



# 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**

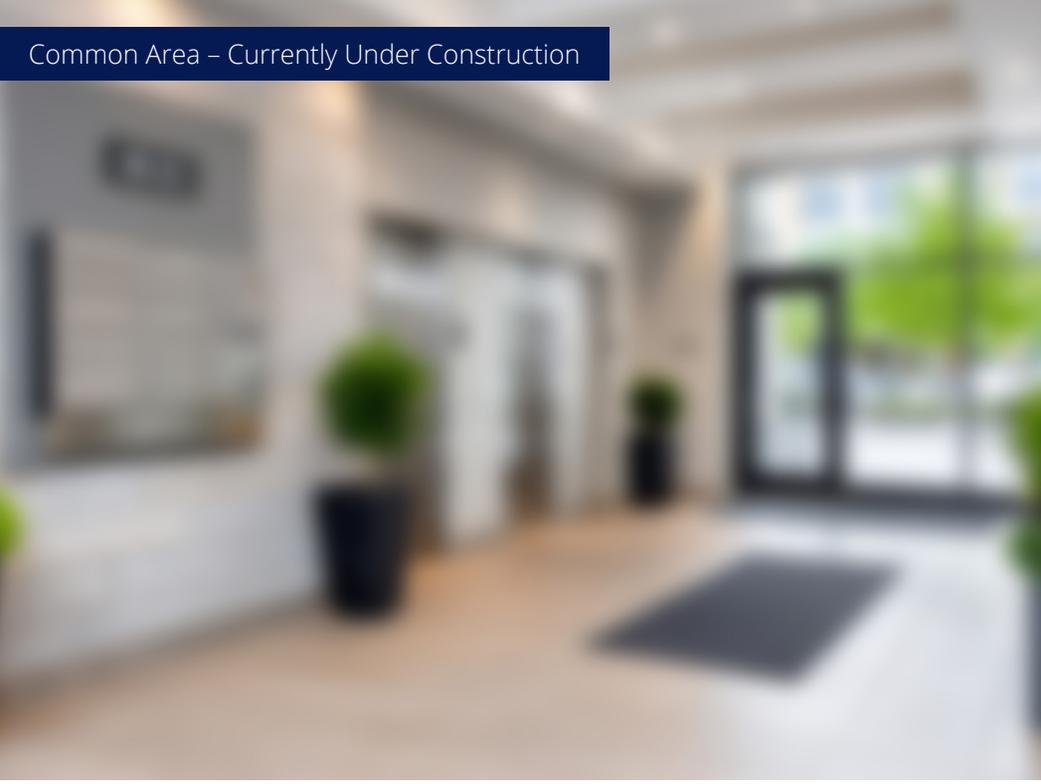
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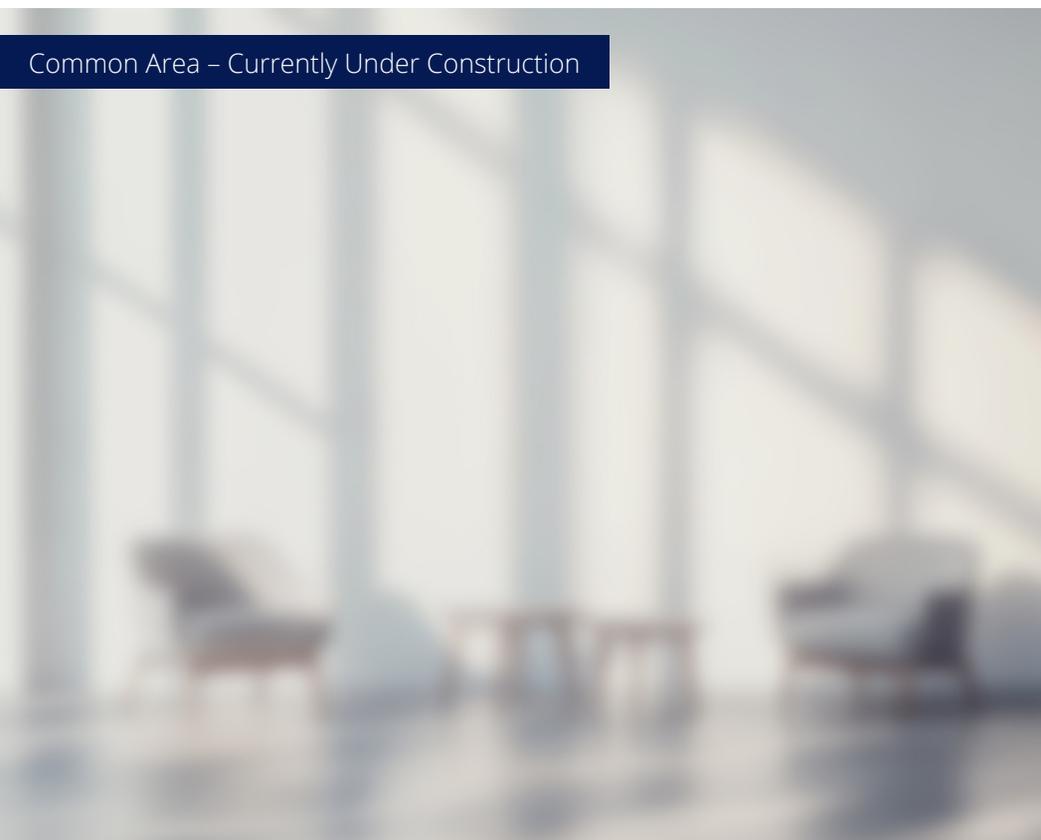
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Common Area – Currently Under Construction



Common Area – Currently Under Construction



# 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 (±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.

## Early 2026 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 are currently being remodeled with new fixtures, tile, paint, entry doors and lighting.
- New HVAC compressor and full reset of HVAC controls

## Planned 2026 Renovations

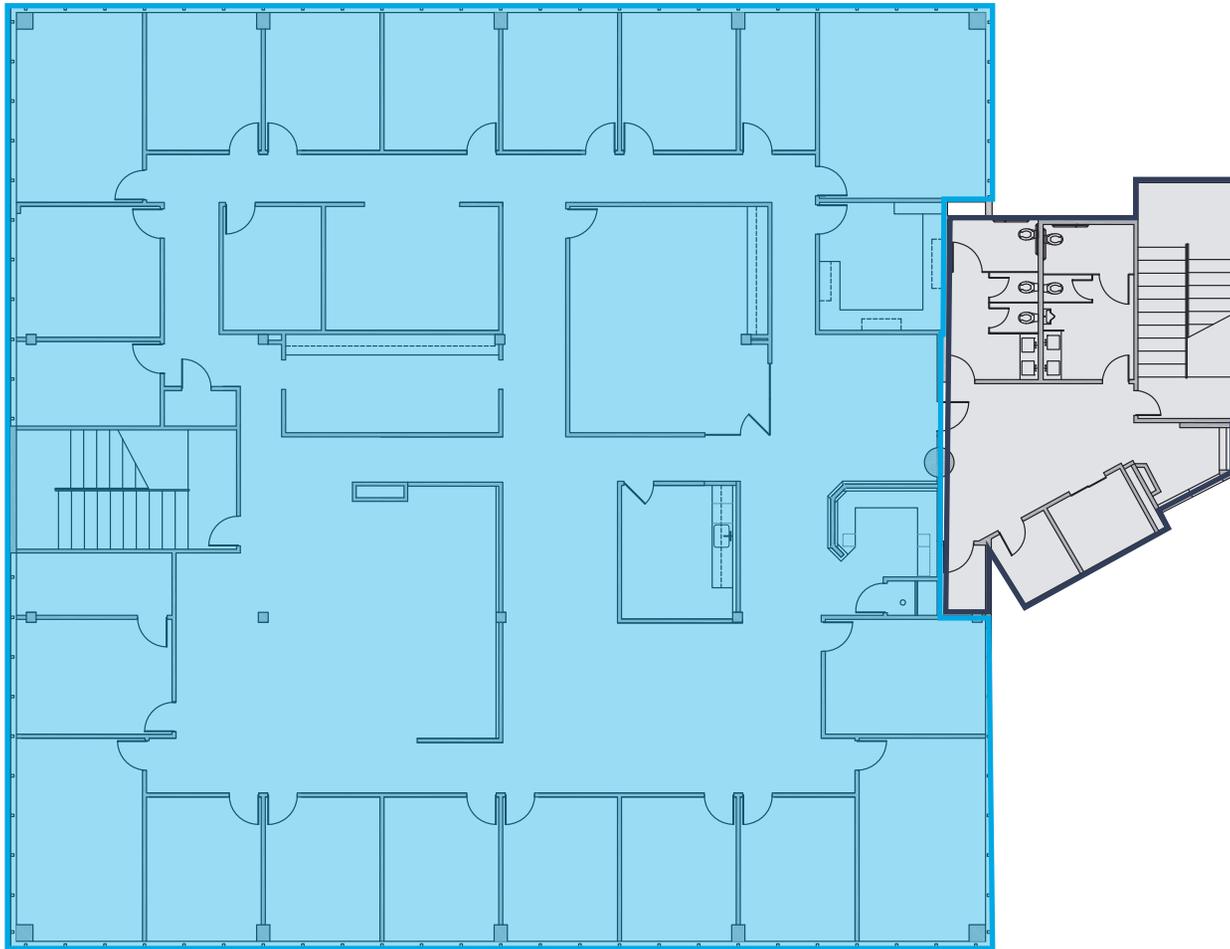
- Q2-2026 - New hydraulic elevator with upgraded cab to be installed beginning in Q2-2026
- Q3-2026 - Full parking lot asphalt overlay with new striping

## Current Space For Lease

Suite	Square Feet	Suite Notes
200	±10,438	Available March 1, 2026 Demisable
300	±5,243	Available June 1, 2026 Demisable

Lease Rate: Call Broker for Details

# Available Suite 200



 Common Area

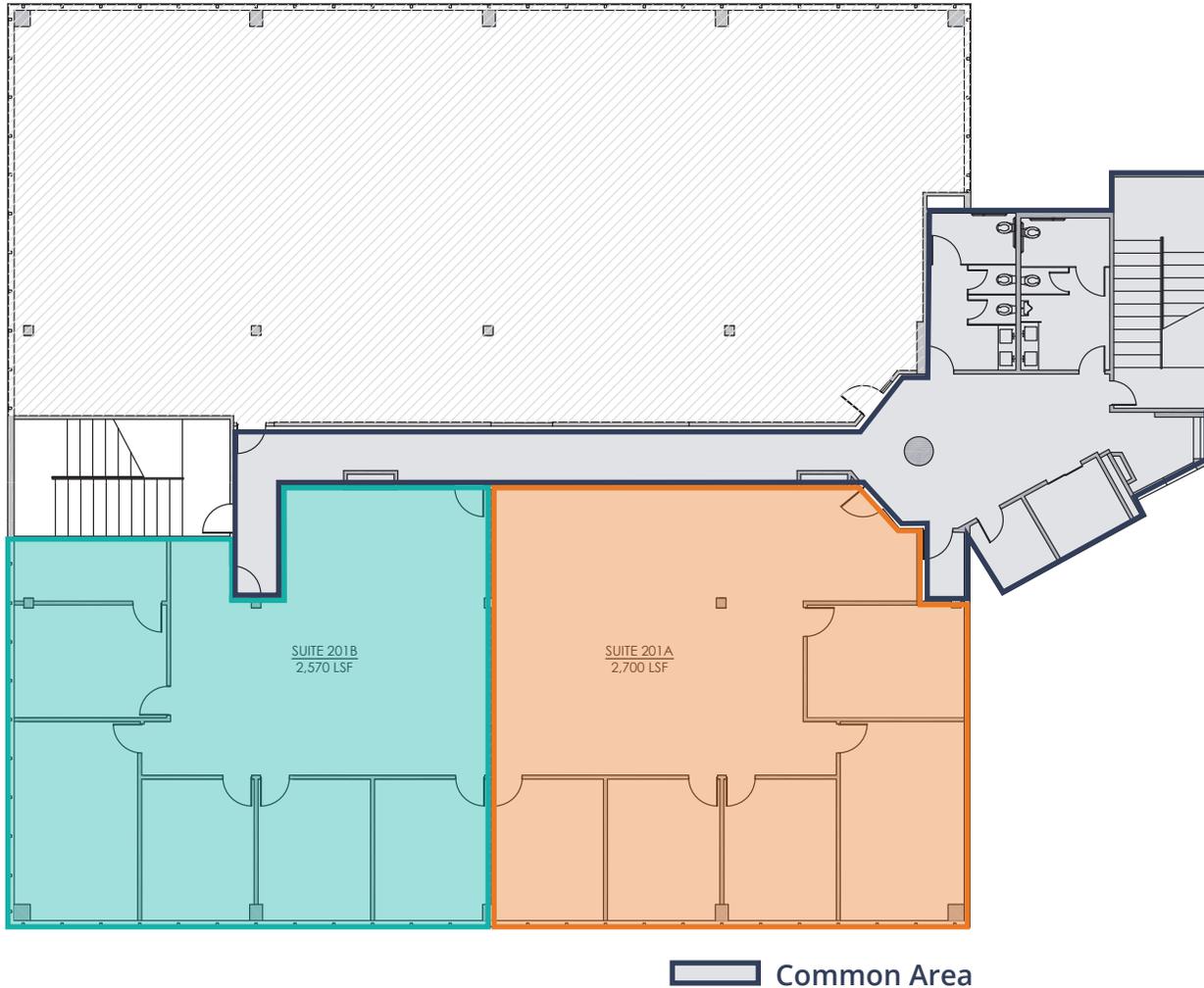
## Suite 200: 10,438 SF

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	Available March 1, 2026 Multiple Demise Options Available

# 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 Note
 Suite 201A	±2,700	Available March 1, 2026
 Suite 201B	±2,570	Available March 1, 2026

# Second Floor Demise Options



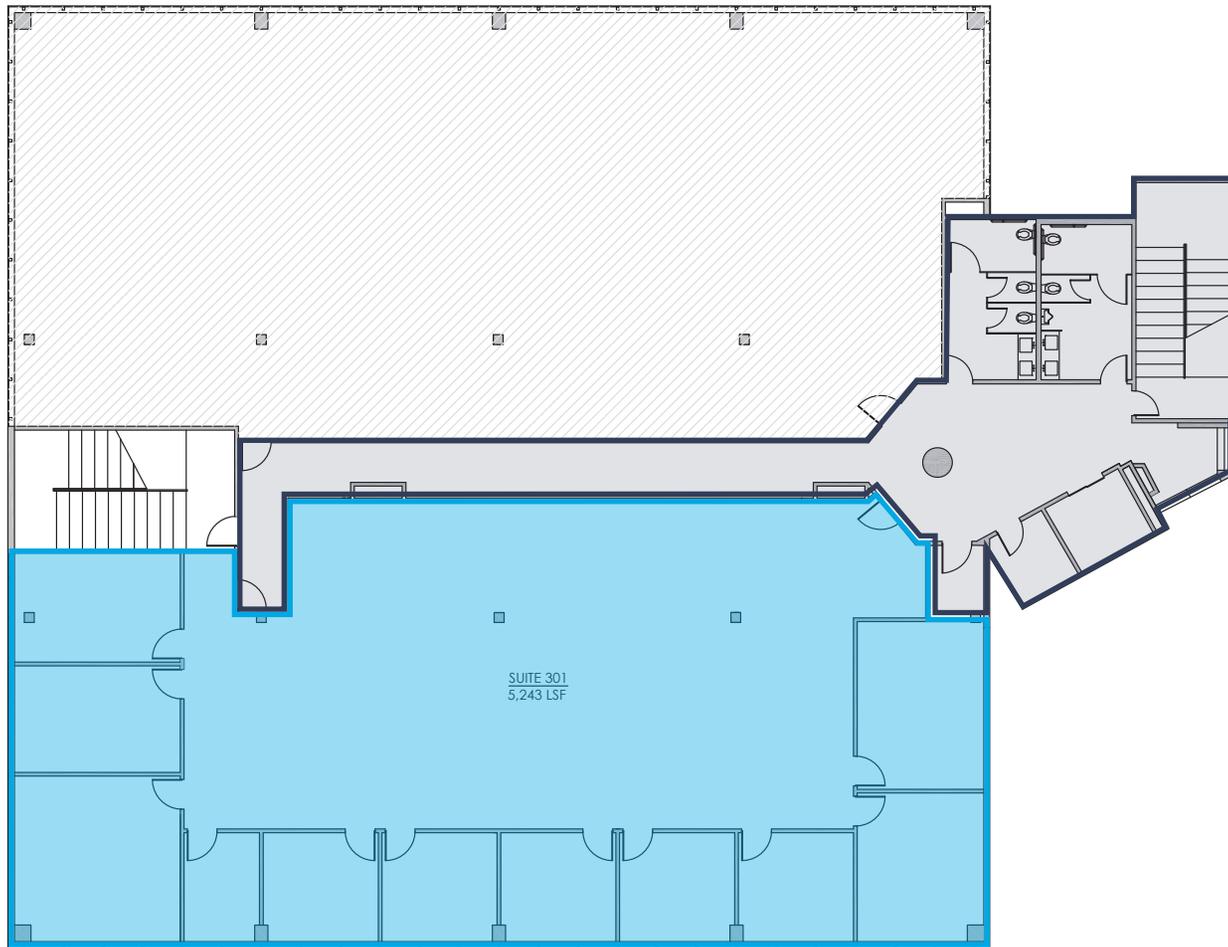
**Second Floor:**  
5,167 SF – 5,270 SF

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

## Available Space

Suite	Square Feet	Suite Note
 Suite 200	±5,167	Available March 1, 2026
 Suite 201	±5,270	Available March 1, 2026

# Available Suite 301 | Speculative Floorplan



 Common Area

## Available Space

Suite	Square Feet	Suite Note
 Suite 301	±5,243	Available June 1, 2026 Multiple Demise Options Available

## Suite 301: 5,243 SF

Suite features open workspace, welcoming with up to 10 offices, IT room, and a conference room. **Multiple demise options available, see additional pages 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

# Surrounding Retail



Reno-Sparks  
Convention Center

Firecreek Crossing

- Walmart
- FLOOR DECOR
- Michaels
- Sams Club
- TJ-maxx
- ULTA

- Lowe's

Redfield Promenade

- NORDSTROM TRACK
- Red Bull
- WORLD MARKET
- NATURAL GROCERS

Reno-Tahoe  
International Airport

The Ridge

- TRADER JOE'S
- CVS pharmacy
- BIG LOTS!
- PEPBOYS AUTO
- Goodwill
- M

- BARNES & NOBLE
- BEST BUY
- PETCO

- HOBBY LOBBY
- 99c ONLY

Site

Meadowood Mall

- The Cheesecake Factory
- macy's
- CRASH

Del Monte Plaza

- macy's furniture gallery
- WHOLE FOODS MARKET
- Tuesday Morning

- THE HOME DEPOT

The Commons

- Total Wine & More
- DAVID'S BRIDAL
- Guitar Center
- DSW
- 5.11 TACTICAL
- Goodwill

Sierra Town Center

- TARGET
- NEW 2 SPEED
- Gi Consign Furniture



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