



Under New Ownership & Management
Major Interior and Exterior Improvements Underway

Melissa Molyneaux SIOR, CCIM

Executive Vice President
+1 775 823 4674 Direct
+1 775 762 7990 Cell
Melissa.Molyneaux@colliers.com
NV Lic BS.0144599.LLC

Jason Hallahan

Associate
+1 775 333 6969 Direct
+1 775 287 5610 Cell
Jason.Hallahan@colliers.com
NV Lic S.0200644

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.
McCaran and S. Virginia

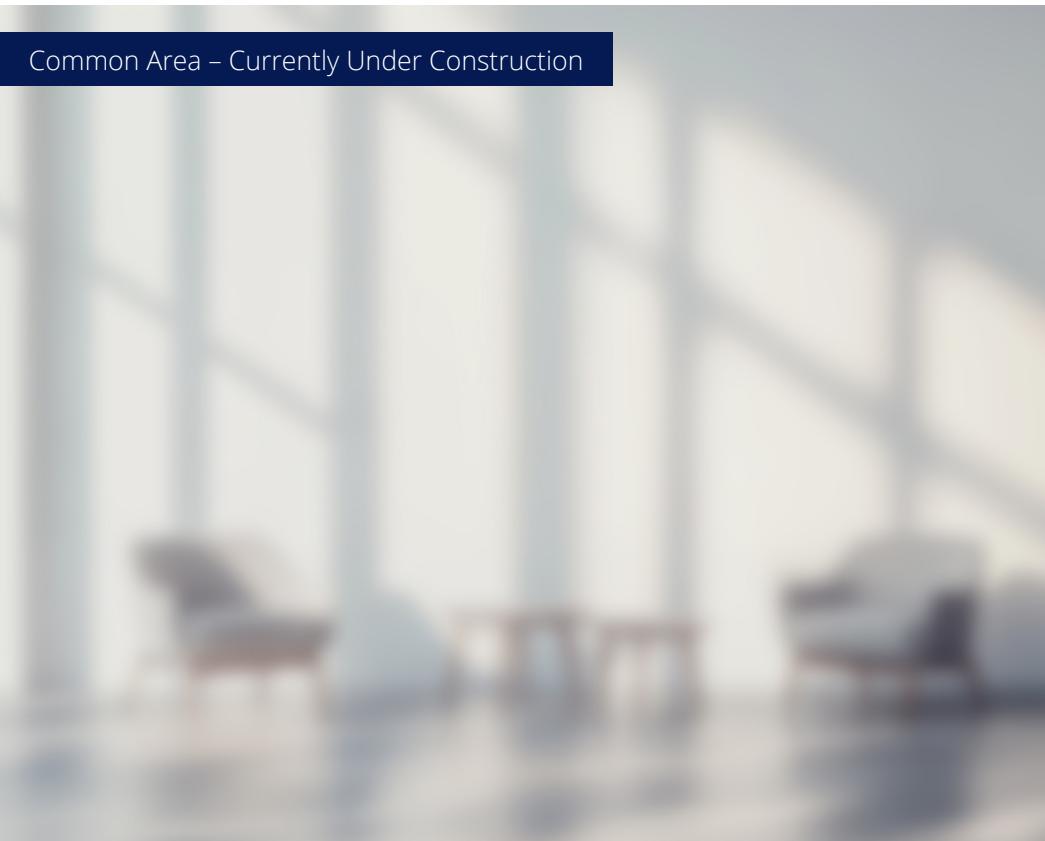
5520 Kietzke Lane, Suite 300
Reno, NV 89511
+1 775 823 9666
Colliers.com/Reno



Common Area – Currently Under Construction



Common Area – Currently Under Construction



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, ample surface level parking, 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 are currently being 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	±10,438	Available June 1, 2026 Demisable
300	±5,243	Available March 1, 2026 Demisable

Lease Rate: Call Broker for Details

Available Suite 200



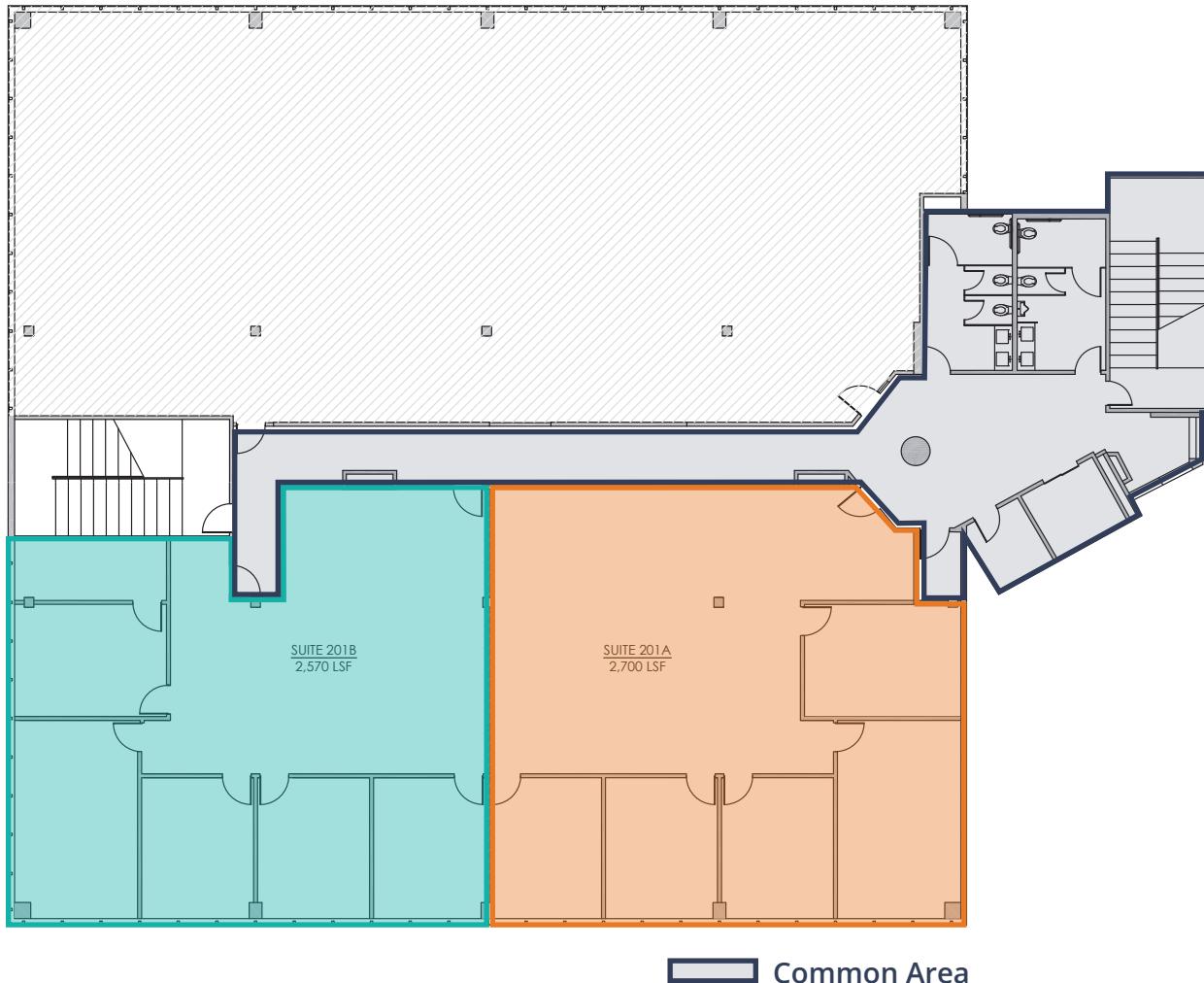
Available Space

Suite	Square Feet	Suite Note
Suite 200	±10,438	Available June 1, 2026 Multiple Demise Options Available

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.**

Second Floor Demise Options



Available Space

Suite	Square Feet	Suite Note
■ Suite 201A	±2,700	Available June 1, 2026
■ Suite 201B	±2,570	Available June 1, 2026

Second Floor: 2,570 SF – 2,700 SF

Multiple demise options are available for the second floor. See table below for details.

Second Floor Demise Options



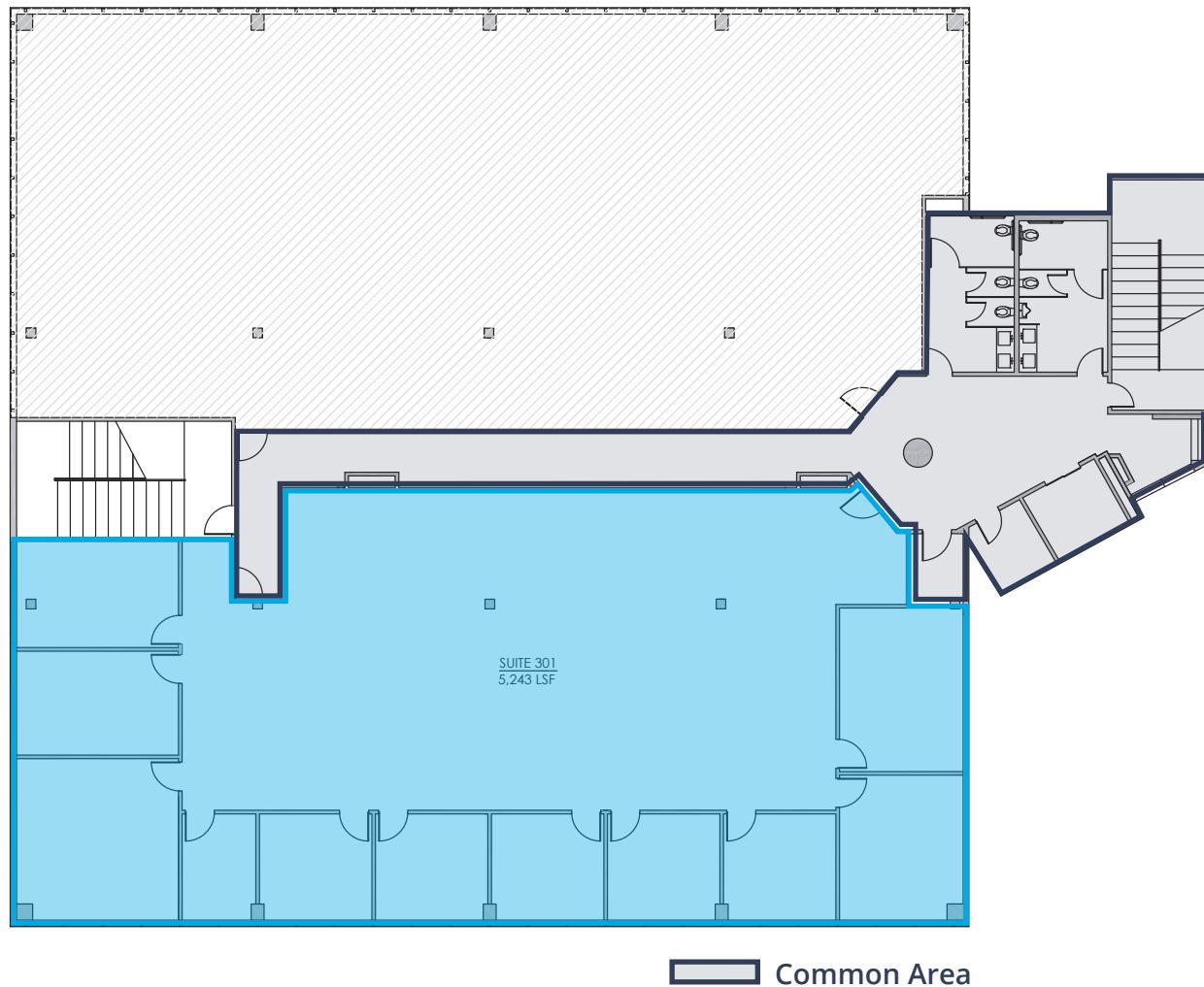
Available Space

Suite	Square Feet	Suite Note
 Suite 200	±5,167	Available June 1, 2026
 Suite 201	±5,270	Available June 1, 2026

Second Floor:
5,167 SF – 5,270 SF

Multiple demise options are available for the second floor. See table below for details.

Available Suite 301 | Speculative Floorplan



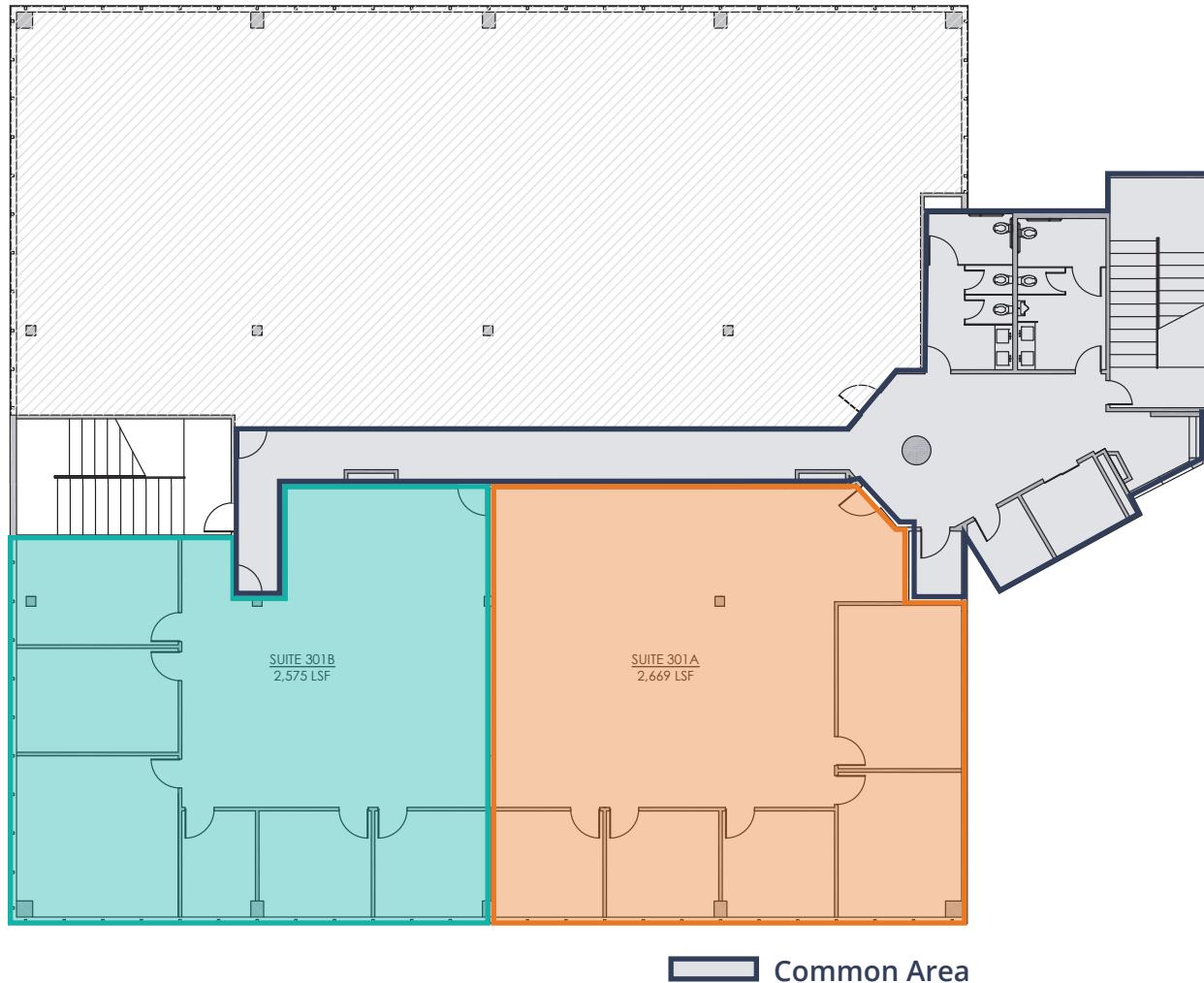
Available Space

Suite	Square Feet	Suite Note
Suite 301	±5,243	Available March 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



Available Space

Suite	Square Feet	Suite Note
 Suite 301A	±2,575	Available March 1, 2026
 Suite 301B	±2,669	Available March 1, 2026

Third Floor:
2,575 SF – 2,669 SF

Multiple demise options are available for the third floor. See table below for details.

Surrounding Retail



Colliers

5520 Kietzke Lane, Suite 300
Reno, NV 89511
+1 775 823 9666
Colliers.com/Reno

Melissa Molyneaux SIOR, CCIM
Executive Vice President
+1 775 823 4674 Direct
+1 775 762 7990 Cell
Melissa.Molyneaux@colliers.com
NV Lic BS.0144599.LLC

Jason Hallahan
Associate
+1 775 333 6969 Direct
+1 775 287 5610 Cell
Jason.Hallahan@colliers.com
NV Lic S.0200644



This document/email has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and /or its licensor(s). © 2026. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement.