

±232,000 SQUARE FEET

CLASS A FOUR BUILDING PROFESSIONAL OFFICE COMPLEX



5310-5390

**KIETZKE LANE**

RENO, NEVADA 89511

LEASE OPPORTUNITY | RENO'S PREMIER CORPORATE ADDRESS



**CBRE**



# Get An Inside Look

Located in the Meadowood Submarket, Reno's most central location. We use the highest building standards in Northern Nevada. We offer flexible deal structures that include "turn-key" tenant improvements and Tenant Improvement Allowances. We enjoy working with tenants to create the best possible buildout for their needs and to create the right image their company wants to portray to their clients.



±232,000 SQUARE FEET

CLASS A FOUR BUILDING PROFESSIONAL OFFICE COMPLEX

### BUILDING 1

5310 Kietzke Lane

#### Suite 200

9,441 SF - 14,578 SF

Lease Rate Negotiable

### BUILDING 2

5340 Kietzke Lane

#### Suite 203

4,346 SF

Lease Rate Negotiable

### BUILDING 3

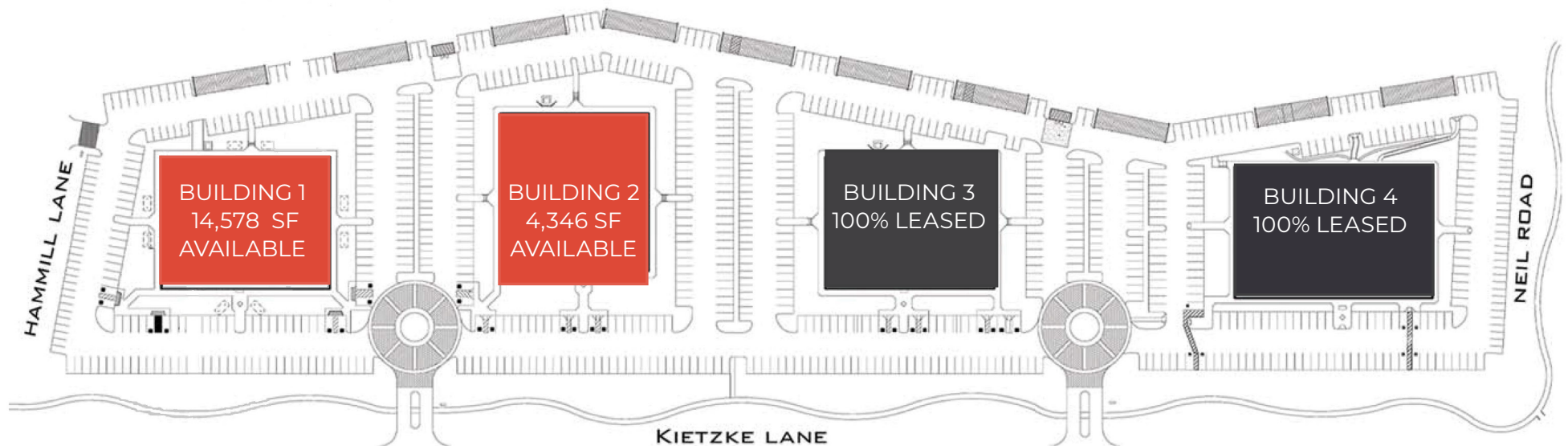
5370 Kietzke Lane

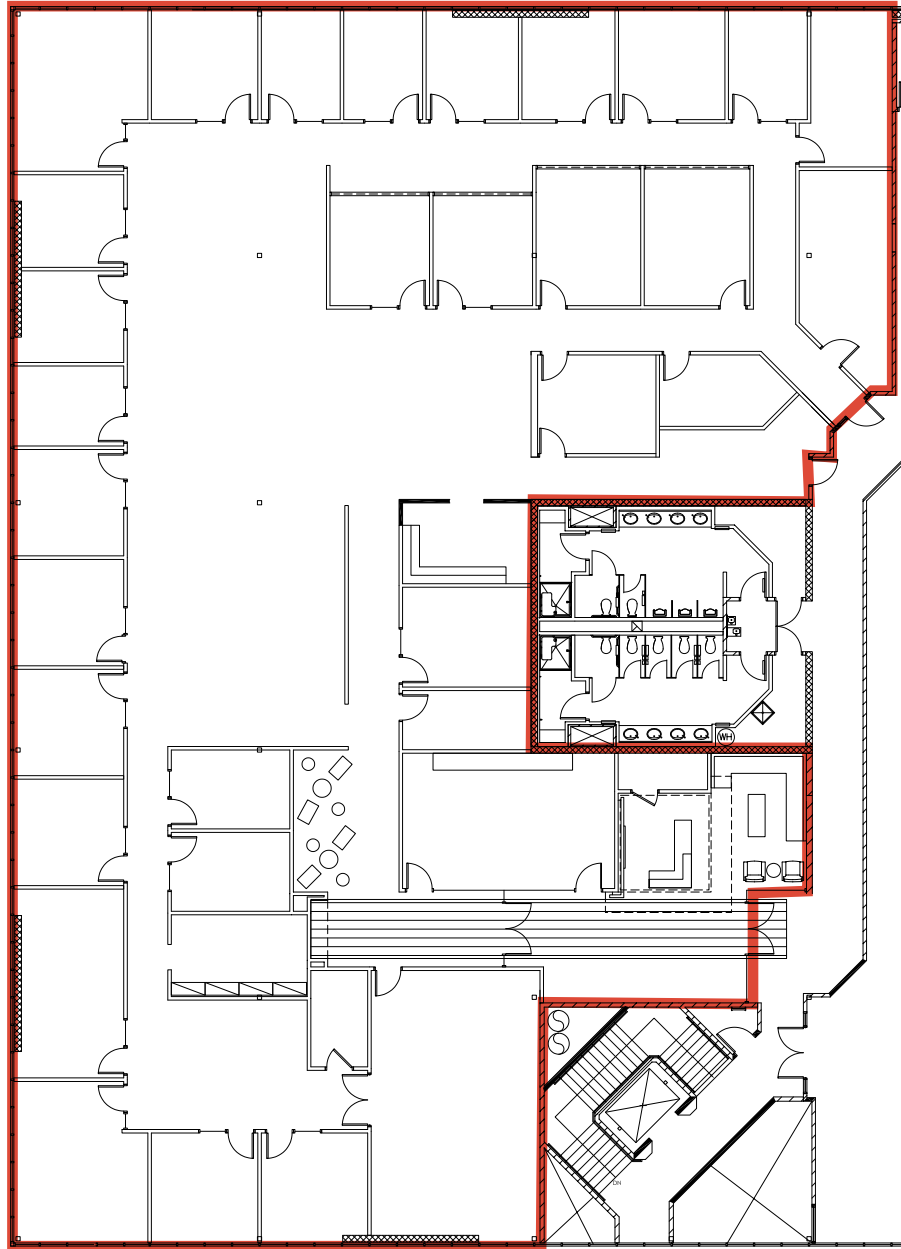
100% Leased

### BUILDING 4

5390 Kietzke

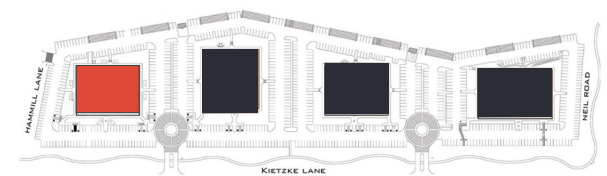
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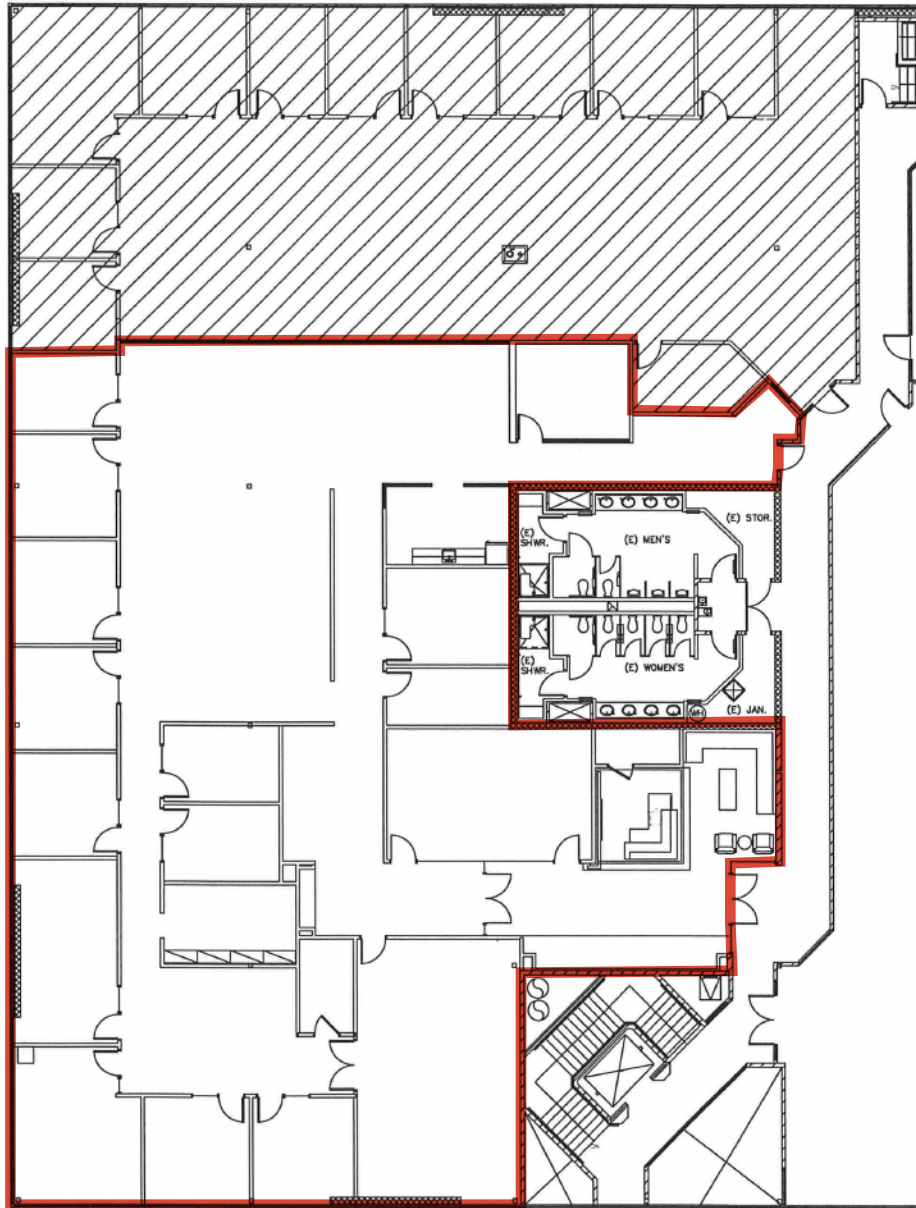


**BUILDING 1**  
5310 Kietzke Lane

**Suite 200**  
14,578 SF Available







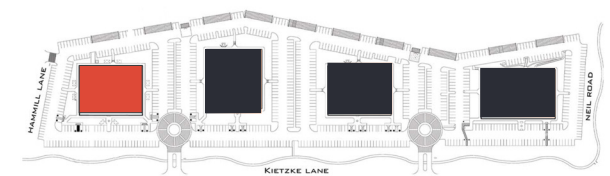
## BUILDING 1

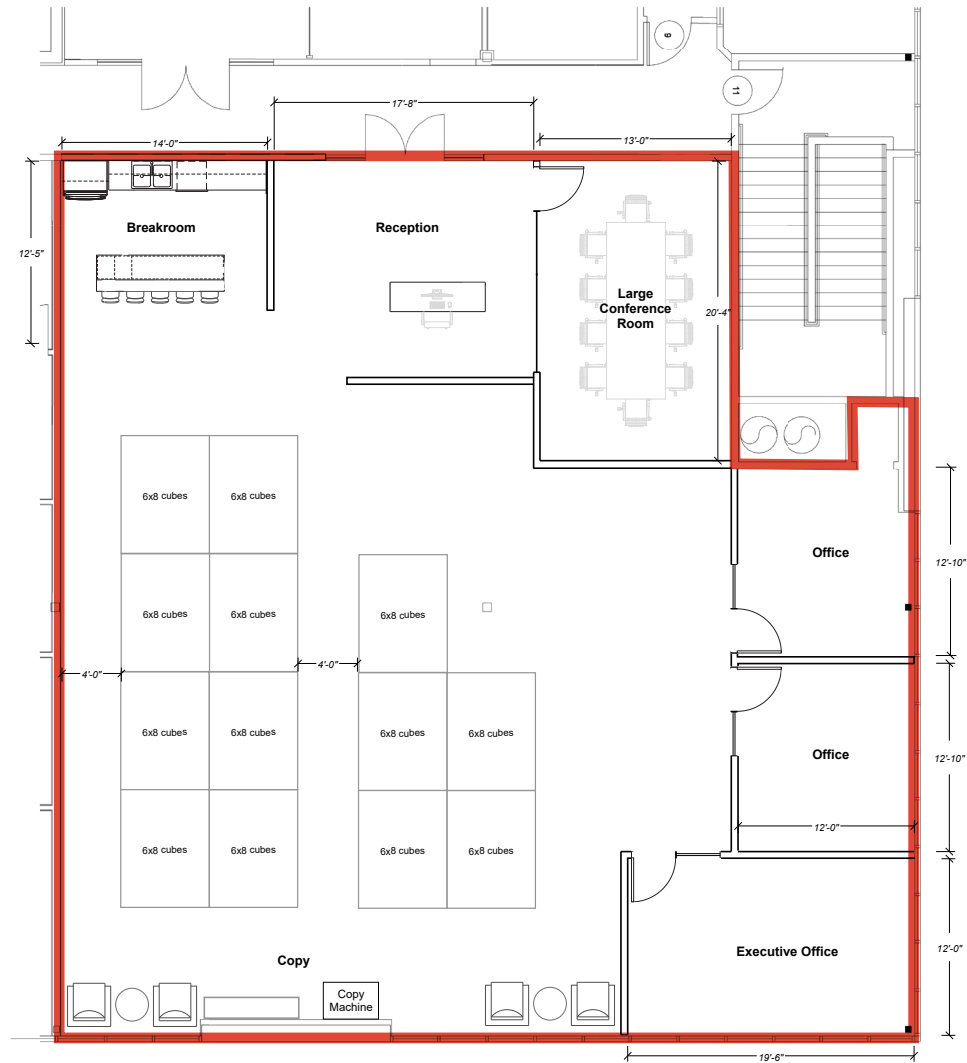
5310 Kietzke Lane

### Suite 200

9,441 SF Available

### Demising Option





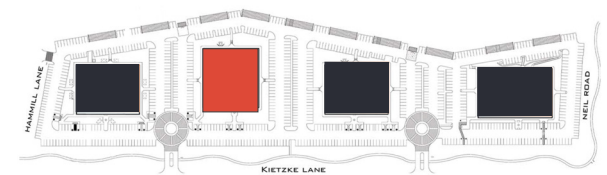
## BUILDING 2

5340 Kietzke Lane

### Suite 203

4,346 SF Available

Conceptual Floor Plan  
Space in Shell Condition



# Nevdex Build-Outs









# Standalone Office Complex Appeal

**maximum flexibility to accommodate tenants expansion or contraction needs**

- +/- 232,000 SF Office Complex
- Highest concentration of Fortune 500 companies in one location in Northern Nevada in one location in Northern Nevada
- On-site property management and local well capitalized ownership
- Floor to ceiling windows provide abundant natural light and spectacular mountain views
- High visibility signage available facing I-580 or Kietzke Lane
- Latest in technological services including Fiber optics, DSL and T-1 Lines



# Convenience that Matters

## Communications

- Complex is serviced with underground services
- Each building has its own separate entrance facilities from the local exchange carrier AT&T
- Separate and secure telecom room (MPOE) located inside the buildings, safe from environmental issues and shared with electrical services with adequate separation from high voltage services and telecom services.
- Each building is fed with 300 pair copper services
- Buildings have clear line of site to high quality wireless service providers.
- Infrastructure exists on the property between buildings with 4" conduits connecting from the MPOE of each building to the adjacent building, allowing for these buildings to be interconnected for tenants requiring space in multiple buildings.





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## Security

- Tenant shall have key access to the building 24 hours per day, 7 days per week, 365 days of the year. Access and security to the Tenant's suite shall be the responsibility of the tenant.
- The Building is equipped with the Kantech Smart Trans 150 1443 Dual Technology contactless smart card readers for secure ID management. It is compatible with standard HID prox card formats if Tenant chooses to install a card system in their suite.
- The North and Westside of the building entrance doors are controlled by a programmed lock and unlock schedule including weekends and holidays. The Eastside Building entrance doors remain locked at all times and require issued card to access. The East side entrance and after hours usage of key cards register remotely to the Building Management to maintain record of access.

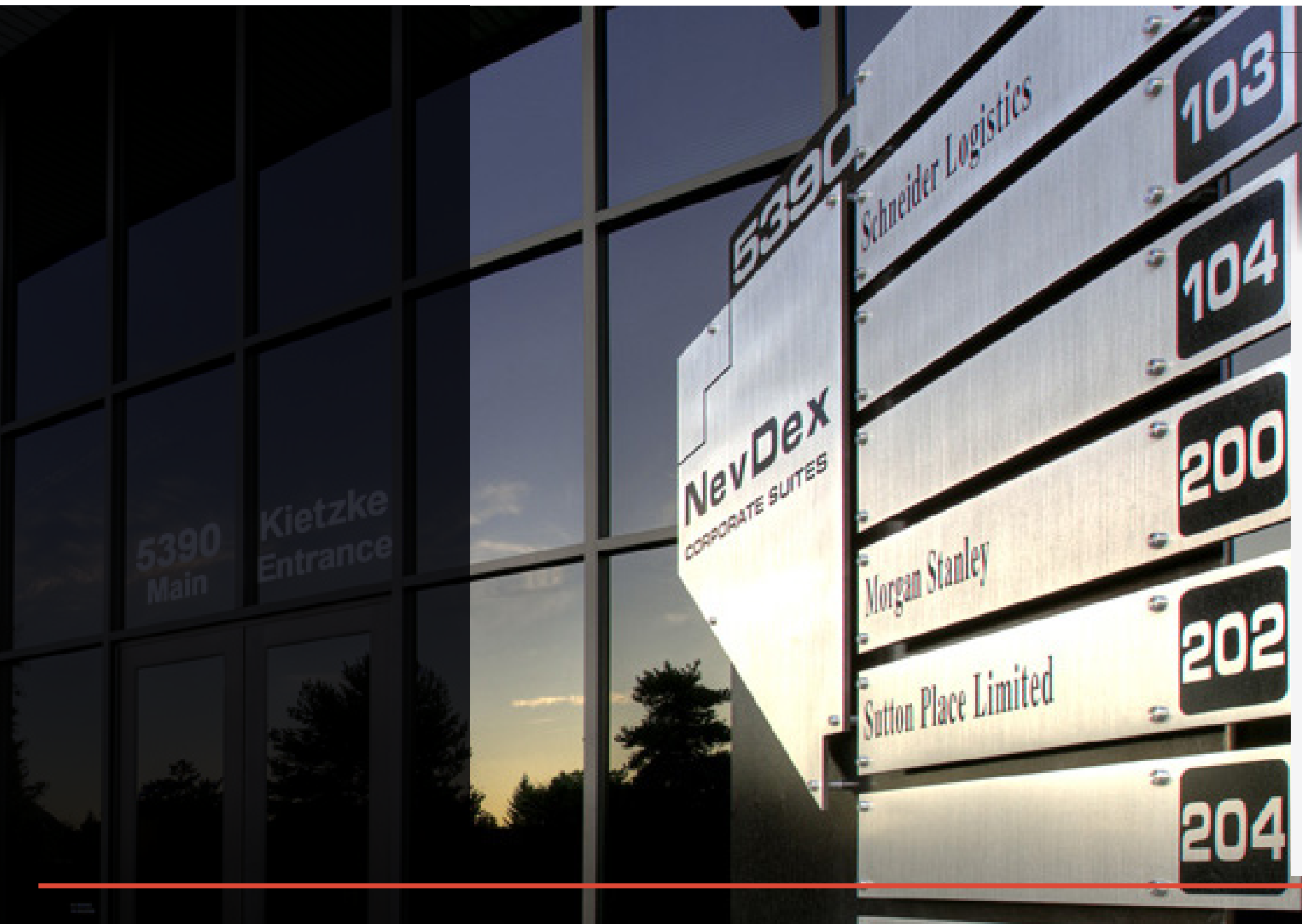
## Fiber Availability

5370 KIETZKE LANE, BLDG 3

- Fiber in place from Verizon
- Fiber in place from AT&T
- Fiber available from Charter; minimal lead time

*\*information provided by Insight Technology Solutions*

**Floor to  
ceiling  
windows  
provide  
abundant  
natural  
light and  
spectacular  
mountain  
views**



# Location Advantage



Monument and building top  
Signage Opportunity



Five-minute drive to Reno-  
Tahoe International Airport



Across the Street from 140 Acre  
Master Planned Community with  
residential, retail and office



Adjacent to the I-580  
on/off ramps



Exceptional Access to Public  
Transportation



Adjacent to Numerous  
Restaurant Amenities



## Strong curb appeal



# NEVDX PORTFOLIO



**5411 Kietzke Lane, Reno**  
**14,918 SF**  
Medical Building



**9990 Double R Blvd., Reno**  
**20,549 SF**  
Class A Commercial Office  
and Medical Building



**10345 Professional Circle, Reno**  
**64,360 SF**  
Class A Office



**Professional Circle, Reno**  
**10,000 SF**  
Premier Restaurant and Retail Development



**887 Trademark Drive, Reno**  
**53,437 SF**  
Class A Commercial Office Building



**10615 Professional Circle, Reno**  
**46,810 SF**  
Class A Office Building



**5310 Kietzke Lane, Reno**  
**55,387 SF**  
Class A Office



**5340 Kietzke Lane, Reno**  
**55,917 SF**  
Class A Office



**5370 Kietzke Lane, Reno**  
**55,559 SF**  
Class A Office



**5390 Kietzke Lane, Reno**  
**65,917 SF**  
Class A Office



±232,000 Square Feet | Class A Four Building Professional Office Complex

# 5310-5390

**KIETZKE LANE**  
RENO, NEVADA 89511

## Reno's Premier Corporate Address

For more information, Please contact

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**CBRE**

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