



# For Lease

Class A Office Space  
±2,570 SF up to ±10,438 SF

5011 Meadowood Mall Way  
Reno, NV 89502

Premier Class A Office  
Building Located adjacent  
to the Intersection of S.  
McCarran and S. Virginia

**Under New Ownership & Management**  
**Major Interior and Exterior Improvements Underway**

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Occupied Suite – Building Standard Finishes

## Building Comments

Colliers is pleased to present 5011 Meadowood Mall Way in the heart of the Meadowood Submarket for lease. The class A office property has outstanding visibility from both South Virginia Street as well as I-580/US 395 and building and monument signage may be available. The site offers easy access from main thoroughfares, 115 surface parking spaces on site ( $\pm 4.0$  spaces per 1,000 leasable SF), fabulous views, and the building is elevator served. The property is under new ownership and management with major interior and exterior improvements underway.

## Completed Renovations

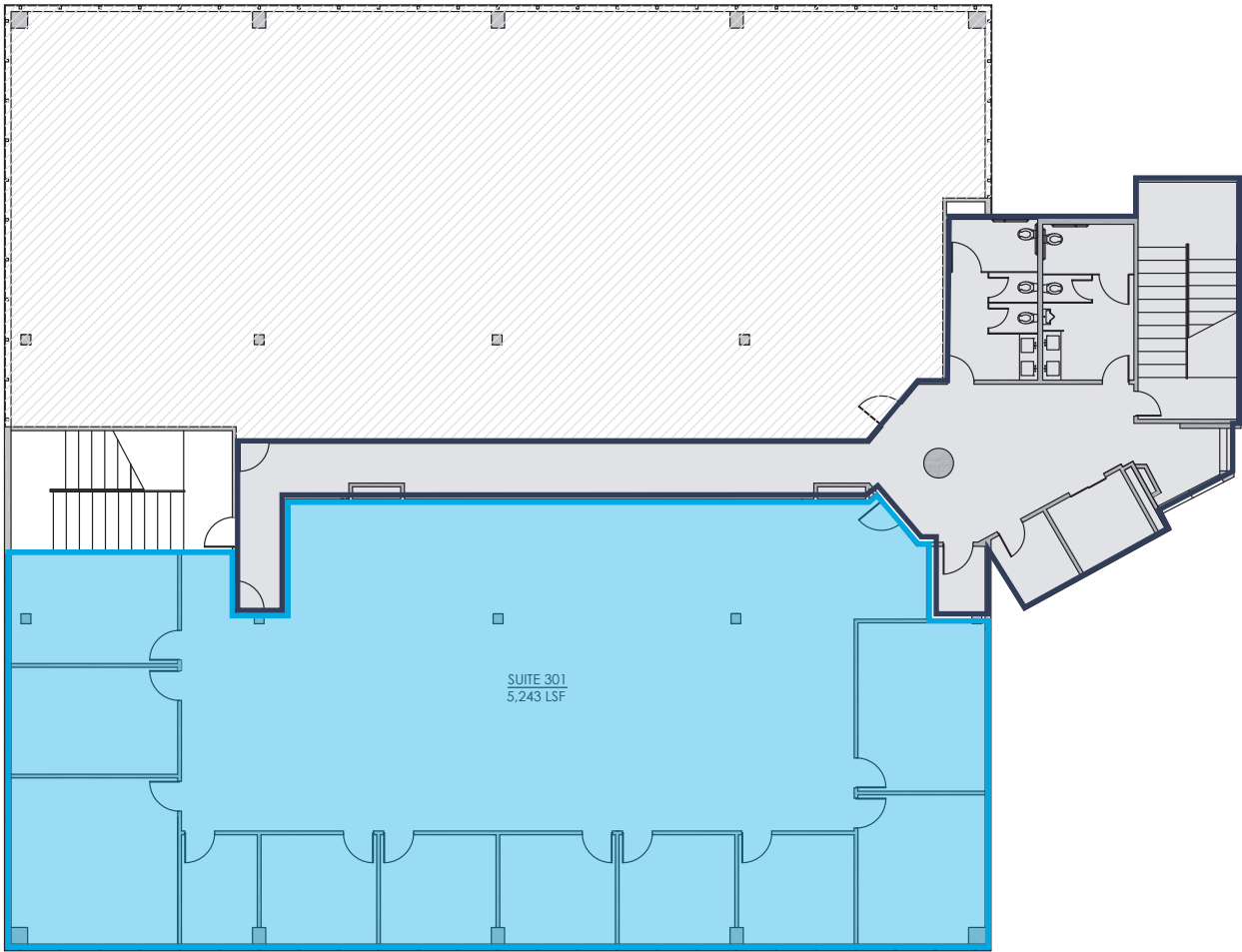
- Ground floor lobby rehabilitation: Comprehensive modernization of the ground floor lobby, featuring upgraded finishes, improved lighting, and enhanced aesthetics to create a welcoming, professional first impression
- Xeriscape: Installation of drought-tolerant xeriscaping designed to reduce water usage, lower maintenance costs, and enhance curb appeal with clean, sustainable landscaping
- Building paint: Fresh exterior paint applied to refresh the building's appearance, improve long-term durability, and elevate overall visual appeal
- Both the 2nd and 3rd floor restrooms have been remodeled with new fixtures, tile, paint, entry doors and lighting
- New HVAC compressor and full reset of HVAC controls
- New hydraulic elevator with upgraded cab
- Full parking lot asphalt overlay with new striping

## Current Space For Lease

| Suite    | Square Feet  | Suite Notes                                               |
|----------|--------------|-----------------------------------------------------------|
| Basement | $\pm 3,715$  | Lease Rate: \$1.25/SF/MO<br>Full Service; Less Janitorial |
| 200      | $\pm 10,438$ | Demisable                                                 |
| 300      | $\pm 5,243$  | Under Renovation<br>Spec Suite                            |

Lease Rate: Call Broker for Details

# Available Suite 301 | Speculative Floorplan



 Common Area

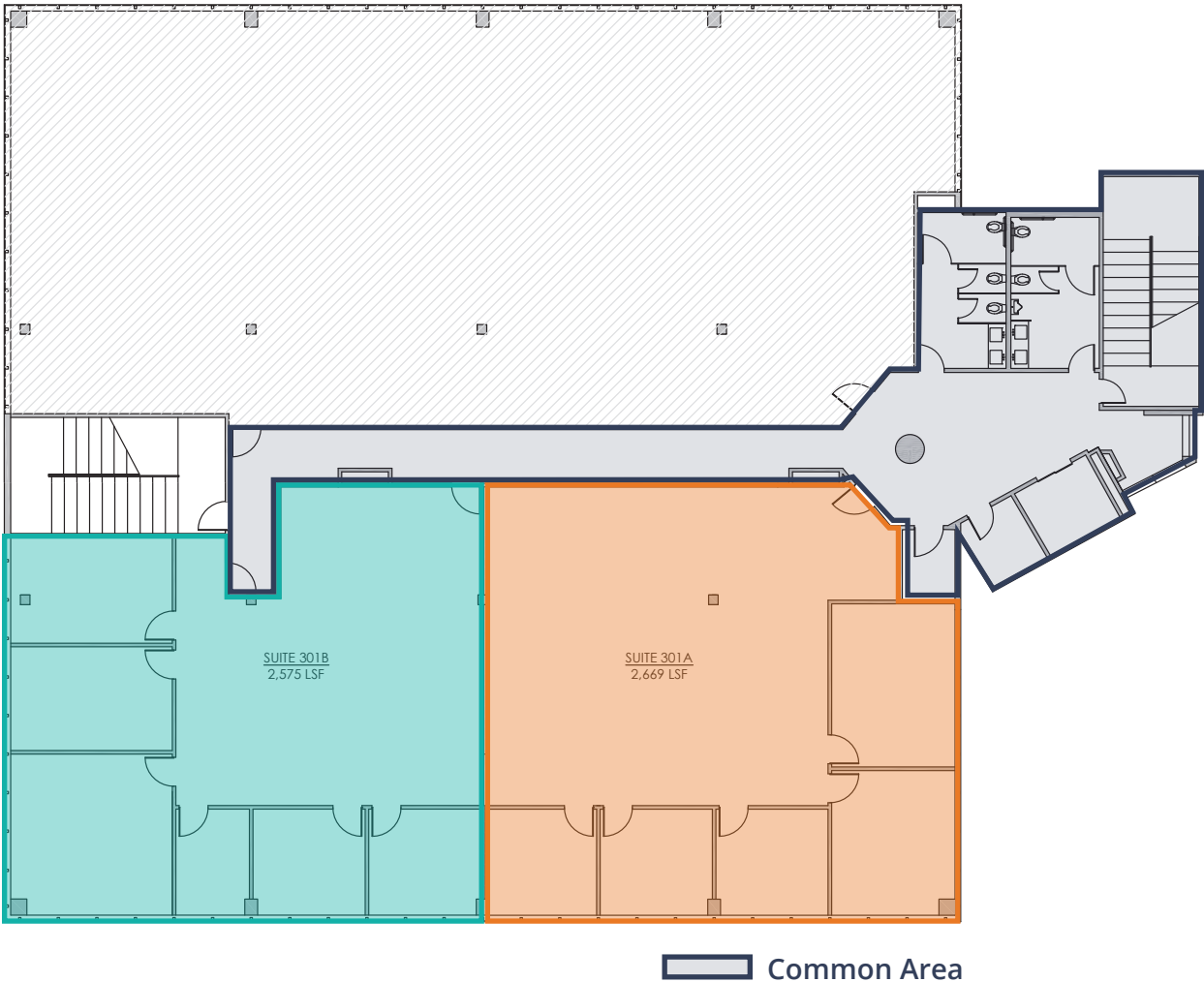
## Available Space

| Suite                                                                                         | Square Feet | Suite Note                                       |
|-----------------------------------------------------------------------------------------------|-------------|--------------------------------------------------|
|  Suite 301 | ±5,243      | Under Renovation<br>Spec Suite<br>Can be Demised |

## Suite 301: 5,243 SF

Suite features open workspace, welcoming with up to 10 offices, IT room, and a conference room. **Demise option available, see next page for details.**

# Third Floor Demise Options | Speculative Floorplan



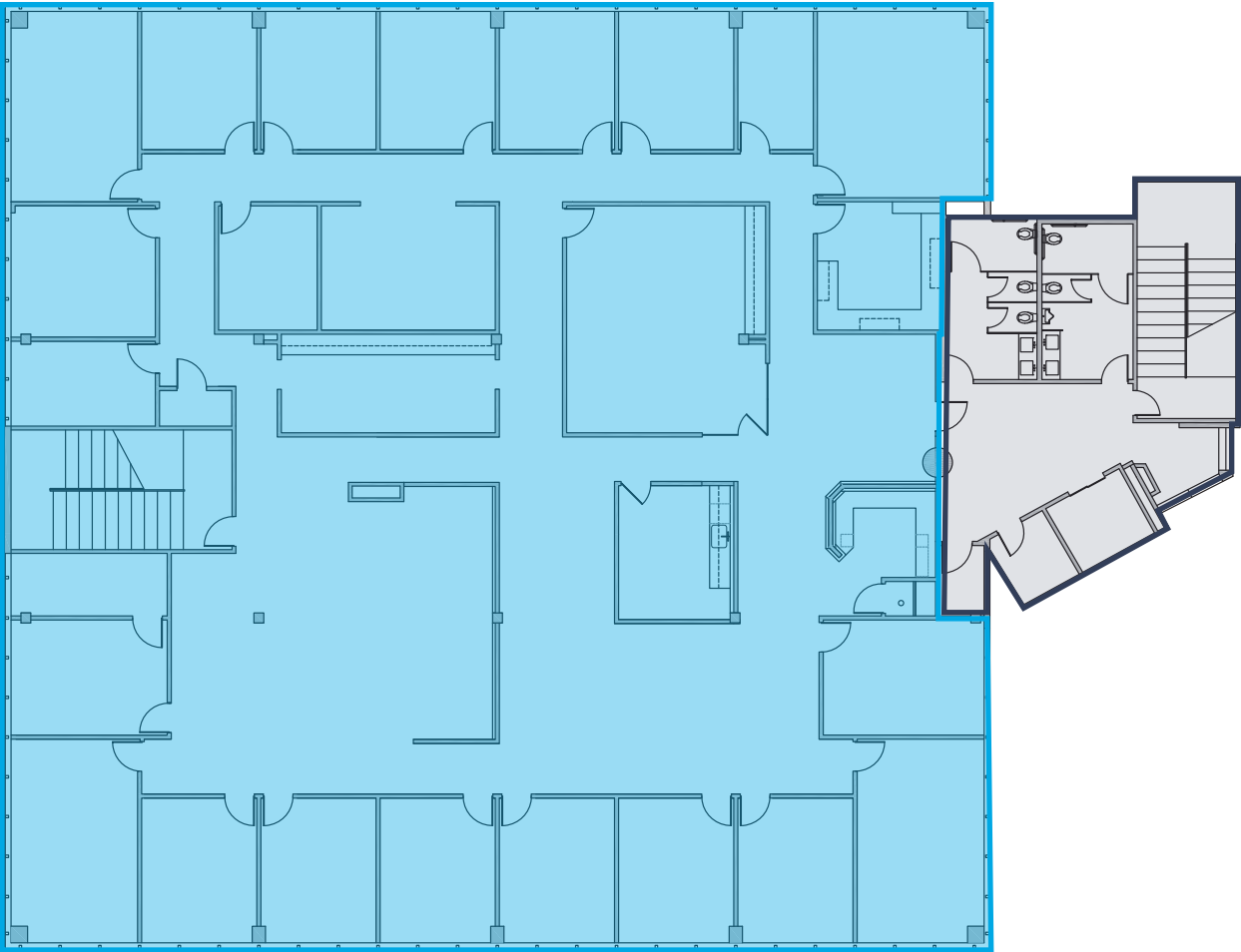
**Third Floor:**  
2,575 SF – 2,669 SF

Multiple demise options are available for the third floor. See table below for details.

## Available Space

| Suite                                                                                          | Square Feet | Suite Note             |
|------------------------------------------------------------------------------------------------|-------------|------------------------|
|  Suite 301A | ±2,575      | Available June 1, 2026 |
|  Suite 301B | ±2,669      | Available June 1, 2026 |

# Available Suite 200



Common Area

## Suite 200: ±10,438 SF

Suite features welcoming reception area with 22 offices, 2 copy/mail rooms, IT room, open workspace, breakroom, and a conference room. **Multiple demise options available, see additional pages for details.**

### Available Space

| Suite                                                                                         | Square Feet | Suite Note                        |
|-----------------------------------------------------------------------------------------------|-------------|-----------------------------------|
|  Suite 200 | ±10,438     | Multiple Demise Options Available |

# Second Floor Demise Options



**Second Floor:**  
5,167 SF – 5,270 SF

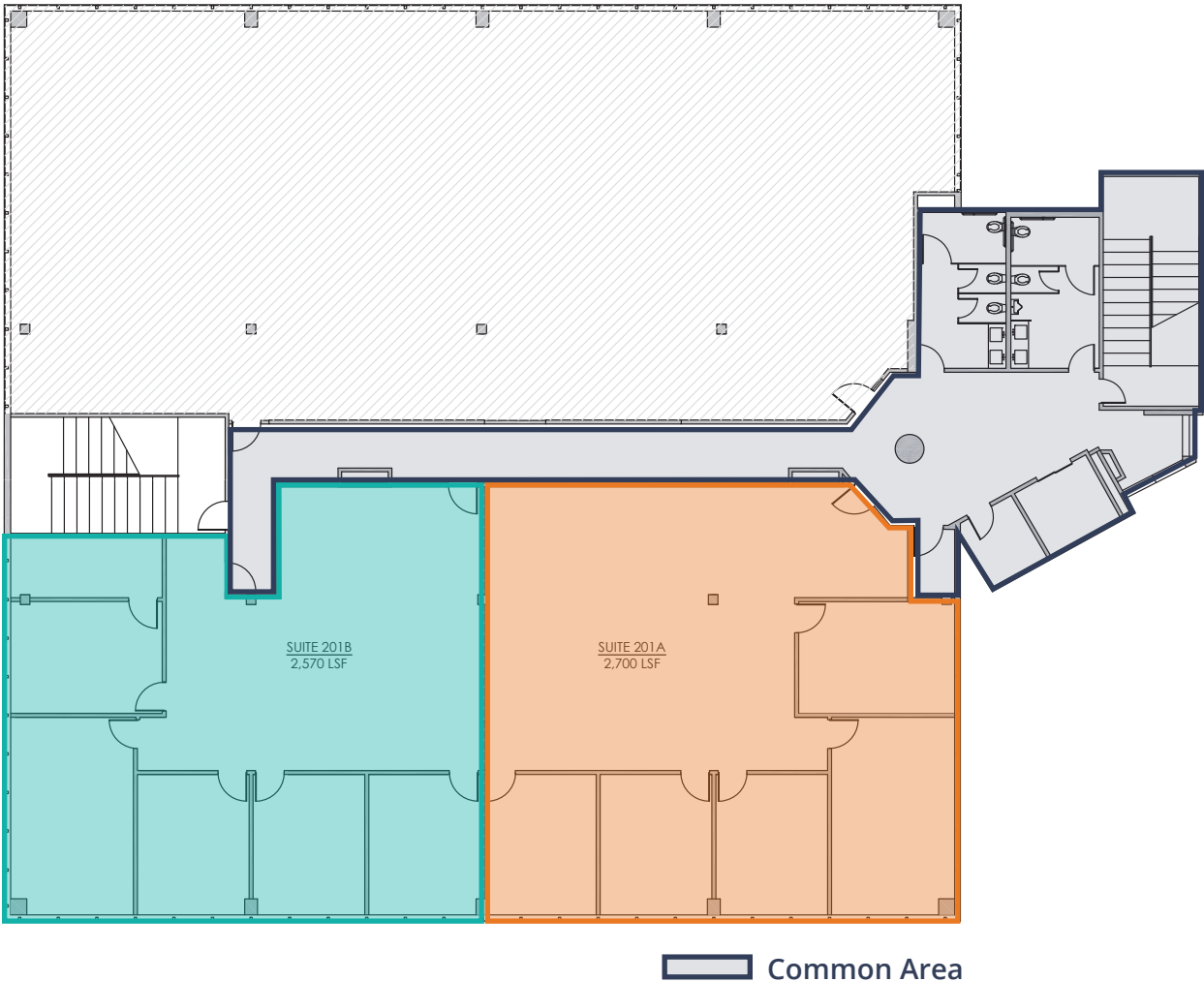
Multiple demise options are available for the second floor. See table below for details.

## Available Space

| Suite                                                                                         | Square Feet |
|-----------------------------------------------------------------------------------------------|-------------|
|  Suite 200 | ±5,167      |
|  Suite 201 | ±5,270      |



# Second Floor Demise Options



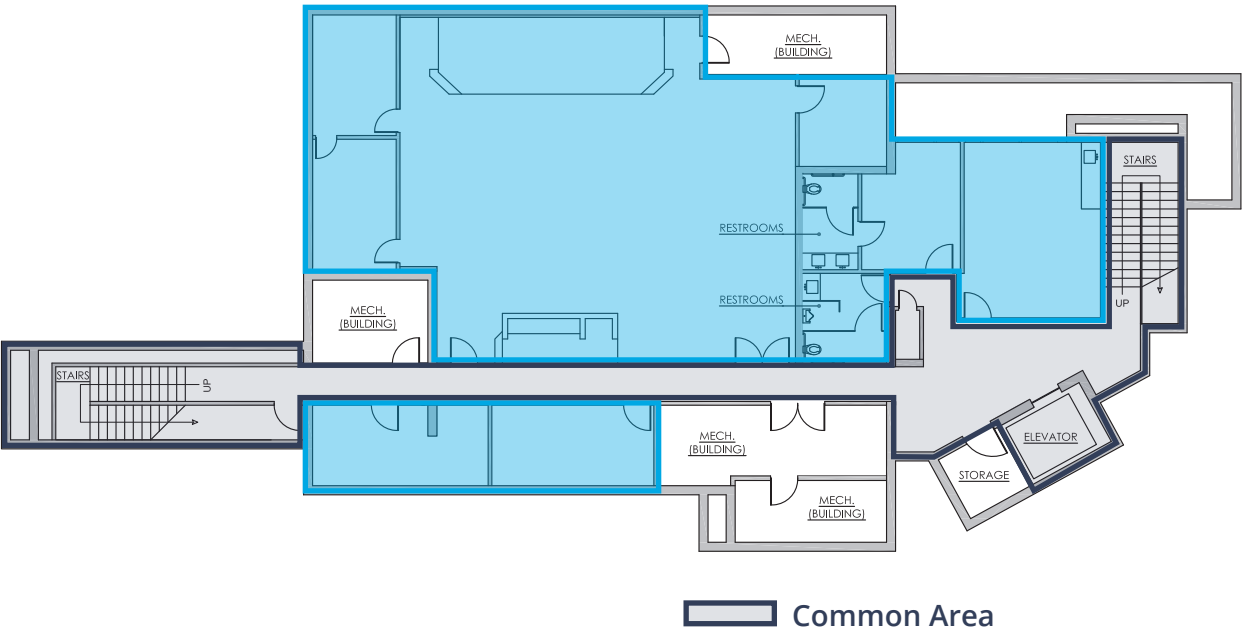
**Second Floor:**  
±2,570 SF – ±2,700 SF

Multiple demise options are available for the second floor. See table below for details.

## Available Space

| Suite                                                                                          | Square Feet |
|------------------------------------------------------------------------------------------------|-------------|
|  Suite 201A | ±2,700      |
|  Suite 201B | ±2,570      |

# Available Basement Space



**Basement:** ±3,715 SF

Large open space with four private offices, breakroom, two storage rooms, and two private restrooms.

## Available Space

| Suite                                                                                      | Square Feet | Suite Note                                                |
|--------------------------------------------------------------------------------------------|-------------|-----------------------------------------------------------|
|  Basement | ±3,715      | Lease Rate: \$1.25/SF/MO<br>Full Service; Less Janitorial |





# Surrounding Retail







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