

5421

Kietzke Ln | SUITE 100
RENO, NV 89502

OFFICE
FOR LEASE



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CORFAC
INTERNATIONAL

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ABOUT THE PROPERTY

- Premier Class A professional office space located in Reno's Meadowood submarket.
- Ground floor suite with direct access off the main lobby.
- Floor to ceiling windows providing natural light throughout.
- Located on Kietzke Lane in close proximity to Interstate-580 and walking distance to The Village @ Rancharrah
- Ample parking for a variety of professional office uses.
- Neighboring new office development



Lease Rate | \$3.00 SF MG

Office Size | 3,012 SF

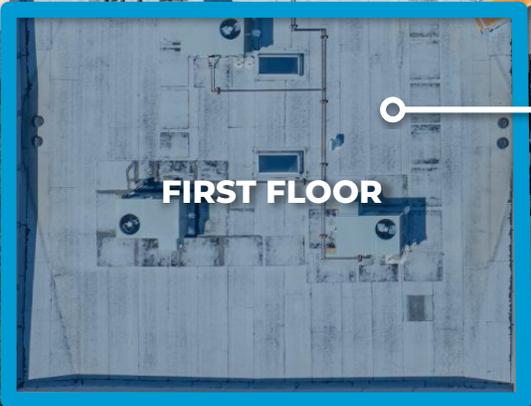
Year Built | 2005

Zoning | SPD (OFFICE)

ALL - SPECIFIC PLAN DISTRICT

APN | 040-971-05

SITE MAP



FIRST FLOOR

**5421
KIETZKE LANE
SUITE 100**



N

AREA MAP NORTH



PEPPERMILL
RENO

Atlantis
CASINO RESORT • RENO



RENO-TAHOE
Reno-Tahoe
International
Airport

LOWE'S

MEADOWOOD MALL
A SIMON MALL

KIETZKE LN

WHOLE
FOODS
MARKET

THE VILLAGE
AT RANCHARRAH

NEIL RD



DEL MONTE LN

HOMESUITES
BY HILTON

SMALL
STRIDES

5421
KIETZKE LANE

KIETZKE LN

GREAT BASIN
ORAL & FACIAL SURGERY

WHITE PINE
FAMILY DENTISTRY

5421 KIETZKE LANE
POPULATION

Sierra Nevada
SPECIALTY CARE



3 miles
67,972

5 miles
158,312

SUITE 100



SUITE 100



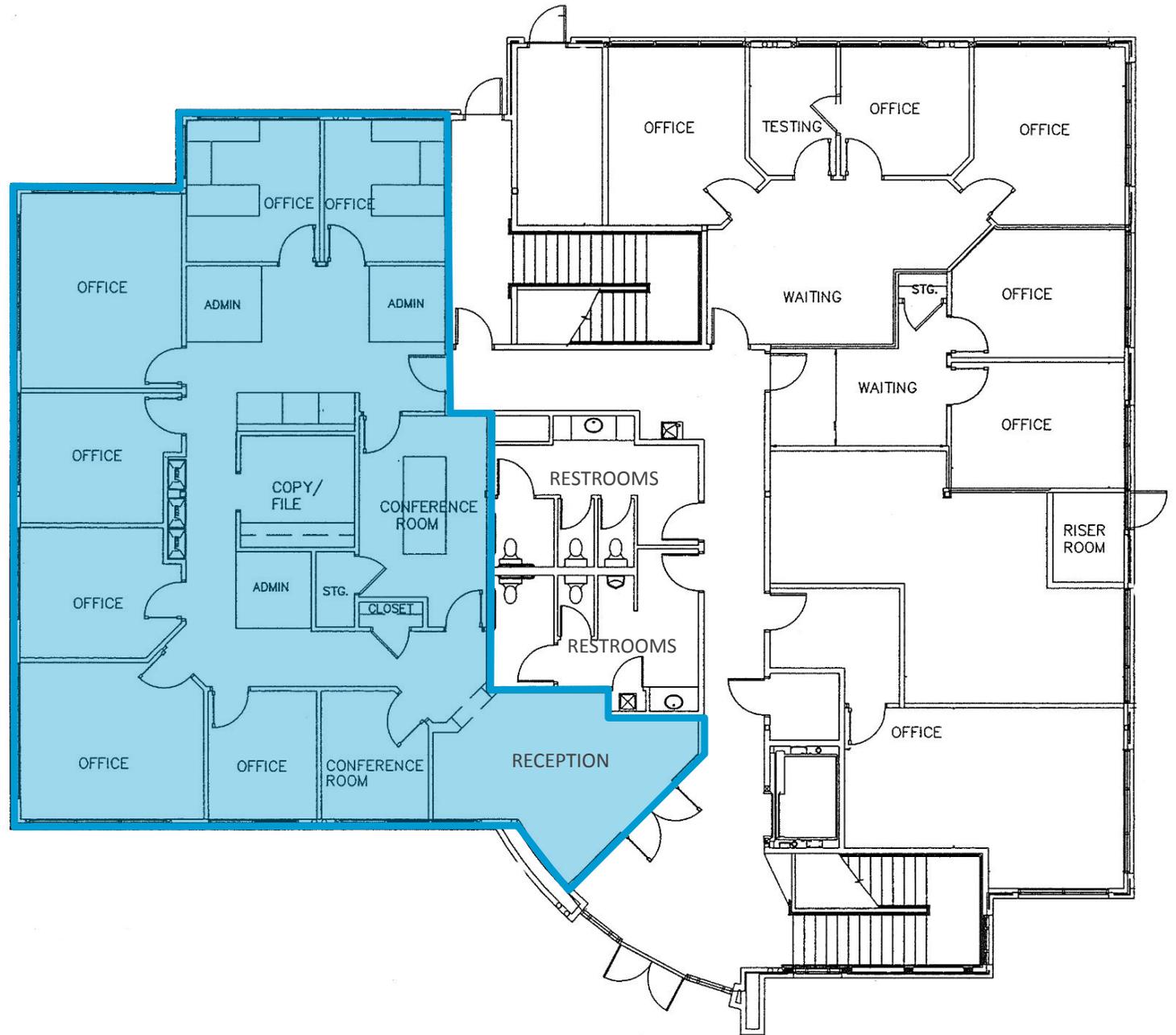
DCG



FLOOR PLAN
SUITE 100
3,012 SF

7
OFFICES

2
CONFERENCE ROOMS



**YOUR
COMPETITIVE
ADVANTAGE**

NORTHERN NEVADA A SMART CHOICE FOR GROWTH

**HOME TO
INDUSTRY
GIANTS**

Ranked in TOP 10 states for best business tax climate and business incentives.



19K
UNDERGRADUATE
STUDENTS

23K
TOTAL
STUDENTS

4K
GRADUATE
STUDENTS

RI - University for Research by Carnegie Classifications



20 MINUTES
TAHOE RENO
INDUST. CENTER



"Super-Loop"
Fiber Network
IN PROGRESS



**America's
DATA & TECH**
Growth Frontier



22 MINUTES
Commute Time



3.5 HOURS
TO BAY AREA



2 HOURS
TO SACRAMENTO



NEVADA LITHIUM LOOP
Closed-loop system for lithium extraction, processing, and battery material recycling to support sustainable domestic EV supply chains.



WORKFORCE DEVELOPMENT

- Lowest labor costs in the Western U.S.
- 35K+ students at UNR & TMCC
- 10-year surge in manufacturing jobs
- MSA population growing 1.4% annually

Nevada is the 6th fastest-growing state in the nation, according to the latest *U.S. Census* data.

– U.S. Census Bureau (2025)

Recognized by *US News* for being the No. 7 across the nation for Business Environment.

– US News (2024)



Business Assistance Programs



Sales, Use & Modified Business Tax Abatements



Incentives for Equipment, Property & Recycling



Specialized Programs for Data Centers and Aviation

Opportunity Zones

Northern Nevada offers multiple federally designated Opportunity Zones, supporting long-term investment and development.

Qualified Opportunity Zone investments offer:



Deferred capital gains



Step-up in basis



Permanent exclusion of qualifying gains

Nevada Tax Climate

Nevada's tax structure is designed for business success:

NO

Corporate or Personal Income Tax
Inventory or Franchise Tax
Capital Gains or Inheritance Tax

One of the most competitive tax climates in the U.S., ranked among the best for business.



NORTHERN NEVADA TOP COMPANIES

5.4M SF
Tesla Gigafactory

1.3M SF
7.2M SF Planned
Switch Campus

TAX COMPARISONS	NV	CALIFORNIA	ARIZONA	UTAH	IDAHO	OREGON	WASHINGTON
state corporate income tax	NO	8.84%	4.9%	4.85%	6.5%	6.6%	NO
individual income tax	NO	<13.3%	<2.5%	4.55%	5.695%	<9.9%	NO
payroll tax	>1.17%	>1.5%	NO	NO	NO	>.9%	.92%
capital gains tax	NO	<13.3%	<2.5%	4.55%	5.695%	<9.9%	7-9.9%





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