



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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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 have been remodeled with new fixtures, tile, paint, entry doors and lighting
- New HVAC compressor and full reset of HVAC controls

Planned 2026 Renovations

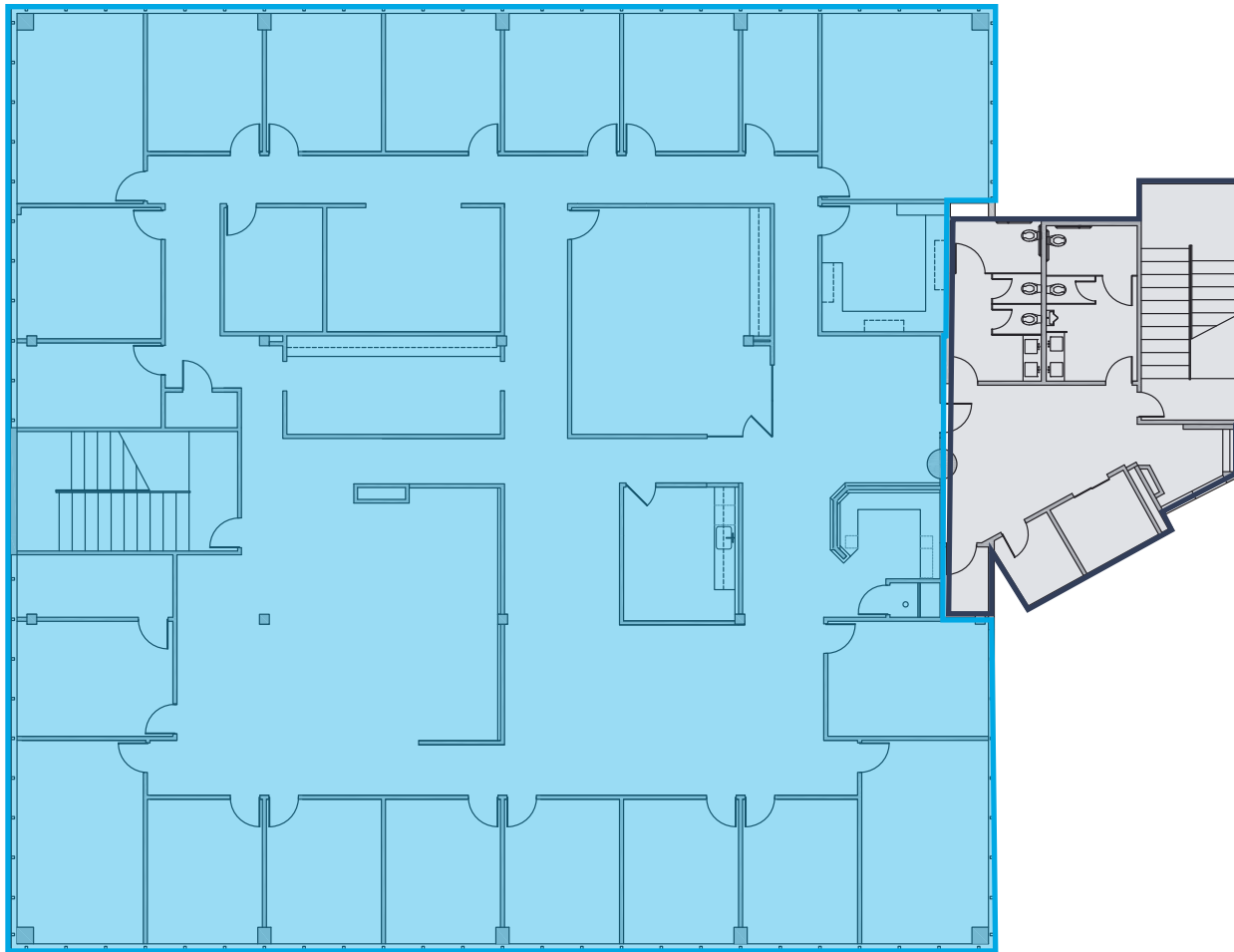
- Q2-2026 - New hydraulic elevator with upgraded cab to be installed beginning in Q2-2026
- Q3-2026 - Full parking lot asphalt overlay with new striping

Current Space For Lease

Suite	Square Feet	Suite Notes
200	$\pm 10,438$	Demisable
300	$\pm 5,243$	Available June 1, 2026 Demisable

Lease Rate: Call Broker for Details

Available Suite 200



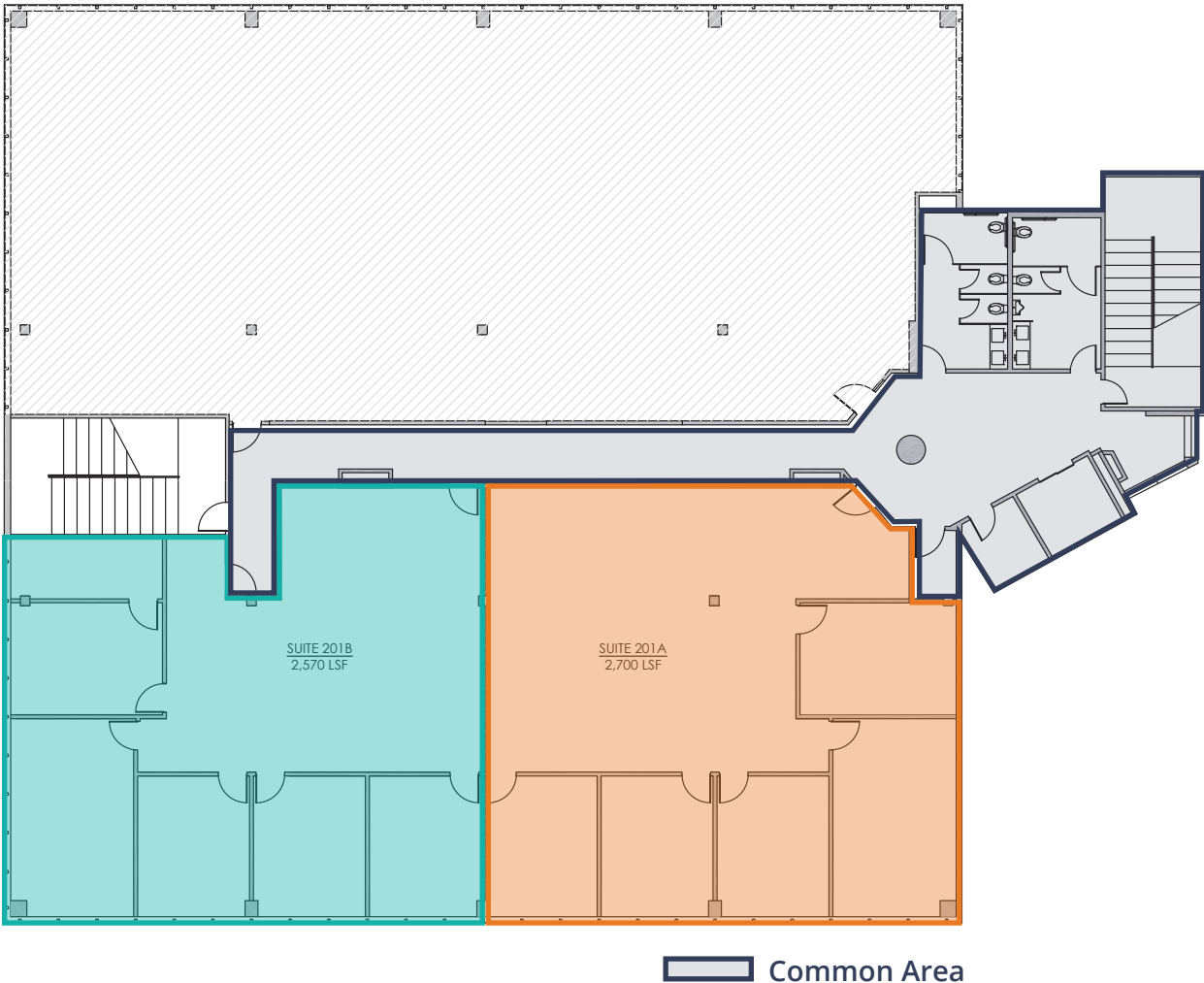
Suite 200: 10,438 SF

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



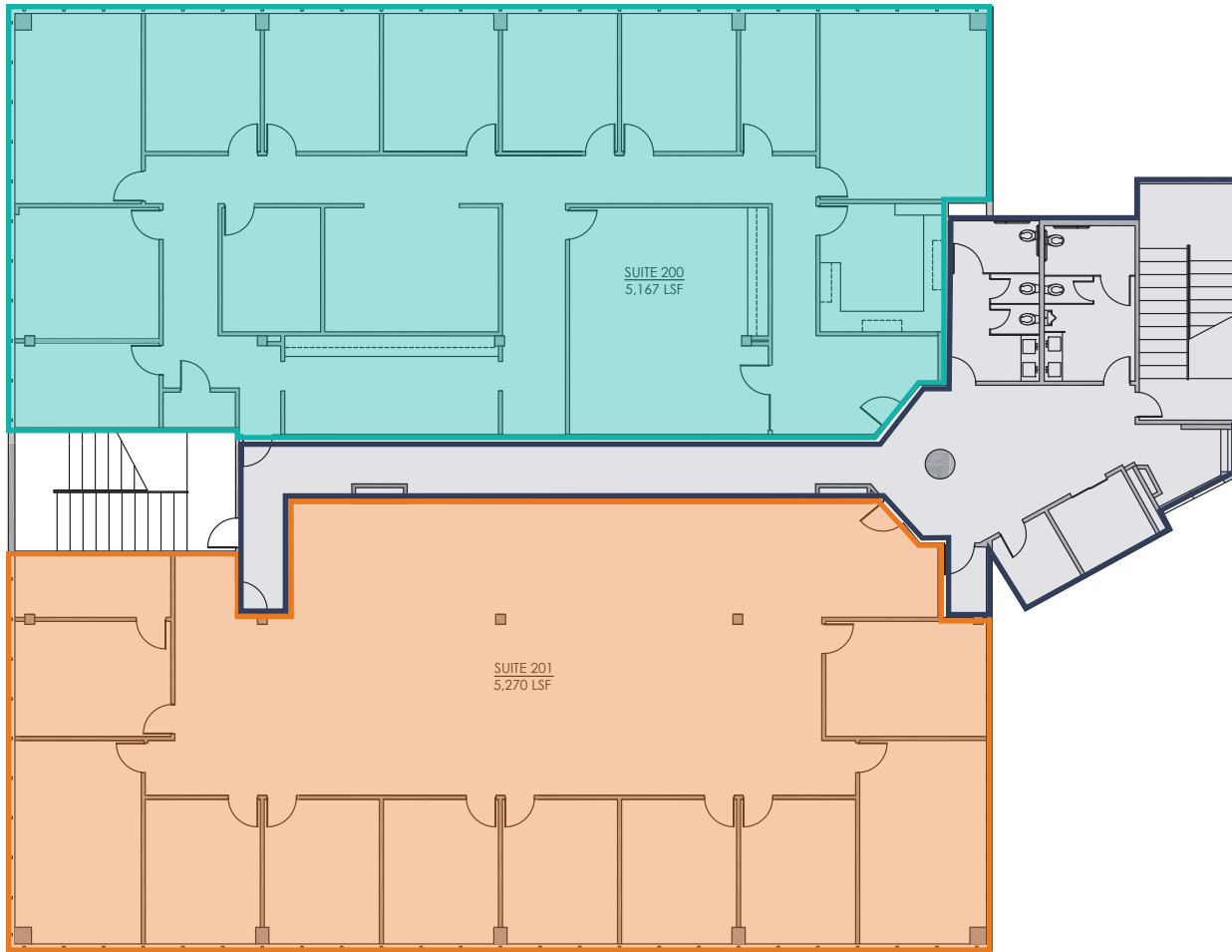
Second Floor:
2,570 SF – 2,700 SF

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

Second Floor Demise Options



 Common Area

Second Floor:

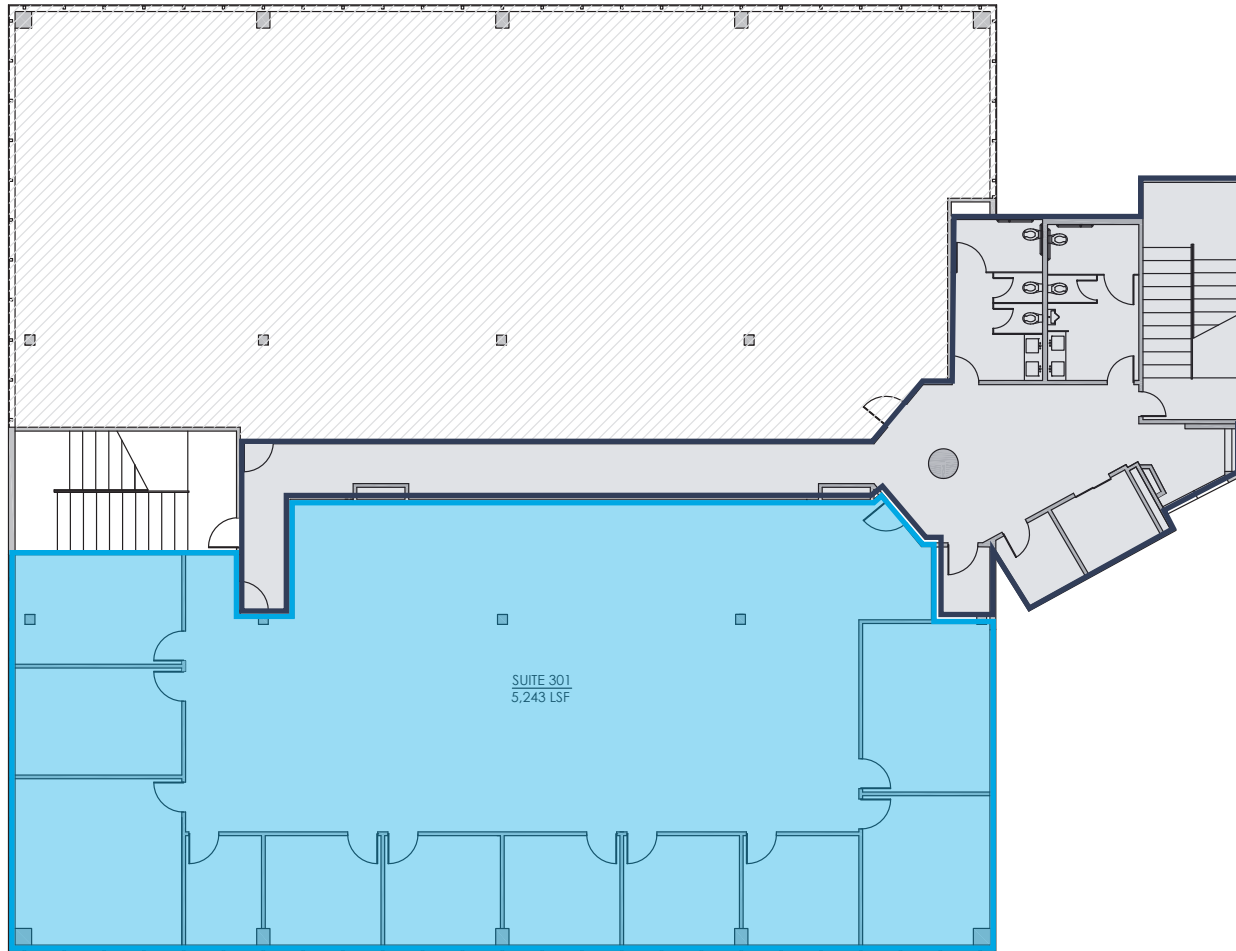
5,167 SF – 5,270 SF

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

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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