



# 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.  
McCarran and S. Virginia

**Under New Ownership & Management**  
**Major Interior and Exterior Improvements Underway**

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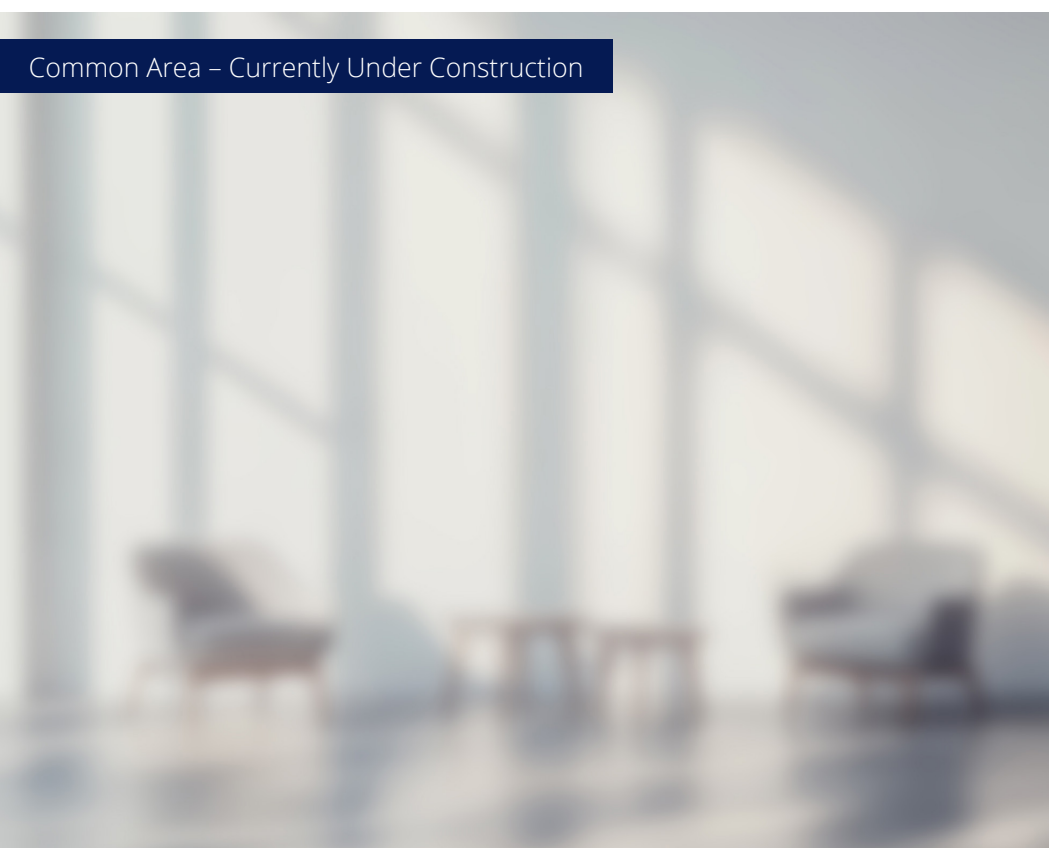
5520 Kietzke Lane, Suite 300  
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Common Area – Currently Under Construction



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

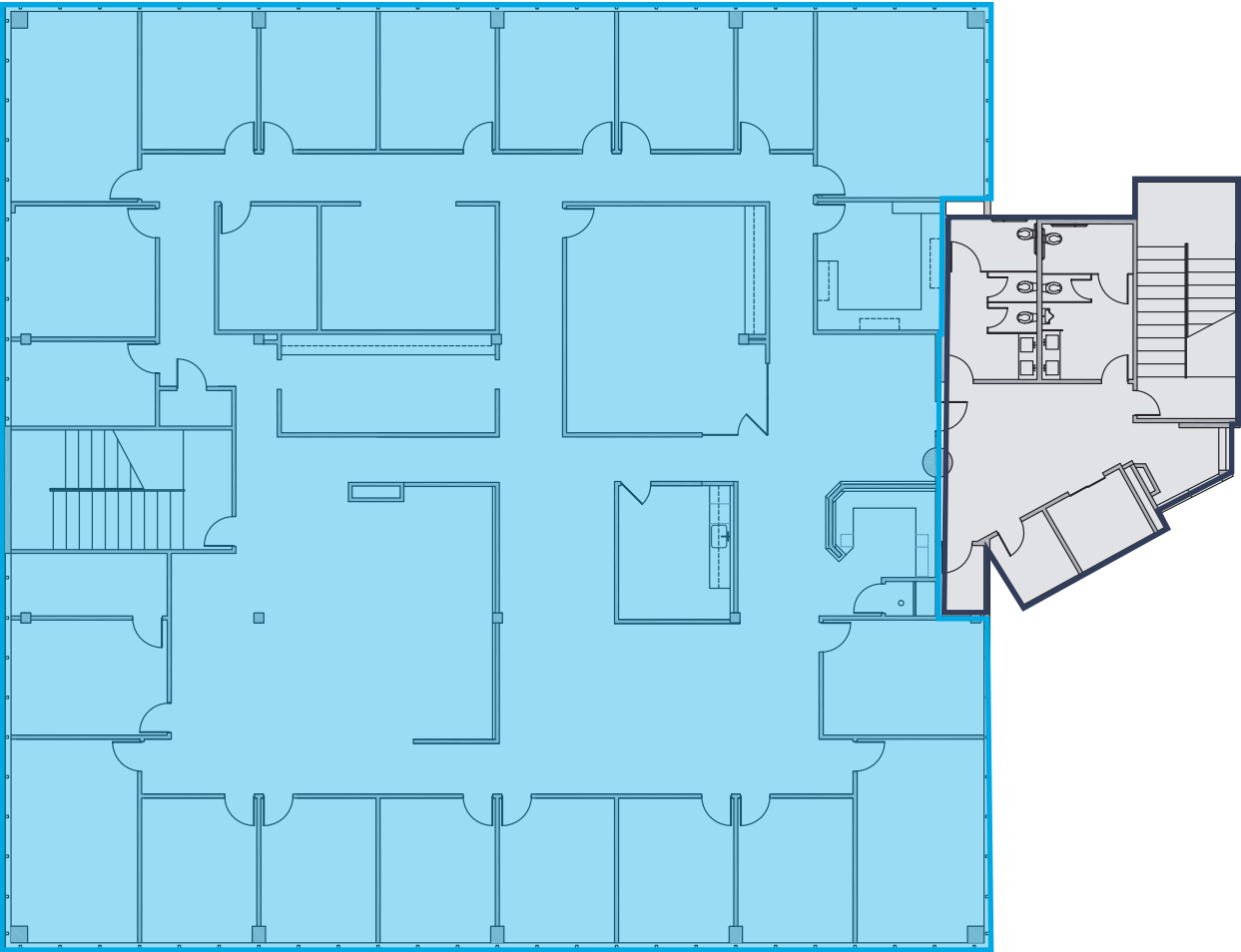
- Q2-2026 - New hydraulic elevator with upgraded cab to be installed beginning in Q2-2026
- Q3-2026 - Full parking lot asphalt overlay with new striping

## 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




 Common Area

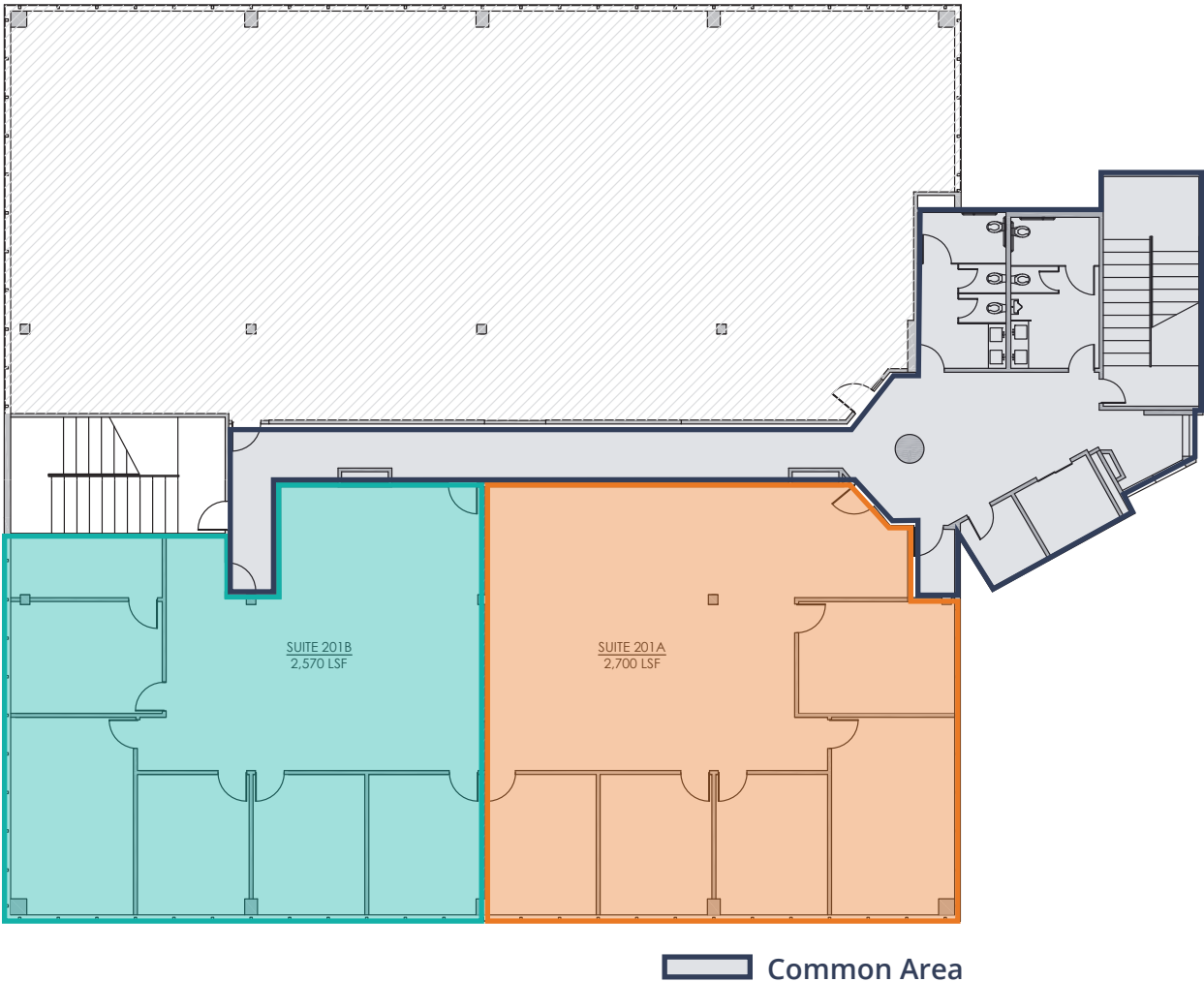
## Suite 200: 10,438 SF

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.**

### Available Space

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



# Second Floor Demise Options



## Second Floor: 2,570 SF – 2,700 SF

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

### 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 Demise Options



**Second Floor:**  
5,167 SF – 5,270 SF

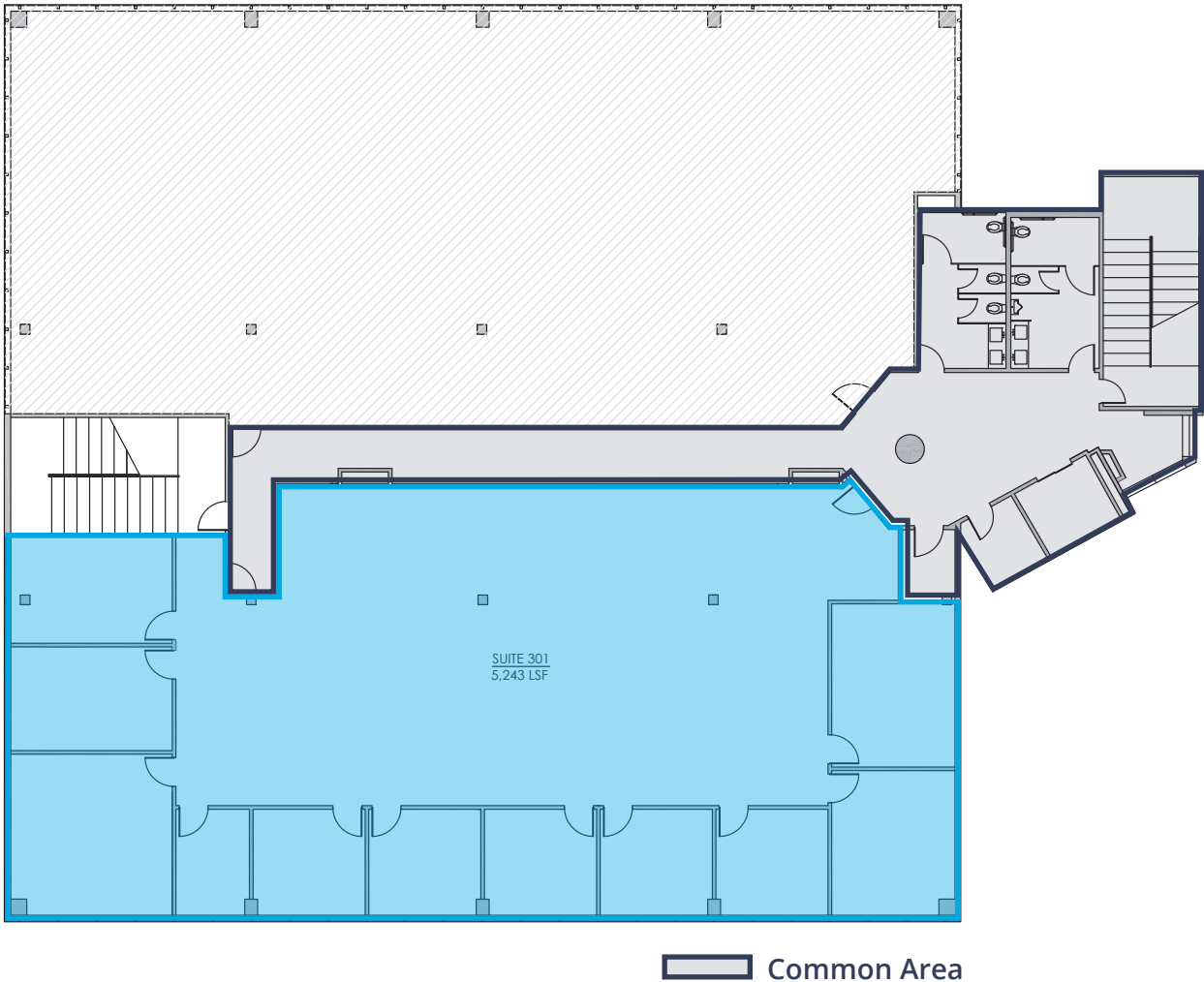
Multiple demise options are available for the second floor. See table below for details.

## Available Space

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



# Available Suite 301 | Speculative Floorplan



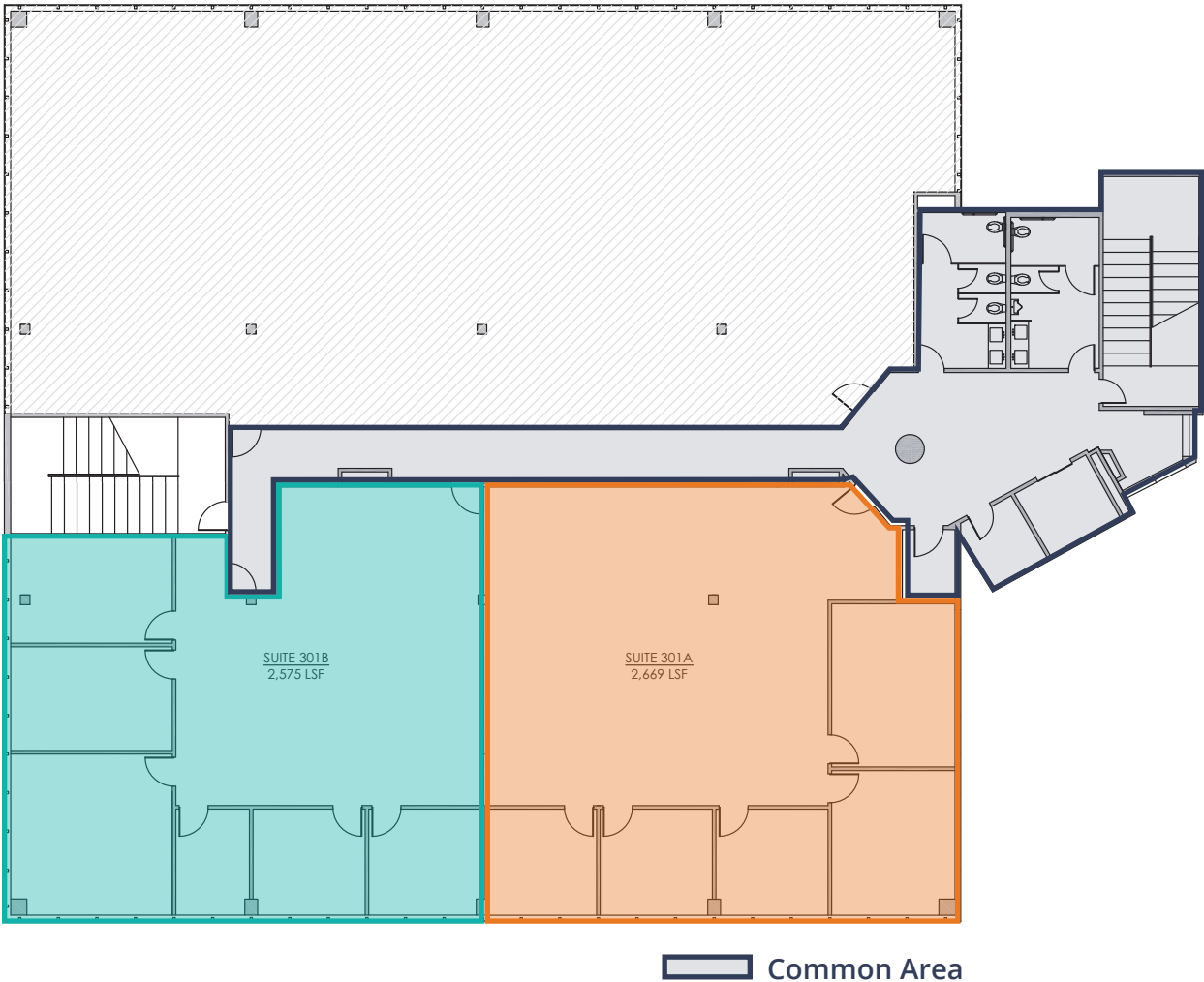
## Suite 301: 5,243 SF

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.**

### Available Space

Suite	Square Feet	Suite Note
<div></div> Suite 301	±5,243	Available March 1, 2026 Multiple Demise Options Available



# Third Floor Demise Options | Speculative Floorplan



**Third Floor:**  
2,575 SF – 2,669 SF

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

## Available Space

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



# Surrounding Retail







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