

±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

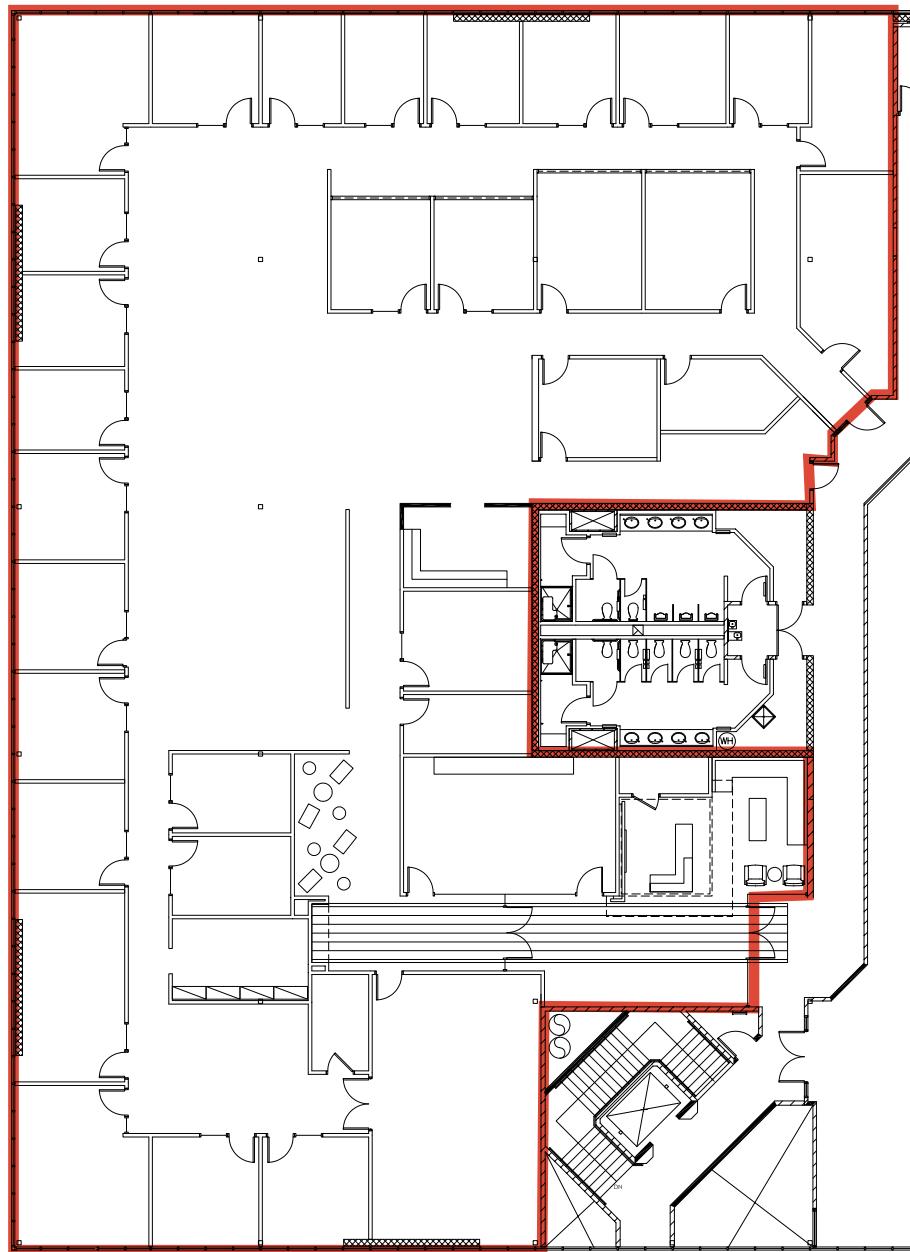
100% Leased

BUILDING 4

5390 Kietzke

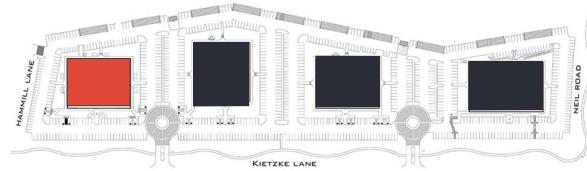
100% Leased

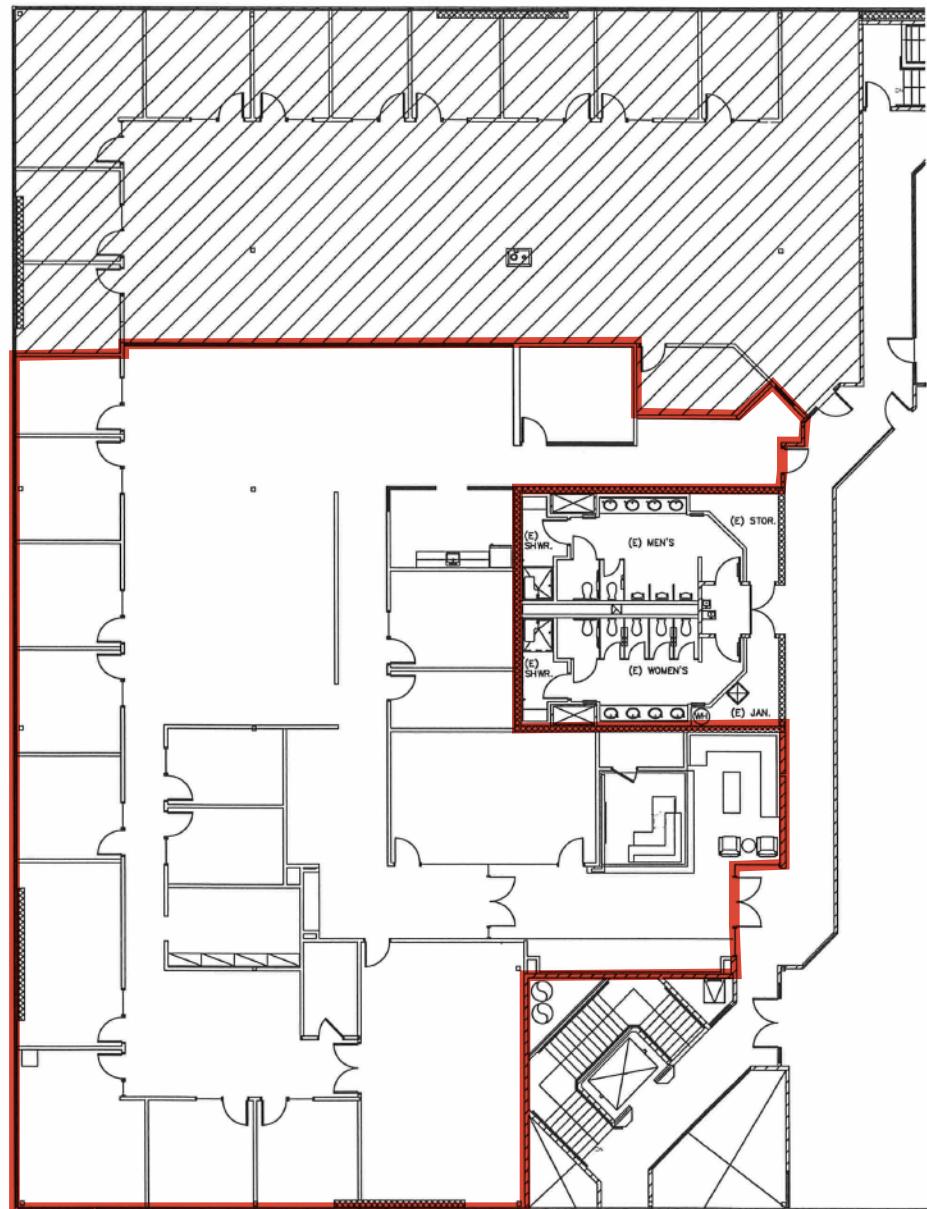




BUILDING 1
5310 Kietzke Lane

Suite 200
14,578 SF Available

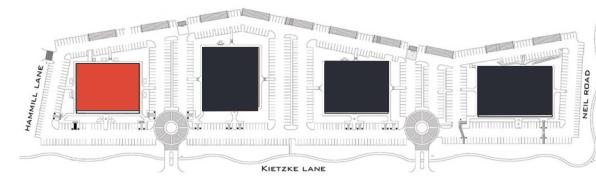




BUILDING 1
5310 Kietzke Lane

Suite 200
9,441 SF Available

Demising Option

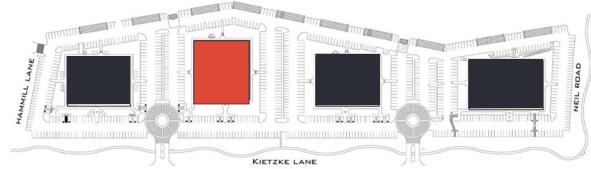




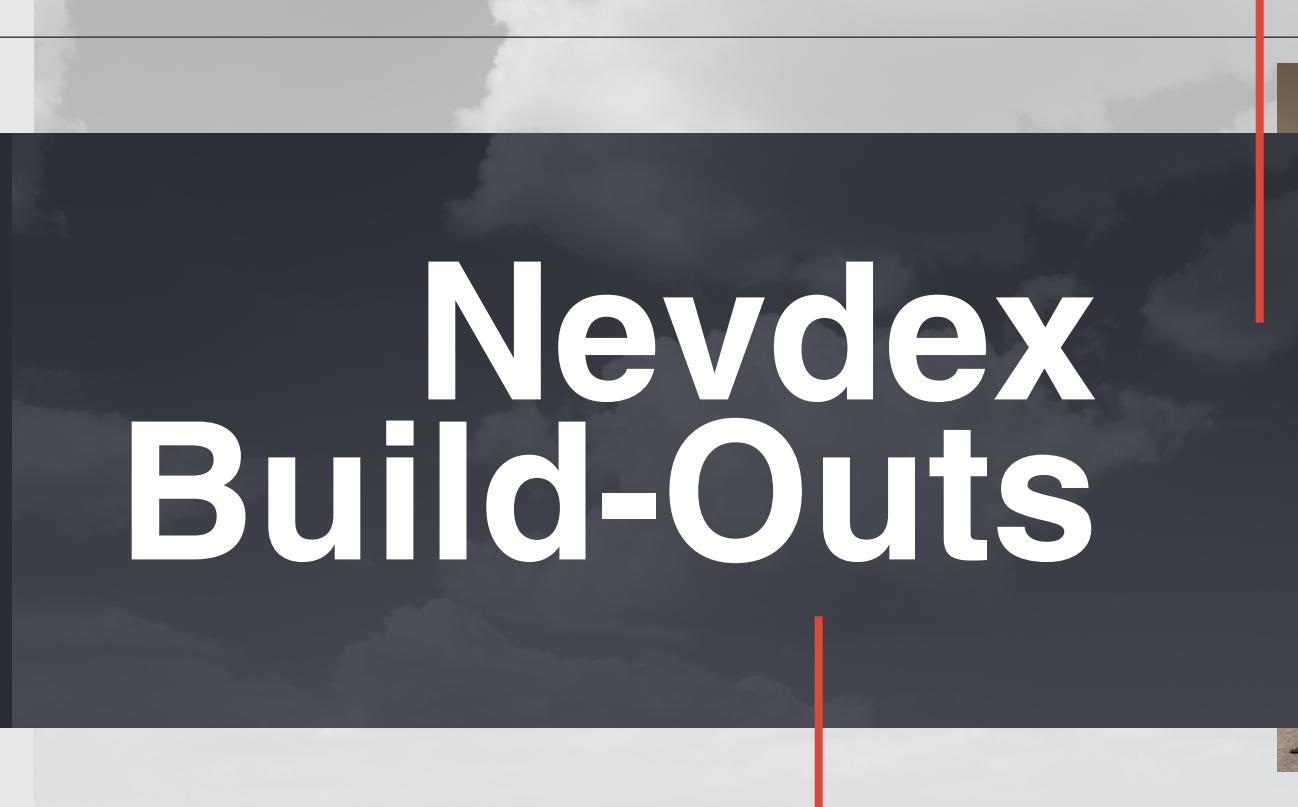
BUILDING 2
5340 Kietzke Lane

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.



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

5390
Main

Kietzke
Entrance

NevDex
CORPORATE SUITES

Morgan Stanley

Sutton Place Limited

103

104

200

202

204

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

NEVDEX 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



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