

5441

Kietzke Lane



Class A Office Building in the Heart of the Meadowood Submarket

Space Available From 6,487 SF up to 43,515 SF | Call For Lease Rate

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Colliers

The background image shows a spacious office lobby. A wide, ornate staircase with a metal railing and wooden handrails leads to an upper level. The walls are light-colored with a subtle pattern. Two large, dark leather armchairs with tufted backs and white stitching are positioned in the foreground. The floor is covered in a patterned carpet. The overall atmosphere is professional and high-end.

5441

Kietzke Lane

Premier Corporate Campus

Building Details

Class A office building located in the Mountain View Corporate Campus on Kietzke Lane in the heart of the Meadowood Submarket. The two-story, 68,960 square foot office building offers outstanding visibility from US 395/I 580 and is located in the highly sought after Meadowood Submarket. The building offers abundant surface level parking as well as covered parking options. High-end construction includes beautiful lobby with imperial staircase and floor to ceiling windows. Located directly next to Anderson Park providing walking trails and picnic tables allows employees to enjoy the outdoors directly behind the building.

Building Highlights



Class A office space in the Meadowood Submarket with Multiple options ranging from 6,487 SF up to 43,515 SF



Outstanding freeway visibility with the opportunity to have prominent signage and building naming rights, pending deal size and terms



Located next to Anderson Park with outdoor seating and walking trails



Building located in the Meadowood submarket



The majority of offices are located on the window line for natural light



Heavy build-out and high-end finishes that are expensive to replicate



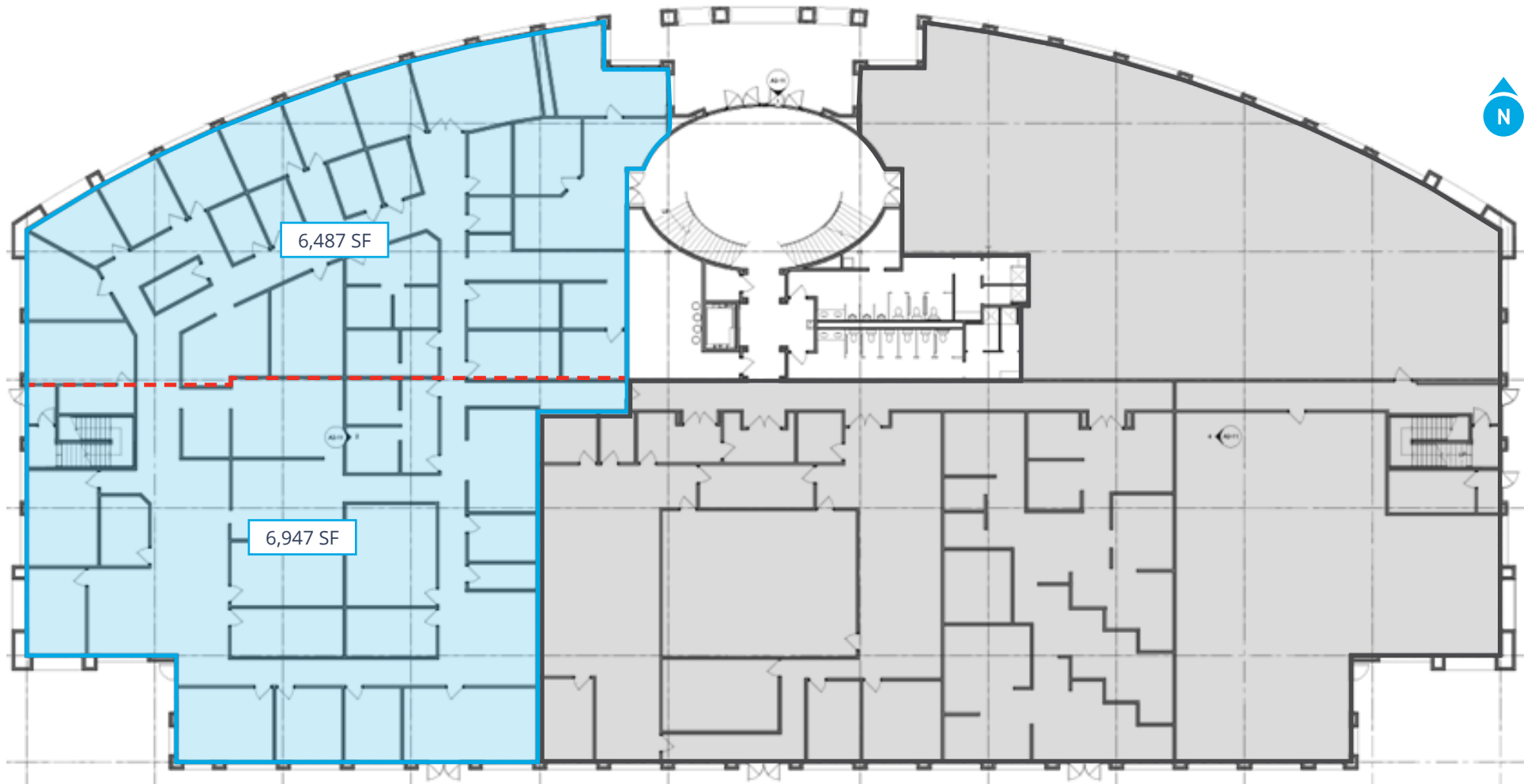
First Floor Availability

Suite 100 | $\pm 13,434$ SF (Can be demised to 6,487 SF minimum)

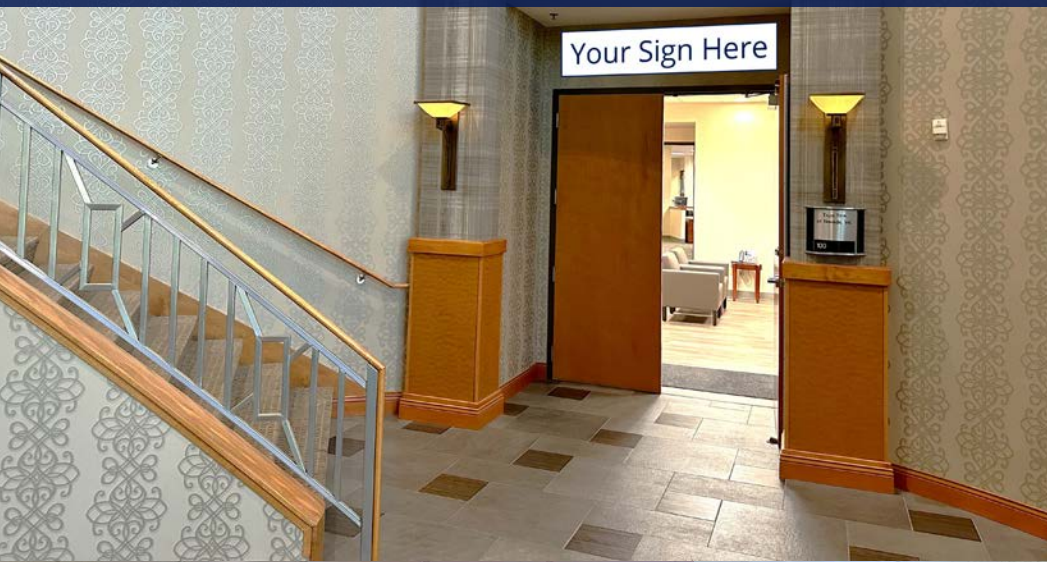
Leased

Suite 100 Highlights

- Heavy build-out and high-end finishes that are expensive to replicate
- Layout includes a mix of private offices and open bull pen space
- Suite can be demised to $\pm 6,487$ SF up to $\pm 13,434$ SF



Suite 100 Premiere Office Finishes

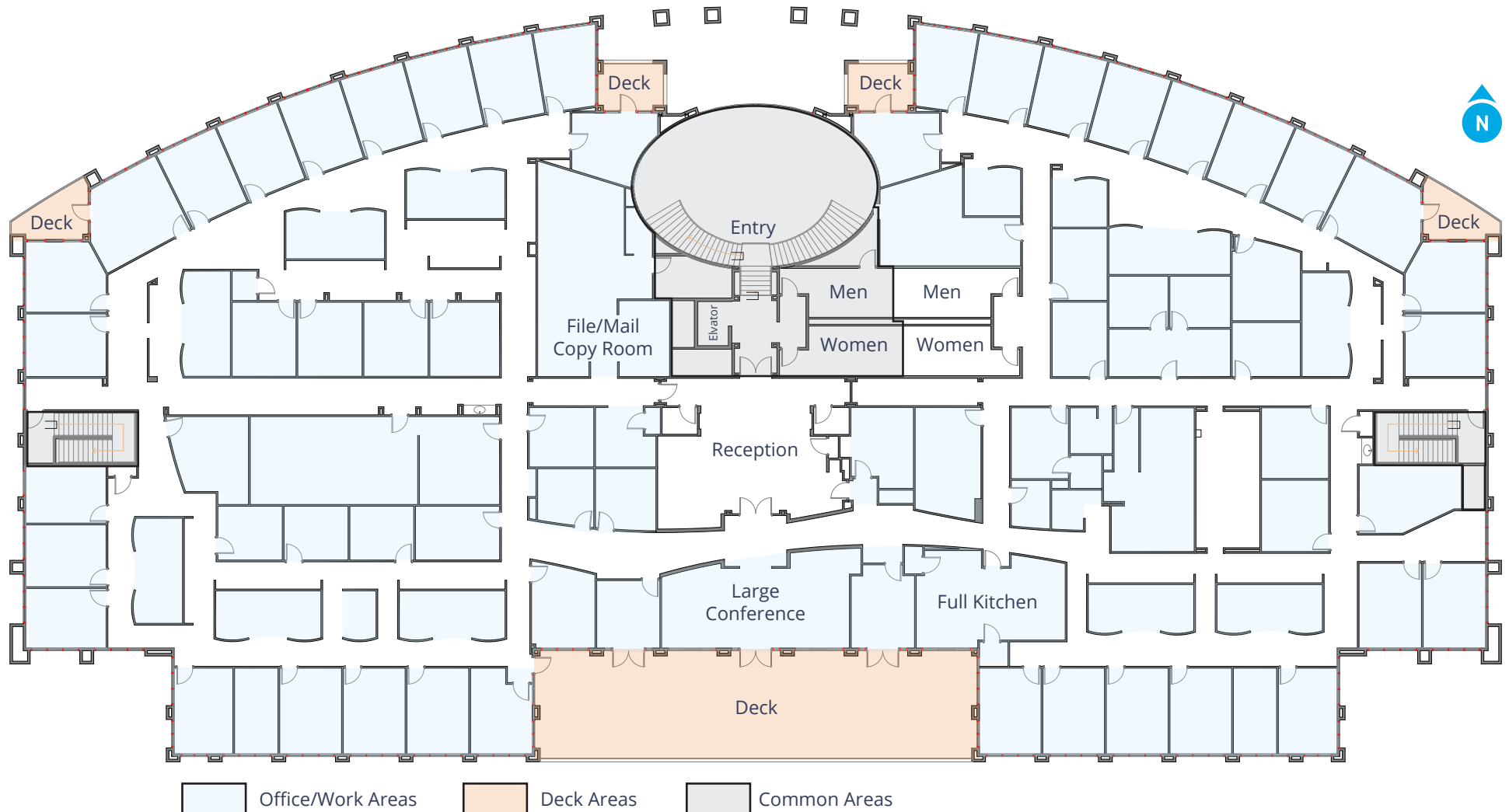


Suite 200 Floor Plan

Second Floor, Suite 200 | ±30,081 SF – (Can be demised to 7,710 SF minimum)

Suite 200 Highlights

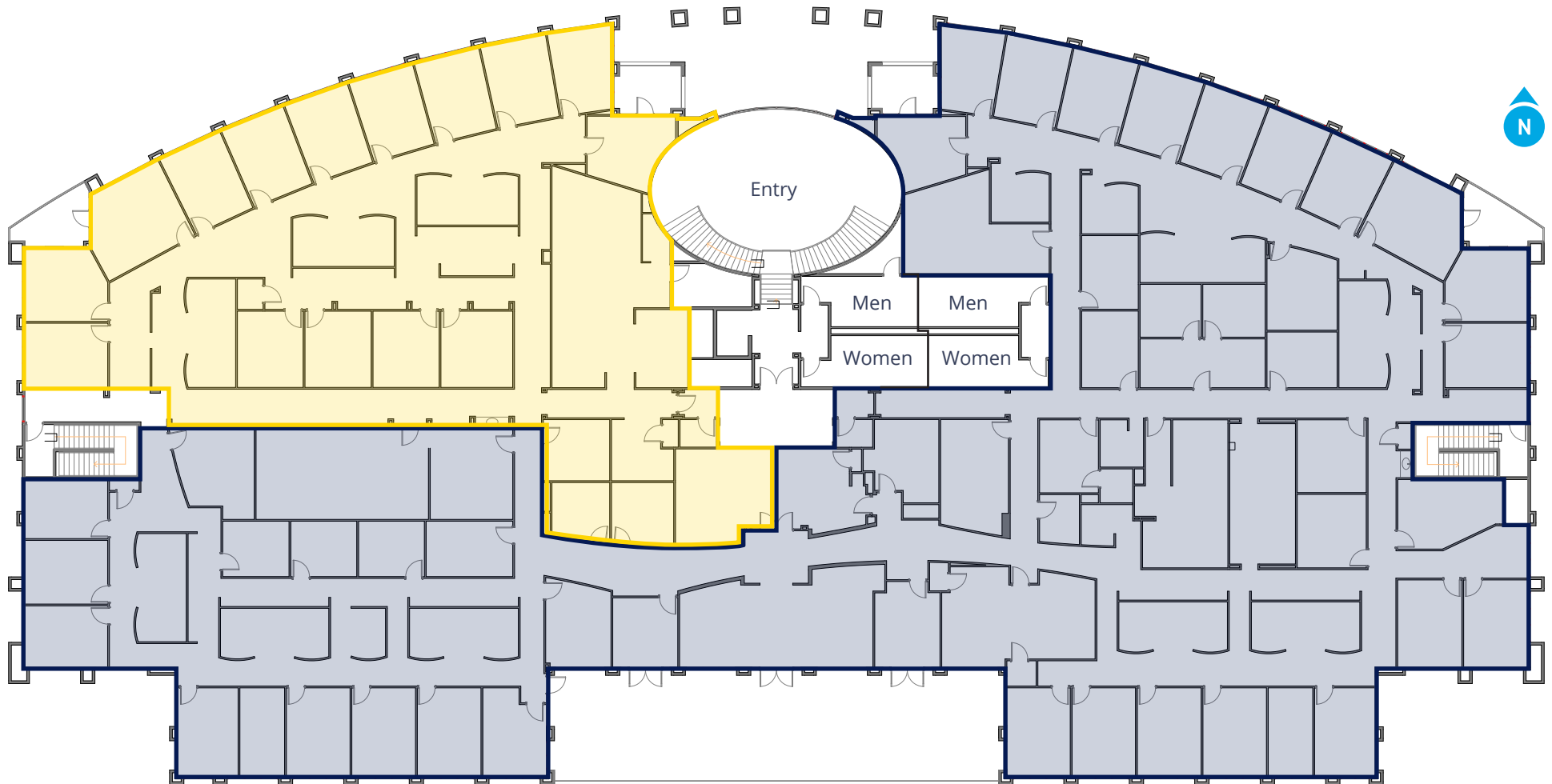
- Heavy build-out and high-end finishes that are expensive to replicate
- Approximately 50 private offices with heavy office build-out
- Internal suite restrooms and common area restrooms



Suite 200 Floor Plan – Demise Option

Second Floor, Suite 200 | Demisable to 7,710 SF or 19,743 SF

■ 19,743 SF ■ 7,710 SF



Suite 200 Premiere Office Finishes



Located in the Mountain View Corporate Center in the Meadowood Submarket



McCORMACK PLASTIC SURGERY
Leavitt Group
CITY NATIONAL BANK
AN RBC COMPANY
Ashley Quinn
Nevada Real Estate Group
Regus
urollogy
MK McKenzieProperties

BlueBirdCPAs Experience Elevated.
WALTHER MANSFIELD BROCK MAYO ATTORNEYS AT LAW
Northern Nevada MEDICAL CENTER
G V SOLICITLY VARNER
CARRINGTON COLLEGE
PLUMAS BANK

HOMESWOOD SUITES
Hilton

INTERSTATE 580 109,000 ADT

5441 Kietzke Lane
Reno, NV, 89511

Kietzke Lane

Covered Parking

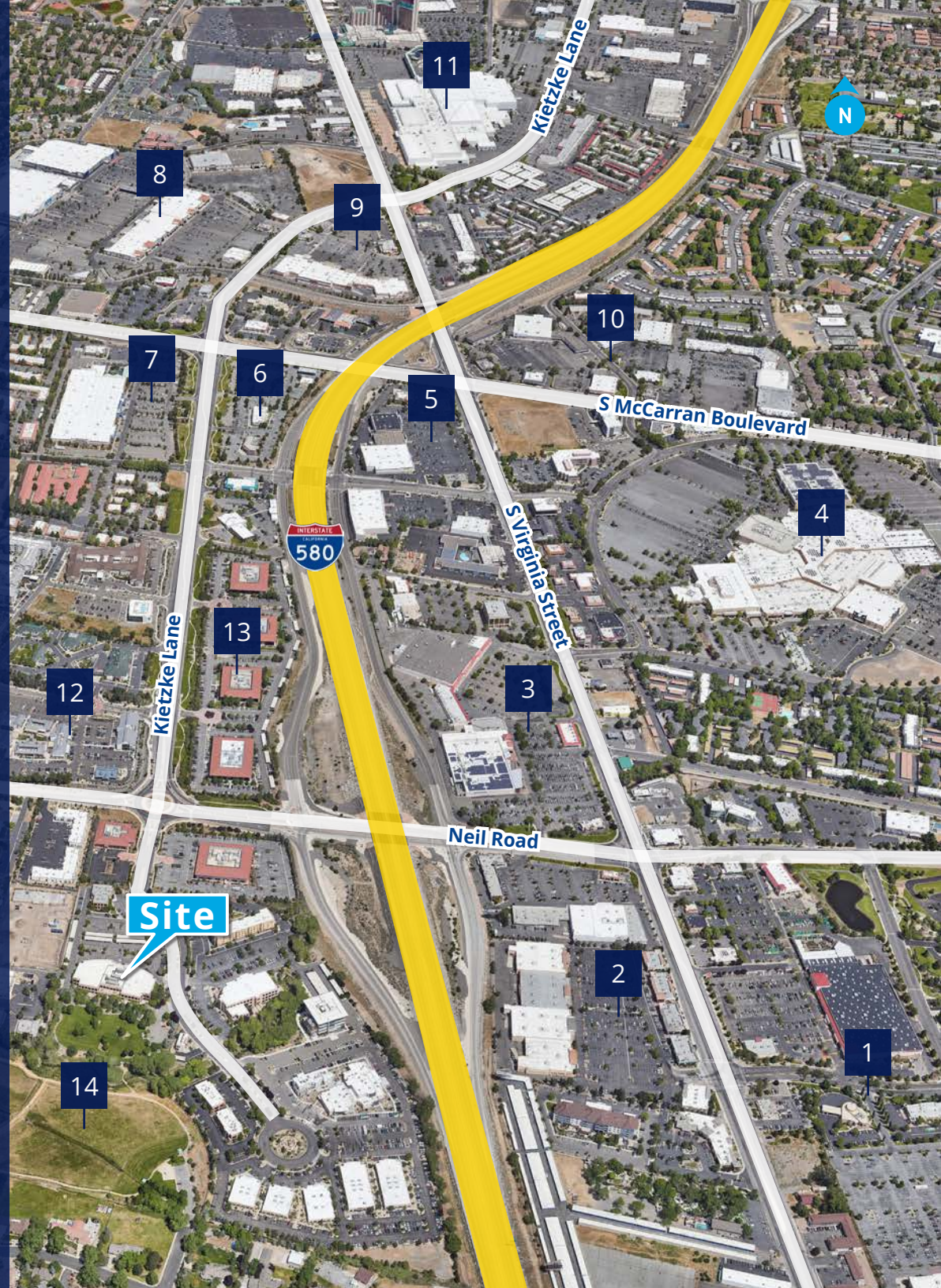
GREAT BASIN
ORAL & FACIAL SURGERY

Anderson Park

SIERRA SLEEP
AIRWAY AND WELLNESS CENTER
Secca Smiles
Complete Health Dentistry
cic Comprehensive Integrated Care

Unrivaled Retail Amenities

- 1. Sierra Town Center**
 - Target
 - Need 2 Speed
 - Club Pilates
 - The Home Depot
 - The Cup Cafe
 - Greater Nevada Credit Union
- 2. Commons Shopping Center**
 - Total Wine & More
 - Guitar Center
 - DSW Designer
 - Starbucks
 - Wrap It Up
 - PetSmart
- 3. Whole Foods Market**
- 4. Meadowood Mall**
 - The Cheesecake Factory
 - JCPenney
 - Macy's
 - Round1 Bowling
 - Crush Fitness
 - Dotty's
- 5. Best Buy Center**
 - Petco
 - Barnes & Noble
 - DXL Big + Tall
 - Great Basin Brewing
 - Macaroni Grill
- 6. Restaurant Row**
 - Mimi's Cafe
 - Jamba Juice
 - Nick The Greek
 - Panda Express
 - Capriotti's
 - P.F. Chang's
- 7. Lowe's**
- 8. Firecreek Crossing**
 - Walmart
 - Michaels
 - Sam's Club
 - Natural Grocers
 - Applebee's
 - ULTA Beauty
- 9. Redfield Promenade**
 - World Market
 - Nordstrom Rack
 - Ijji 2 Sushi
 - Jersey Mike's
 - MOD Pizza
- 10. Smithridge Plaza**
 - Trader Joe's
 - Big Lots
 - Goodwill
- 11. Reno-Sparks Convention Center**
- 12. Rancharra**
- 13. NevDex Office Park**
- 14. Anderson Park**



Market Overview

The Greater Reno-Tahoe's business and economic climate is experiencing a major boom and the ramifications are far reaching. In fact, Nevada was ranked number 7 in the 2024 State Business Tax Climate Index, according to the Tax Foundation. With the area including major cities such as Reno, Sparks, Carson City, Fernley, and Incline Village, there is plenty of room for expansion. With the benefits of Nevada's low tax on businesses - and a satisfying quality of life, it's a wonder why a business or developer would choose anywhere else. The region's optimal location to San Francisco, Portland, Salt Lake City, Las Vegas, and Los Angeles all within a day's drive is just another added benefit.

Reservoir

Business-Friendly Environment

- » No corporate income taxes
- » No personal income taxes
- » No estate/gift taxes
- » No unitary taxes
- » No franchise taxes
- » No inventory taxes
- » No franchise taxes on income
- » 1.48% Payroll Tax
- » 6.85% Sales Tax
- » 0.60% Property Tax
- » 0.25-5.4% Unemployment Insurance Tax
- » Qualified Opportunity Zones

4.8%

UNEMPLOYMENT RATE
AS OF APRIL 2025

258,017

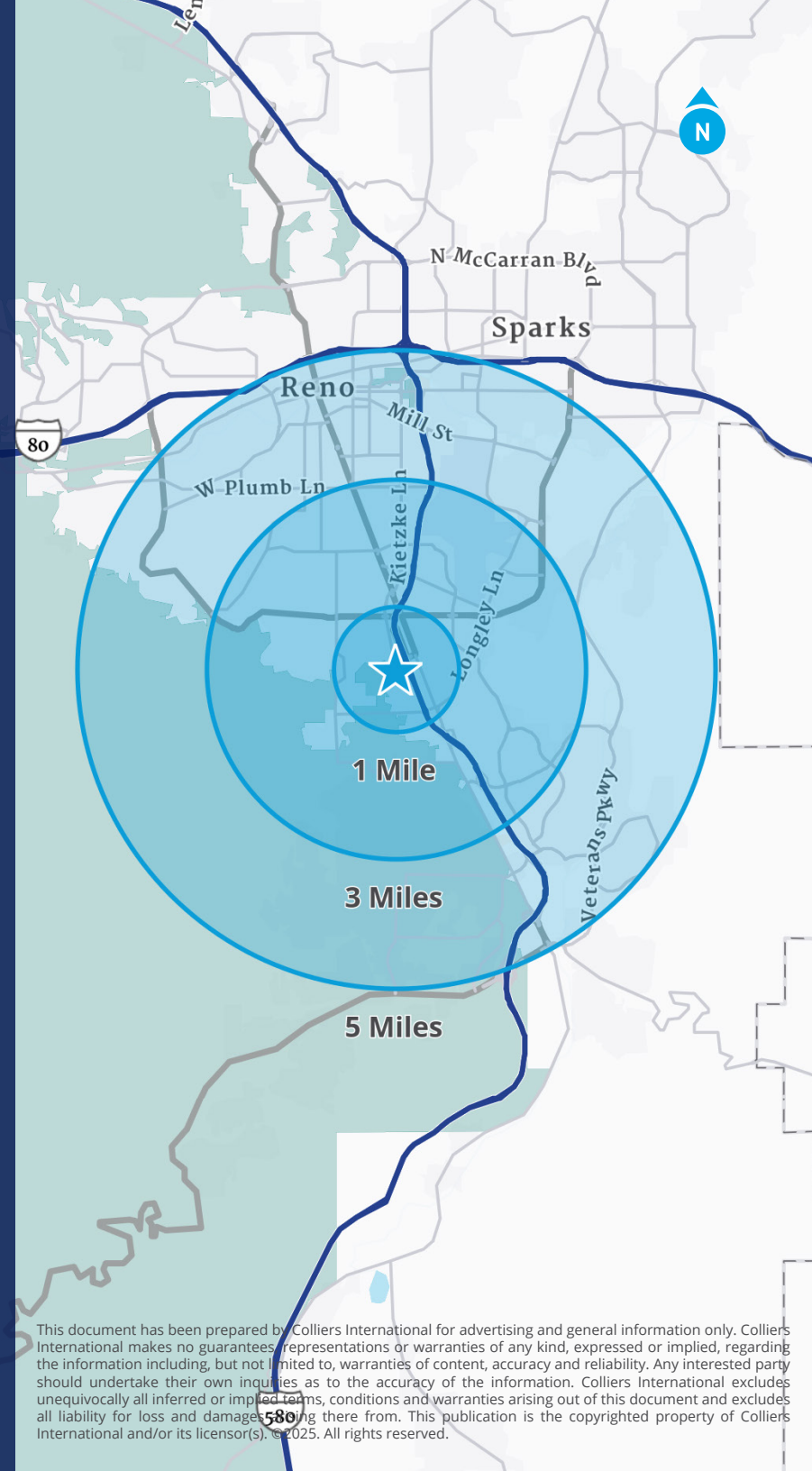
WASHOE COUNTY
EMPLOYMENT AS OF 2024

514,332

WASHOE COUNTY
POPULATION AS OF 2024

\$567,000

MEDIAN HOME PRICE
AS OF FEBRUARY 2025



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