

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: \$4,400,000 (\$228.14/SF) | APN: 204-020-31

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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

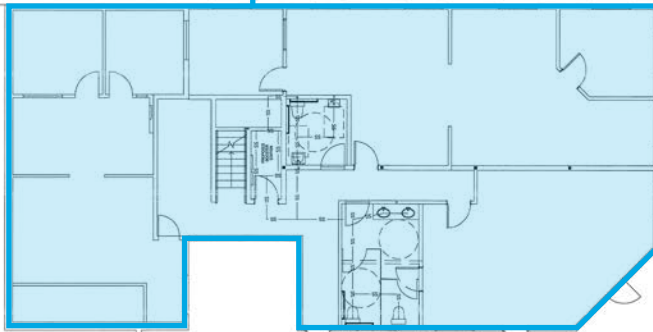


First Floor



View Virtual Tour

Vacant East Wing



Lab Space

West Wing



Occupied until 6/30/2026

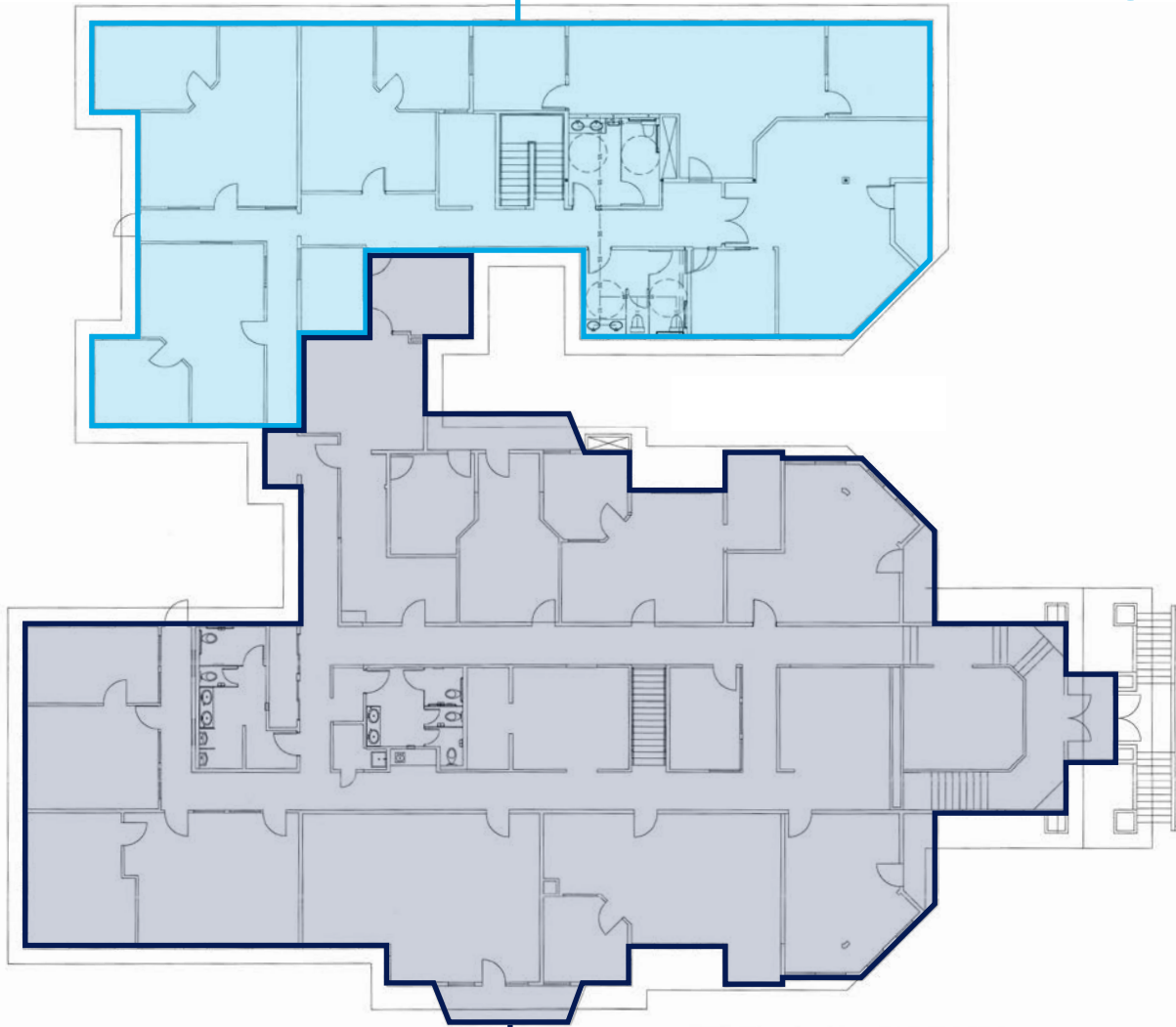


Second Floor



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



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

Escalera Way

Morning Star Drive

Mae Anne Avenue

N

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
- » 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

4.8%

UNEMPLOYMENT RATE
AS OF APRIL 2025

258,017

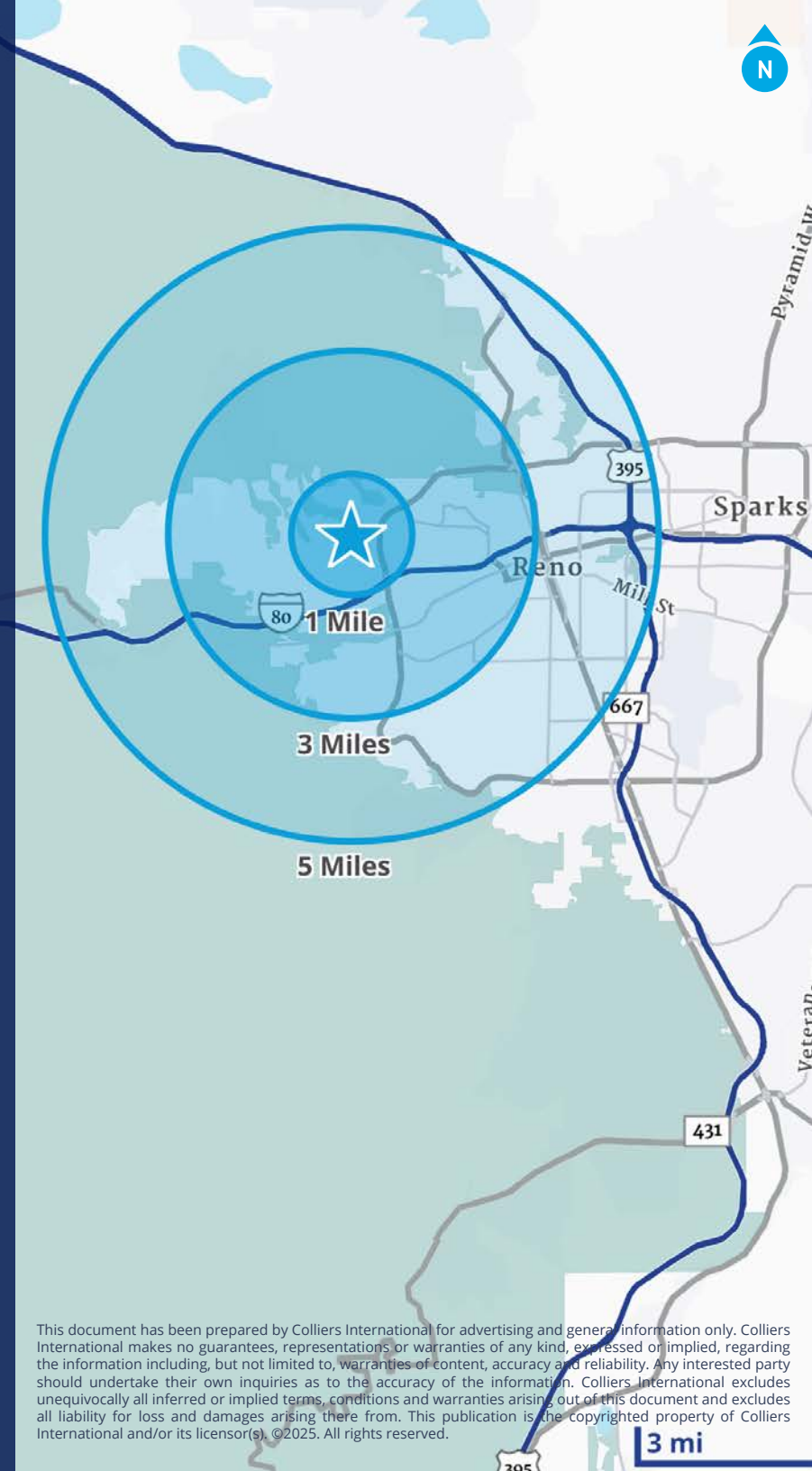
WASHOE COUNTY
EMPLOYMENT AS OF 2024

514,332

WASHOE COUNTY
POPULATION AS OF 2024

\$567,000

MEDIAN HOME PRICE
AS OF FEBRUARY 2025



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