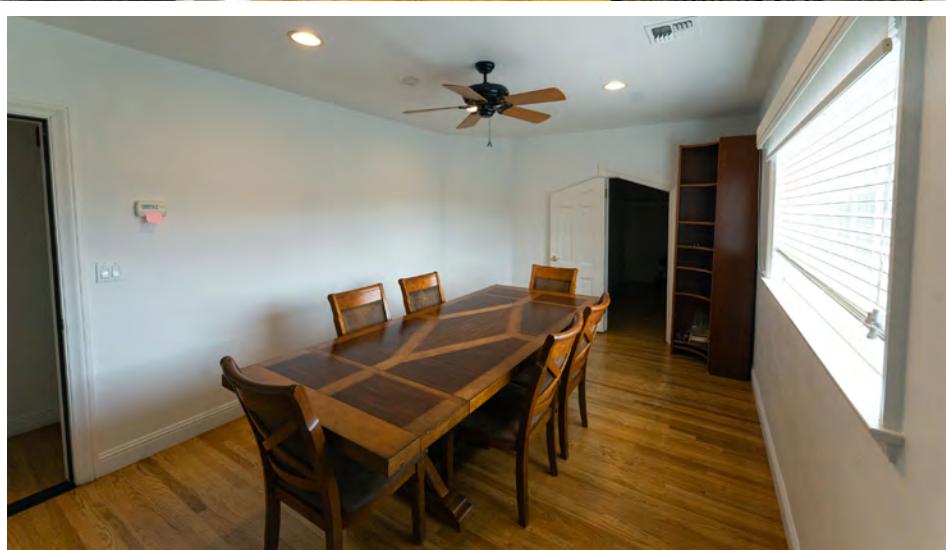
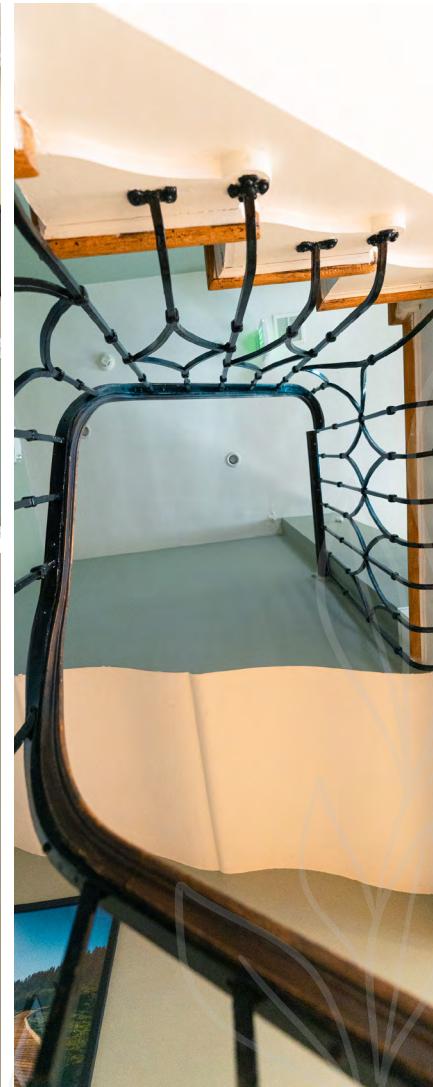


# Floorplan

## SECOND FLOOR



# Property Photography



# Parcel Overview



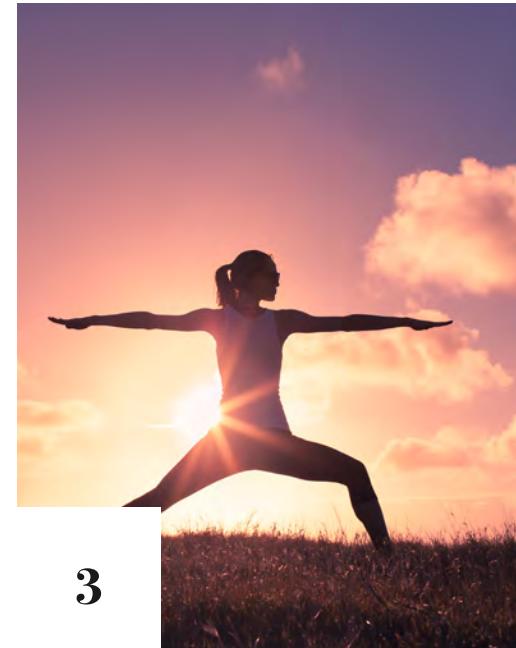
# An Amenity Rich Environment



1



2



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## THE CLUB AT RANCHARRAH

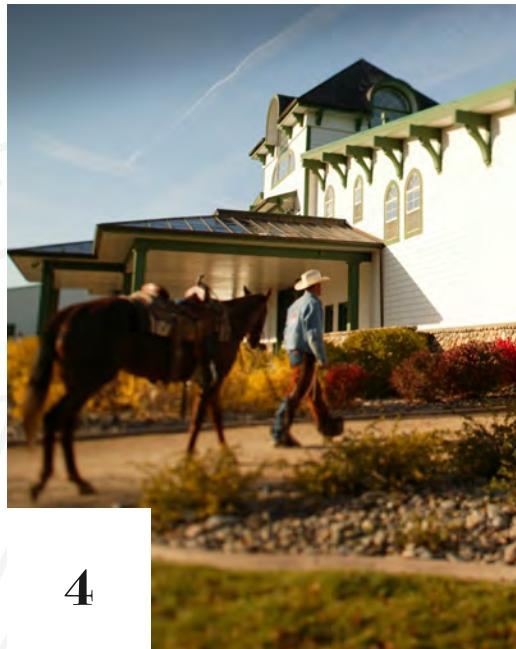
The heart of the community, this 40,000 square foot private club offers an unmatched social and leisure experience.

## EXCEPTIONAL DINING

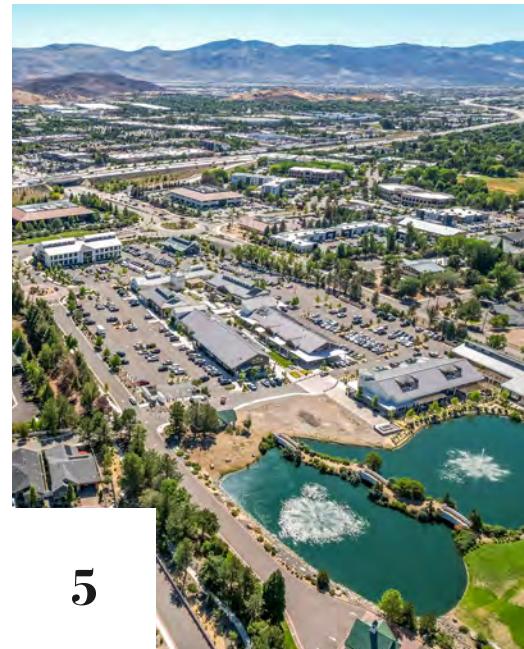
From wood-fired pizzas and hand-pulled pasta to artisan coffee and craft cocktails, every meal is a chance to indulge.

## WELLNESS & RECREATION

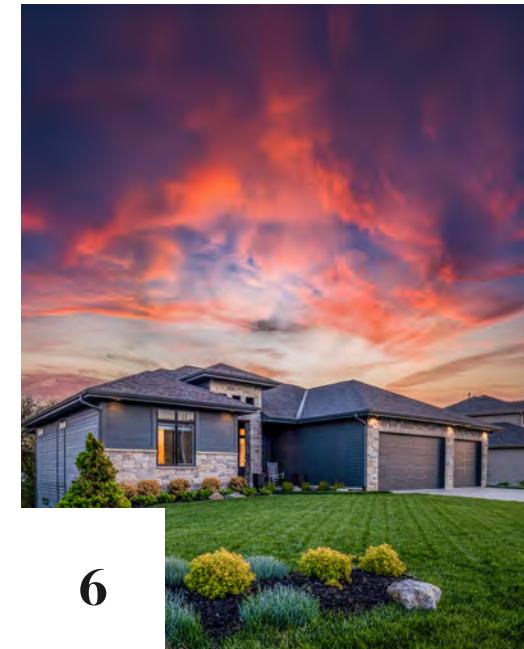
A full-service spa, resort-style pool, and state-of-the-art fitness center make relaxation and rejuvenation part of daily life.



4



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## EQUESTRIAN CENTER

The community features a world-class equestrian center with state-of-the-art boarding, training, and riding facilities—an exclusive amenity for members who want to enjoy the equestrian lifestyle right at home.

## THE VILLAGE AT RANCHARRAH

A lively gathering place where boutique shopping, inspired cuisine, and luxury wellness services come together.

## LUXURY LIVING

Custom homes, semi-custom residences, and villas in a secure, gated community with direct access to The Club and surrounding amenities.



# The Heart of Everything

SITUATED IN RENO'S PREMIER MEADOWOOD SUBMARKET WITH UNMATCHED VISIBILITY AND ACCESS NEAR I-580, ADJACENT TO RANCHARRAH

5 MINUTES

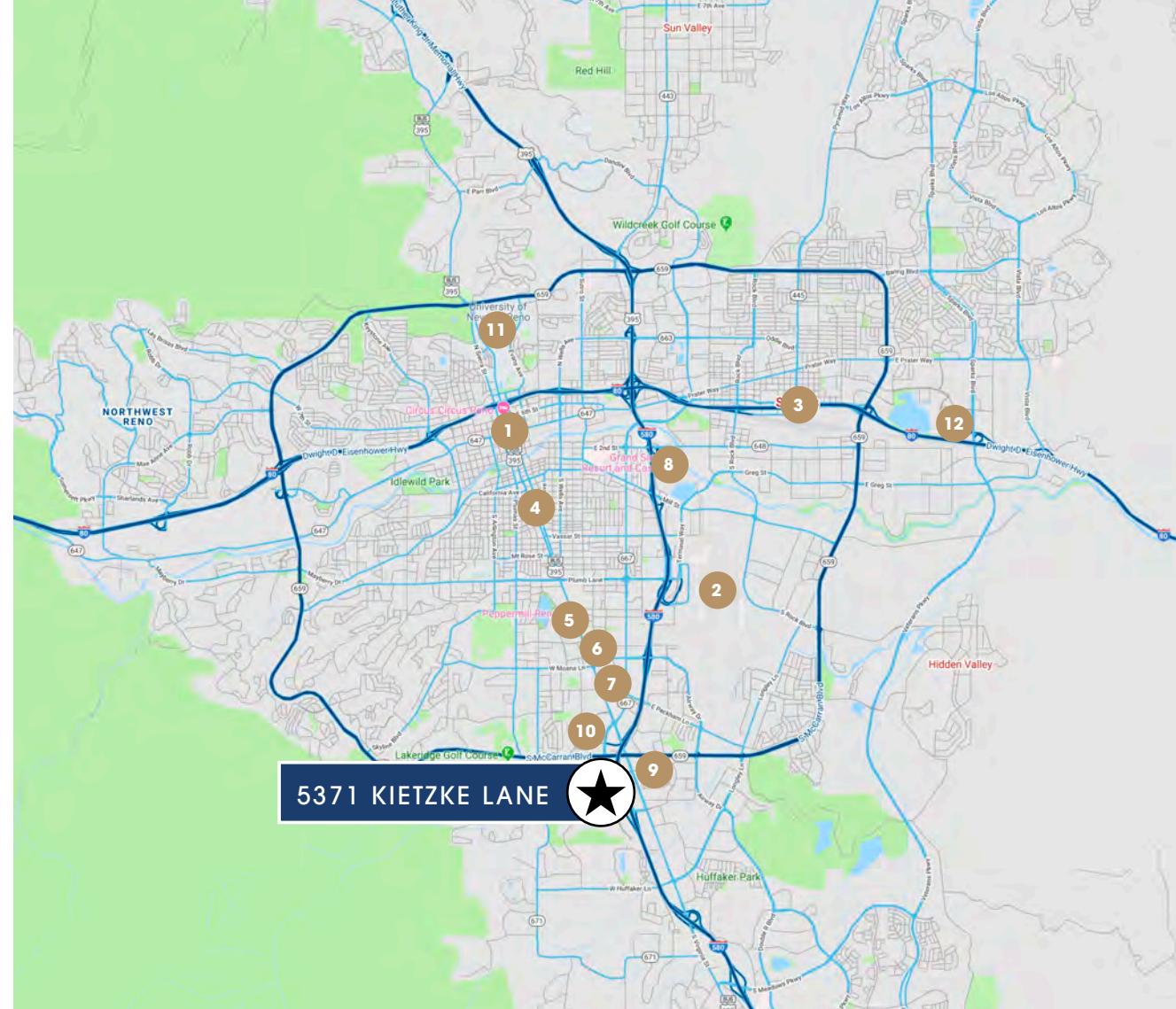
Reno-Tahoe International Airport

10 MINUTES

Downtown Reno

30 MINUTES

Carson City (Nevada's Capital)



## NOTEWORTHY LOCATIONS

- 1 Downtown Reno
- 2 Reno-Tahoe International Airport
- 3 Sparks
- 4 MidTown Reno
- 5 Peppermill Casino & Resort
- 6 Atlantis Casino & Resort
- 7 Reno-Sparks Convention Center
- 8 Grand Sierra Resort
- 9 Meadowood Mall
- 10 Firecreek Crossing Shopping Center
- 11 University of Nevada Reno
- 12 Legends Shopping Mall



# Next to Rancharrah Estate

## BE CLOSE TO A PART OF RENO'S HISTORY

The property is close to Rancharrah, the former estate of casino magnate Bill Harrah, was a luxurious and private residence for the Harrah family, hosting various high-profile guests throughout its history. Rancharrah enjoys a rich and glamorous history. In 1937, casino magnate Bill Harrah arrived in Reno and changed its landscape forever. In 1957, after acquiring considerable wealth and status, he embarked on creating the perfect place to call home: Rancharrah. Close enough to the action, but with its own private allure, the ranch was surrounded by pristine natural beauty, warmth, style and casual elegance. Here, among towering trees, stunning views, a three-hole golf course and a private lake, the Harrah's escaped from the everyday to raise their family.

- **Historic Legacy** – Former Bill Harrah estate
- **The Club** – 40,000 SF private social club
- **Dining** – Fine dining and casual options
- **Wellness & Recreation** – Spa, pool, fitness, and trails
- **Equestrian** – State-of-the-art facilities and boarding
- **The Village** – Shops, restaurants, and wellness services
- **Luxury Living** – Custom homes in a gated community





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