

±232,000 SQUARE FEET

CLASS A FOUR BUILDING PROFESSIONAL OFFICE COMPLEX



5310-5390

KIETZKE LANE

RENO, NEVADA 89511

LEASE OPPORTUNITY | RENO'S PREMIER CORPORATE ADDRESS





Get An Inside Look

Located in the Meadowood Submarket, Reno's most central location. We use the highest building standards in Northern Nevada. We offer flexible deal structures that include "turn-key" tenant improvements and Tenant Improvement Allowances. We enjoy working with tenants to create the best possible buildout for their needs and to create the right image their company wants to portray to their clients.

±232,000 SQUARE FEET

CLASS A FOUR BUILDING PROFESSIONAL OFFICE COMPLEX

BUILDING 1

5310 Kietzke Lane

Suite 100

8,885 SF Available
Lease Rate Negotiable

BUILDING 2

5340 Kietzke Lane

Suite 101

9,484 SF
Lease Rate Negotiable

Suite 103

6,884 SF Available
Lease Rate Negotiable

**Suites can be combined
for 16,368 SF**

BUILDING 3

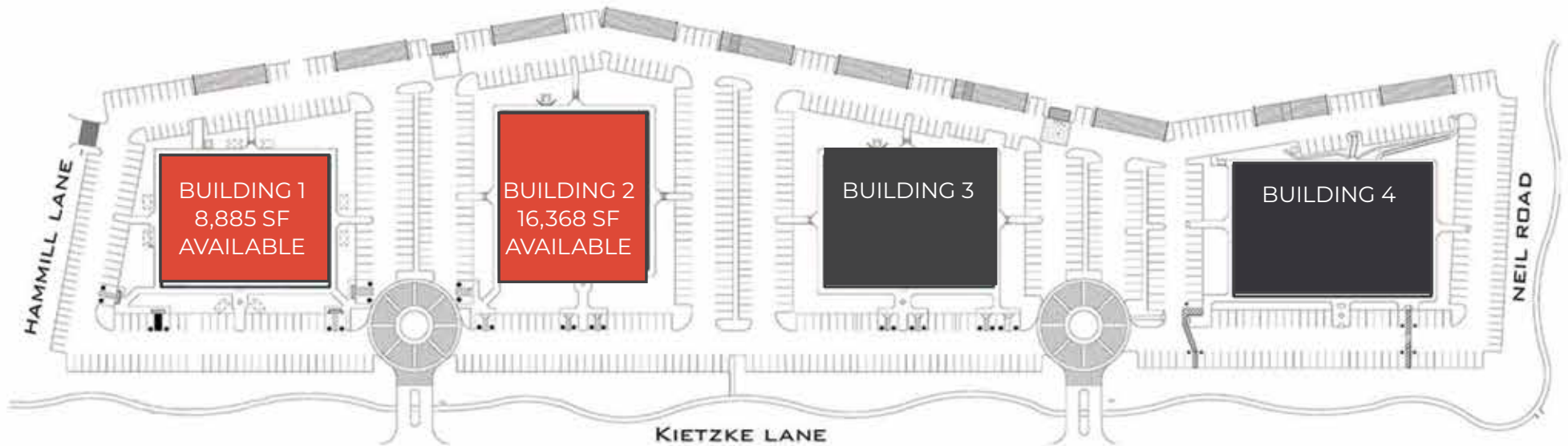
5370 Kietzke Lane

- 100% Occupancy

BUILDING 4

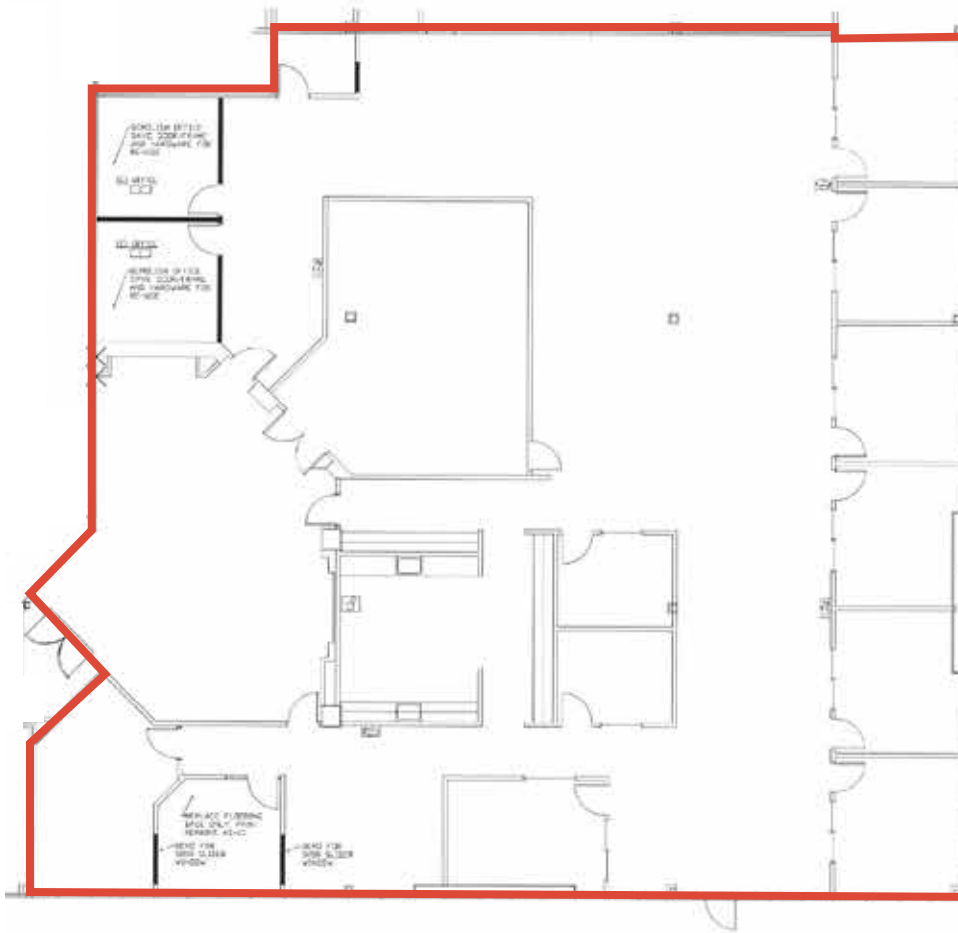
5390 Kietzke

- 100% Occupancy



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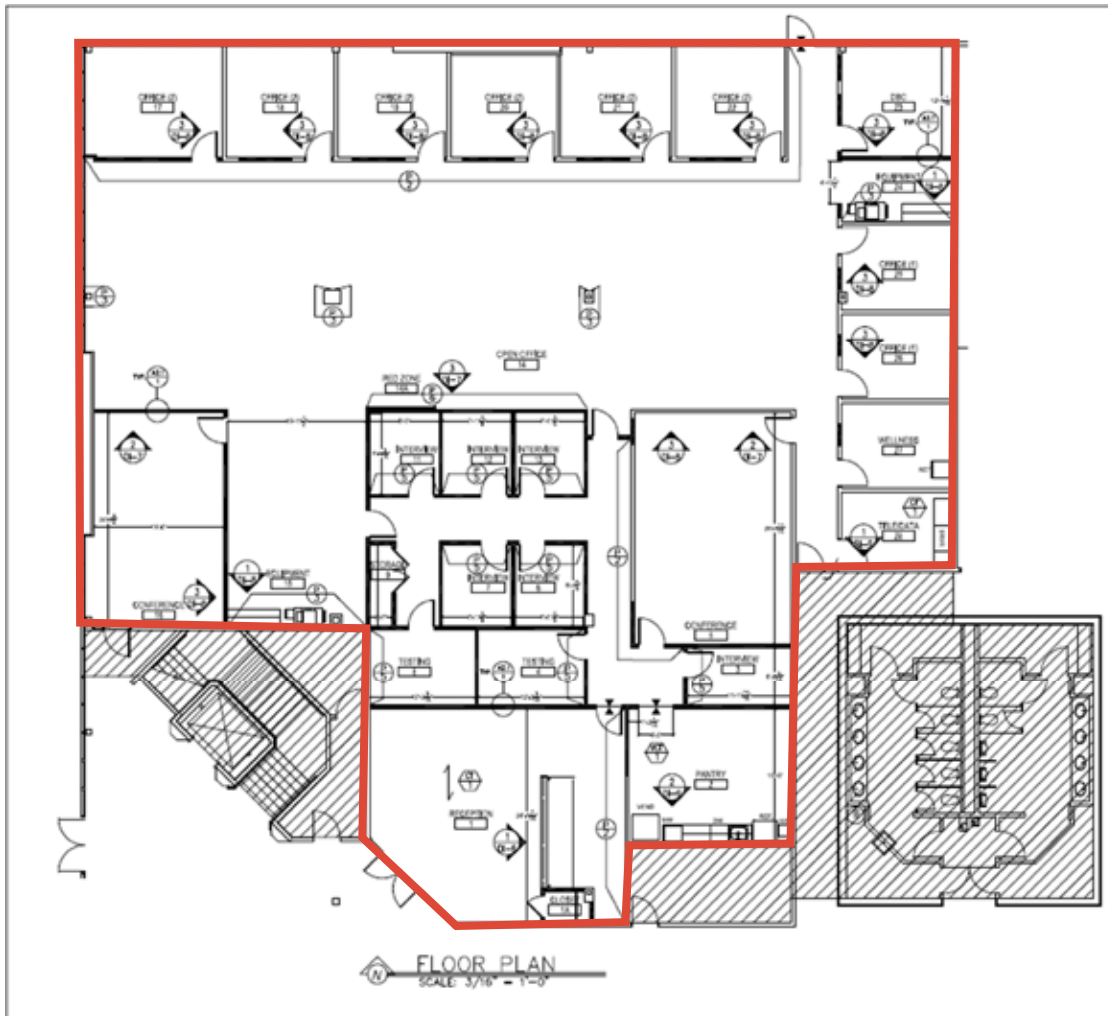
BUILDING 1

5310 Kietzke Lane

Suite 100

8,885 SF Available





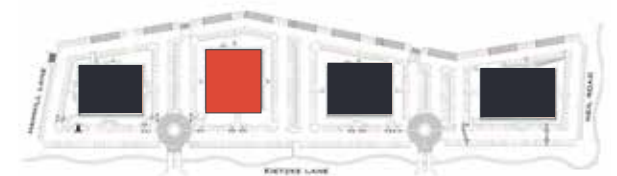
BUILDING 2

5340 Kietzke Lane

Suite 101

9,484 SF Available

**Can be combined with
Suite 103 for 16,368 SF**





BUILDING 2

5340 Kietzke Lane

Suite 103

6,884 SF Available

**Can be combined with
Suite 101 for 16,368 SF**



Nevdex Build-Outs





Standalone Office Complex Appeal

maximum flexibility to accommodate tenants expansion or contraction needs

- +/- 232,000 SF Office Complex
- Highest concentration of Fortune 500 companies in one location in Northern Nevada
- On-site property management and local well capitalized ownership
- Floor to ceiling windows provide abundant natural light and spectacular mountain views
- High visibility signage available facing I-580 or Kietzke Lane
- Latest in technological services including Fiber optics, DSL and T-1 Lines



Convenience that Matters

Communications

- Complex is serviced with underground services
- Each building has its own separate entrance facilities from the local exchange carrier AT&T
- Separate and secure telecom room (MPOE) located inside the buildings, safe from environmental issues and shared with electrical services with adequate separation from high voltage services and telecom services.
- Each building is fed with 300 pair copper services
- Buildings have clear line of site to high quality wireless service providers.
- Infrastructure exists on the property between buildings with 4" conduits connecting from the MPOE of each building to the adjacent building, allowing for these buildings to be interconnected for tenants requiring space in multiple buildings.



Security

- Tenant shall have key access to the building 24 hours per day, 7 days per week, 365 days of the year. Access and security to the Tenant's suite shall be the responsibility of the tenant.
- The Building is equipped with the Kantech Smart Trans 150 1443 Dual Technology contactless smart card readers for secure ID management. It is compatible with standard HID prox card formats if Tenant chooses to install a card system in their suite.
- The North and Westside of the building entrance doors are controlled by a programmed lock and unlock schedule including weekends and holidays. The Eastside Building entrance doors remain locked at all times and require issued card to access. The East side entrance and after hours usage of key cards register remotely to the Building Management to maintain record of access.

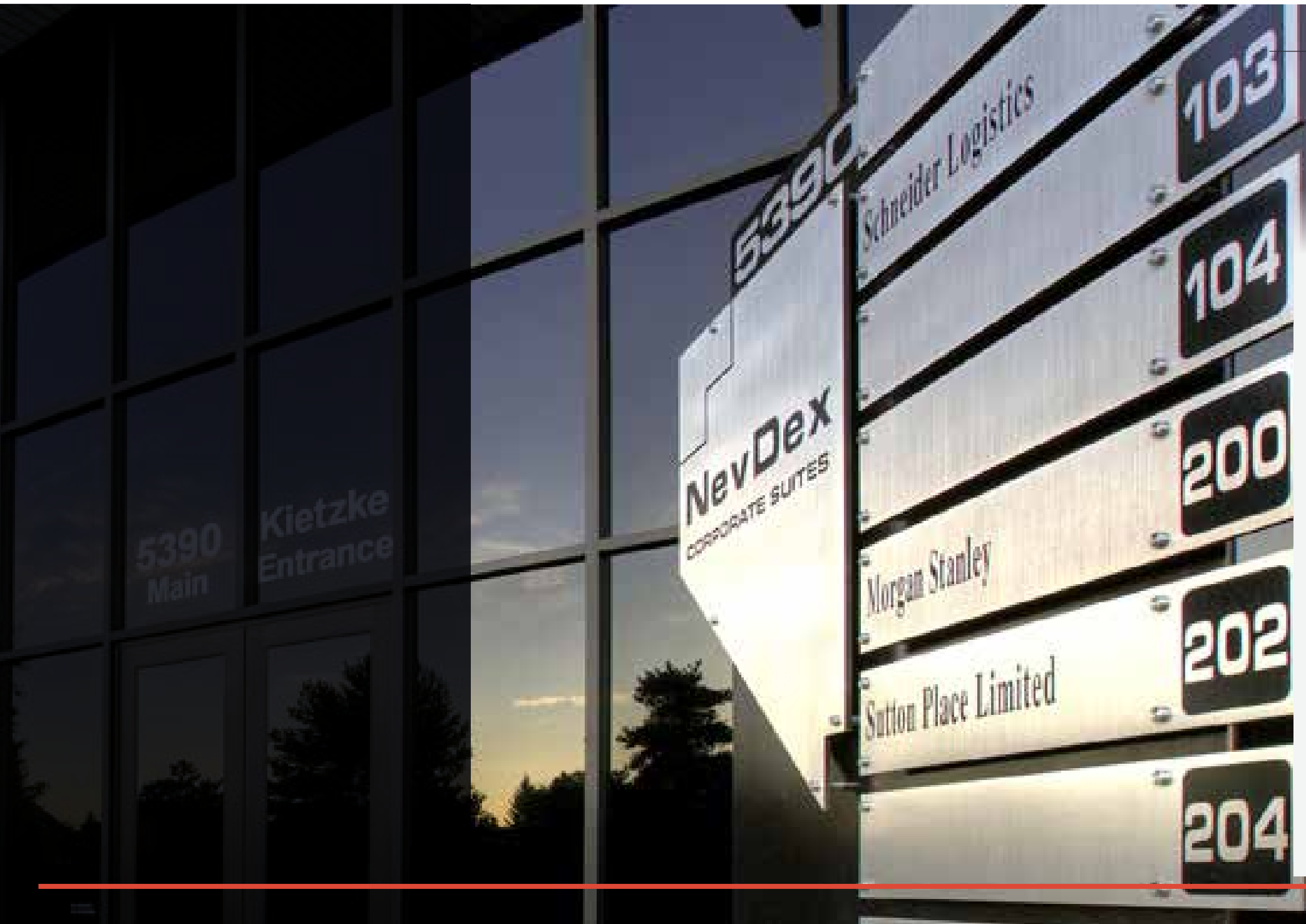
Fiber Availability

5370 KIETZKE LANE, BLDG 3

- Fiber in place from Verizon
- Fiber in place from AT&T
- Fiber available from Charter; minimal lead time

**information provided by Insight Technology Solutions*

**Floor to
ceiling
windows
provide
abundant
natural
light and
spectacular
mountain
views**



Location Advantage



Monument and building top Signage Opportunity



Five-minute drive to Reno-Tahoe International Airport



Across the Street from 140 Acre Master Planned Community with residential, retail and office



Adjacent to the I-580 on/off ramps



Exceptional Access to Public Transportation



Adjacent to Numerous Restaurant Amenities



Strong curb appeal

NEVDX PORTFOLIO



5411 Kietzke Lane, Reno
14,918 SF
Medical Building



9990 Double R Blvd., Reno
20,549 SF
Class A Commercial Office
and Medical Building



10345 Professional Circle, Reno
64,360 SF
Class A Office



Professional Circle, Reno
10,000 SF
Premier Restaurant and Retail Development



887 Trademark Drive, Reno
53,437 SF
Class A Commercial Office Building



10615 Professional Circle, Reno
46,810 SF
Class A Office Building



5310 Kietzke Lane, Reno
55,387 SF
Class A Office



5340 Kietzke Lane, Reno
55,917 SF
Class A Office



5370 Kietzke Lane, Reno
55,559 SF
Class A Office



5390 Kietzke Lane, Reno
65,917 SF
Class A Office



Urban Core

150

Bars

5,000+

Hotel rooms

230,000 SF

of Meeting space

Quality of Life

252

Days of sunshine
per year

1 Hour

to South Lake Tahoe

2 Hours

to Sacramento

50%

of Nevada's energy will
come from clean, renewable
energy by 2030

1 Hours

to The Bay Area

**Reno is
ranked #1
best small
city in the
U.S.
(forbes)**

3,819 Acres of Parks
900 Hiking Trails
50 Championship Golf Courses
Top 50 Bike Friendly City
The Great Reno Balloon Race
Burning man



Reno is ranked as the #4 best performing large metro area in the U.S. (milken institute)

Business Cost Comparison

	Nevada (Reno)	California (Bay Area)		
Corporate Income Tax	0%	8.84%	No corporate income tax	No estate tax
State Income Tax	0%	1%-13.3%	No inventory tax	No unitary tax
Capital Gains Tax	0%	Up to 13.3%	No franchise tax	No intangibles tax
Unemployment Tax	0.3%-5.4%	1.5%-6.2%	No personal income tax	
Average hourly Earnings	\$43.09	\$64.97	No inheritance tax	

Sources: EDawn, Oxford Economics

Reno is among Top 15 “Hottest New Places to Live” for the next decade (business insider)

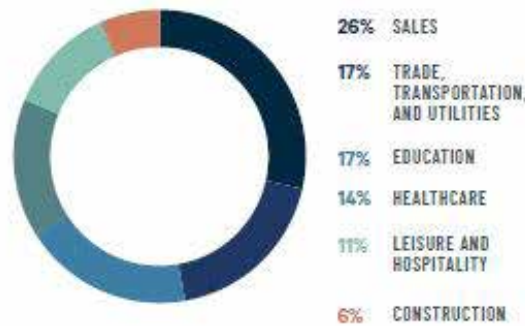
Our Economy

3,181
Jobs added 2022

\$31.0B
Gross domestic product

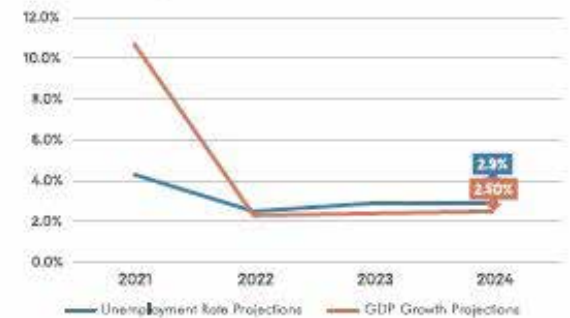
2.4% growth per year over the last 5 years
(National average: 2.3%)

Top Industries



Source: CBRE FastReports

Unemployment & Gross Domestic Product Projections



Source: Oxford Economics

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RENO, NEVADA 89511

Reno's Premier Corporate Address

For more information, Please contact

David Woods, CCIM

LIC. S.0072655

+1 775 321 4459

david.woods@cbre.com

Matt Grimes, CCIM

LIC. S.0072644

+1 775 356 6290

matt.grimes@cbre.com

Leahna Chapman

LIC. S.0183267

+1 775 823 6937

leahna.chapman@cbre.com



CBRE

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