

5435

Kietzke Ln
RENO, NV 89502

CLASS A
MED / PROFESSIONAL
OFFICE
FOR SALE



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CORFAC
INTERNATIONAL

5435 Kietzke Ln

RENO, NV 89502



ABOUT THE PROPERTY

- 100% occupied, two-tenant medical-dental building; 10 year NNN leases with guarantee signed in 2025.
- Newly constructed two-story office building is located walking distance to The Village @ Rancharrah and within the Mountain View Corporate Centre on Kietzke Lane in close proximity to Interstate-580.
- Ample parking for office and medical uses.



Sale Price | Negotiable

Est. NOI | *\$464,003

Building Size | 10,438 RSF

Year Built | 2023

Zoning | SPD (OFFICE)

ALL - SPECIFIC PLAN DISTRICT

APN | 020-221-02

*BASED ON A 7/1/2026 CLOSE OF ESCROW



GREAT BASIN
ORAL & FACIAL SURGERY

**GREAT BASIN ORAL & FACIAL
SURGERY | SUITE 100**



**WHITE PINE FAMILY
DENTAL | SUITE 200**

SITE MAP



5435
KIETZKE LANE



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

INTERSTATE 580
US 395

DEL MONTE LN

HOMESUITES
BY HILTON

SMALL
STRIDES

WHITE PINE
FAMILY DENTISTRY

5435
KIETZKE LANE

KIETZKE LN

GREAT BASIN
ORAL & FACIAL SURGERY

5435 KIETZKE LANE
POPULATION

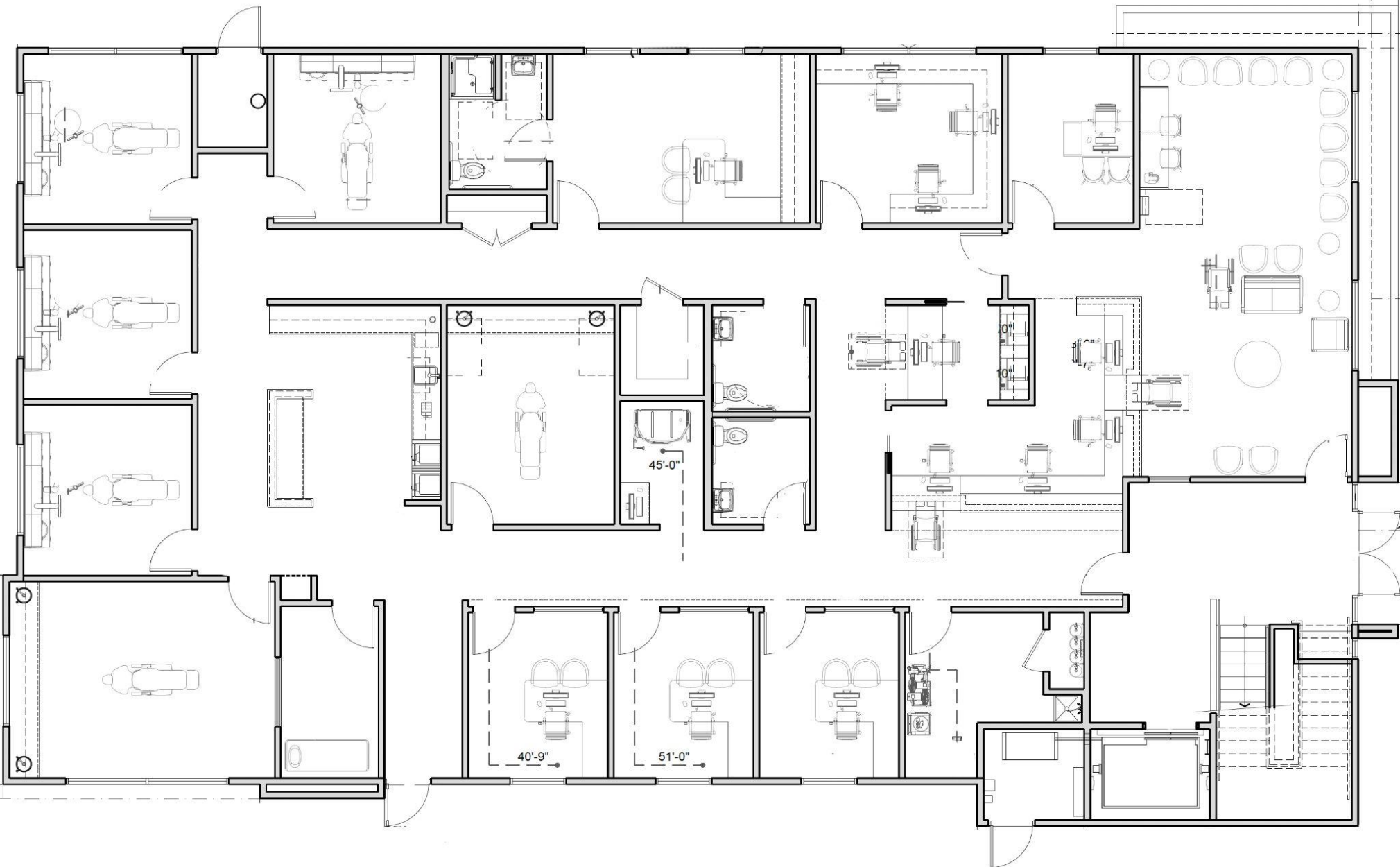
Sierra Nevada
SPECIALTY CARE



3 miles
67,972

5 miles
158,312

SUITE 100 FLOOR PLAN





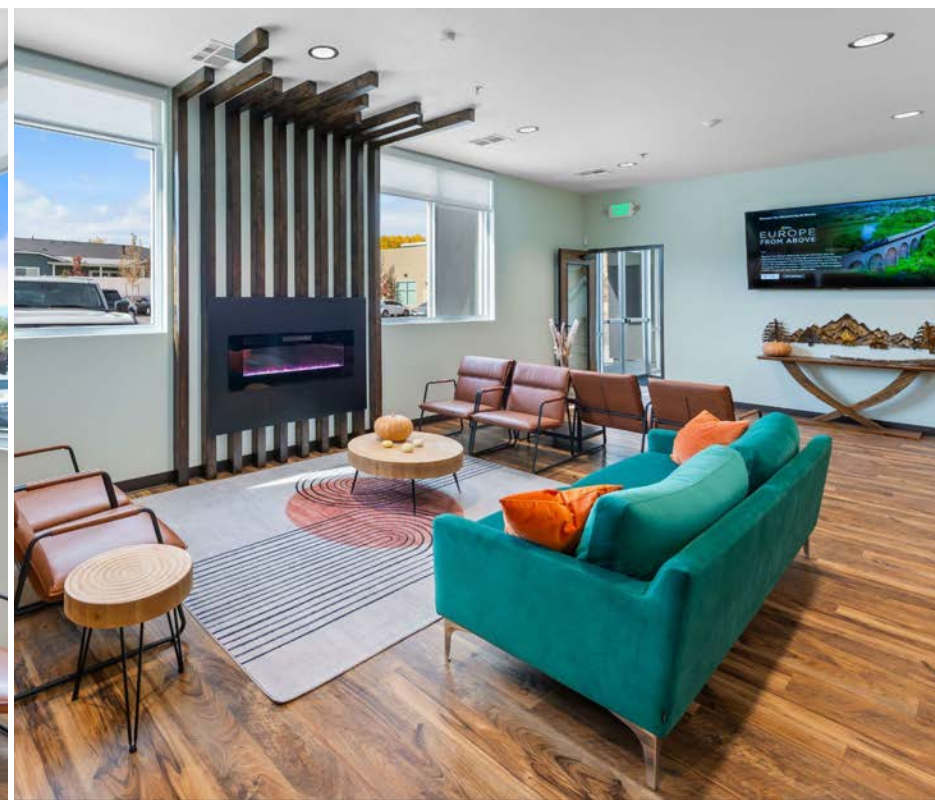
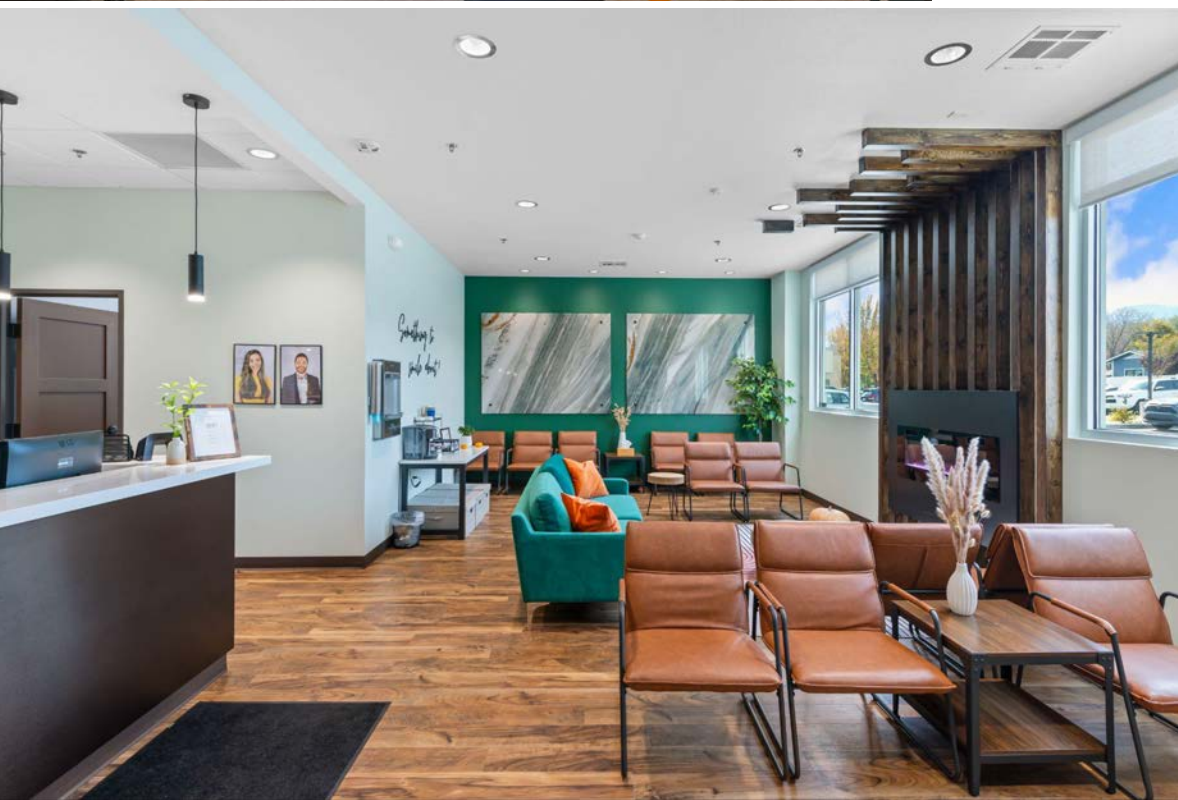
GREAT BASIN ORAL & FACIAL SURGERY

GREAT BASIN ORAL & FACIAL SURGERY | SUITE 100

Great Basin Oral and Facial Surgery, a leading provider of oral and facial surgery services. They are equipped with the latest technology and amenities to provide patients with the highest level of care and comfort during oral and facial surgery procedures.

10 year lease term expiring 12/31/2034; 3% annual rent escalations.

[Learn More](#)

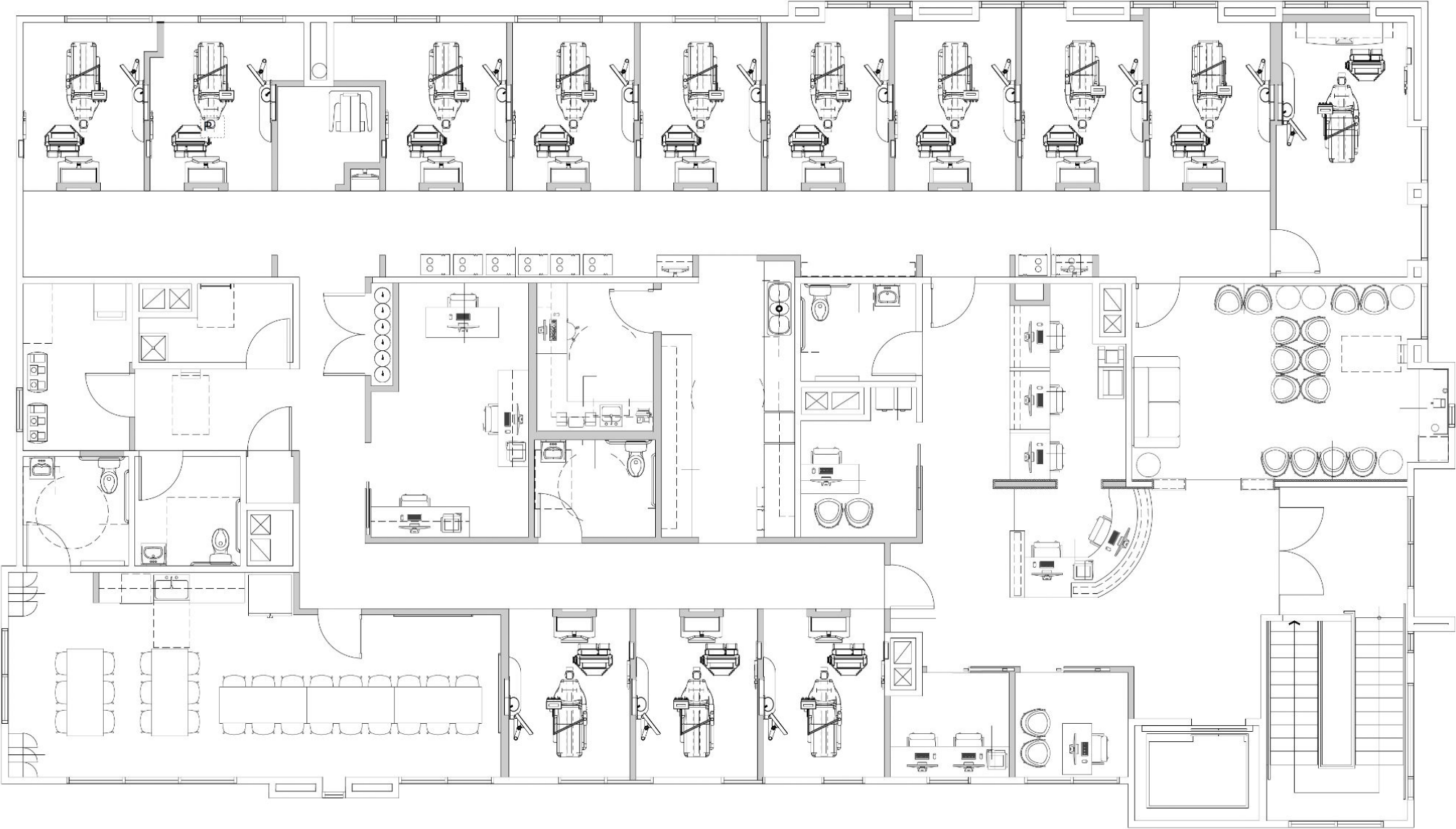


SUITE 100



GREAT BASIN ORAL & FACIAL SURGERY

SUITE 200 FLOOR PLAN





WHITE PINE FAMILY DENTAL | SUITE 200

White Pine Family Dental is a family owned and operated practice committed to providing exceptional oral health care through an empowered team, with a singular goal: to make our patients' lives better.

10 year lease term expiring 12/31/2034; 3% annual rent escalations.

[Learn More](#)



SUITE 200



**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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