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For Lease

5520
Kietzke Lane



Suite 310: 2,372 SF | Turn-Key Class A Build-Out Available

Premier Window Lined Suite Available | Call Broker For Pricing

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Colliers

A photograph of a modern office lobby. In the foreground, two dark wood armchairs with blue and white patterned cushions are positioned on a light-colored tiled floor. To the right, a large glass door with a vertical handle leads into a room with a glass wall and a yellow number '110' visible. The ceiling features recessed lighting and a white rectangular vent. The background shows a hallway with glass partitions and a blue wall.

Property Overview

5520 Kietzke Lane is a well-maintained Class A 43,925 SF Office building in the heart of the Meadowood Submarket. The four-story, 43,925 square foot office building offers outstanding visibility from US 395/I 580 and is located in the highly sought after Meadowood Submarket. The building offers abundant surface level parking as well as covered parking options. High-end construction includes beautiful lobby and floor to ceiling windows. Located across from Anderson Park providing walking trails and picnic tables allows employees to enjoy the outdoors directly behind the building.

Suite 310 Highlights: 2,372 SF



Rare opportunity to lease a Class A, 2,372 SF space in the Meadowood Submarket



Building is visible from I-580 with high daily traffic count



Covered parking may be available



In-suite breakroom with upgraded finishes including LED lighting



Located across from Anderson Park with outdoor seating and walking trails

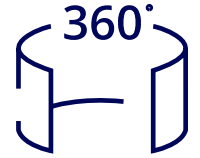


Office build-out and high-end finishes

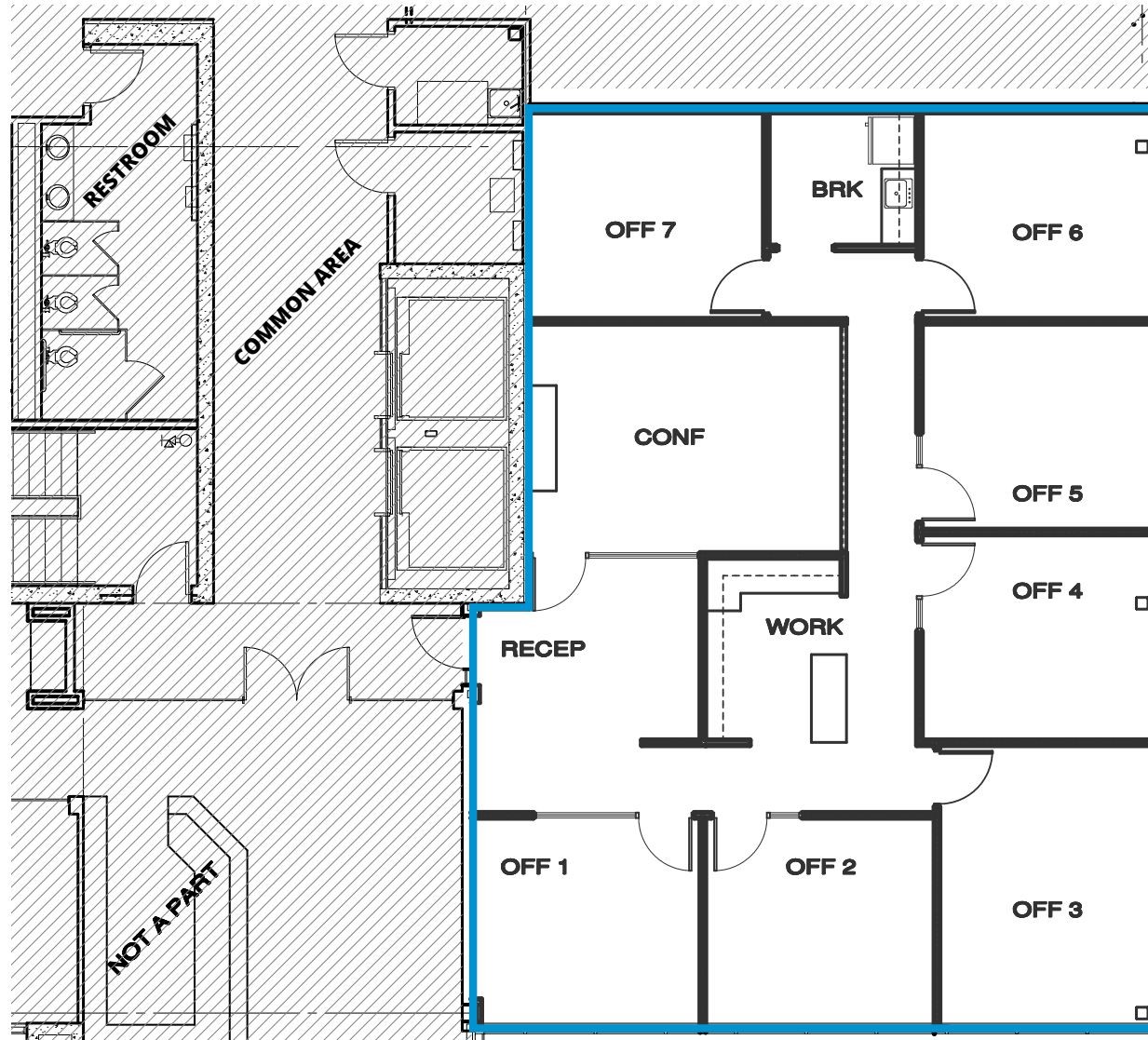


Suite 310 | 2,372 Square Feet

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Rare small suite with heavy office build-out available for lease in the Meadowood Submarket. The suite offers a reception area, seven private offices, conference room, break area, and work area. Located on the corner with outstanding views.



Premiere Professional Office Finishes



In the Heart of the Meadowood Submarket



Rancharrah

PERENN BAKERY | VILLAGE WELL TAPROOM & PIZZA | ARMANDO & SONS

Hineki | Rolled Mountain Creamery | Mo's Curry

SIERRA SLEEP AIRWAY AND WELLNESS CENTER | Secca Smiles Complete Health Dentistry

cic Comprehensive Integrated Care | GREAT BASIN ORAL & FACIAL SURGERY

HOMESWOOD SUITES
Hilton

Downtown Reno

Atlantis
CASINO RESORT SPA • RENO

WHOLE FOODS MARKET

5520 Kietzke Lane
Reno, NV, 89511



109,000 ADT

Anderson Park

Kietzke Lane

BlueBirdCPAs Experience Elevated | Northern Nevada MEDICAL CENTER | CARRINGTON COLLEGE

WALTHER MANSFIELD BROCK MAYO ATTORNEYS AT LAW | G.V. GOLIGHTLY VYANNAH | PLUMAS BANK

McCORMACK | Leavitt Group | NEVADA REAL ESTATE GROUP | Colliers

MK McKenzieProperties | Regus | urology nevada

Unrivaled Retail Amenities

- 1. Sierra Town Center**
 - Target
 - Need 2 Speed
 - Club Pilates
 - The Home Depot
 - The Cup Cafe
 - Greater Nevada Credit Union
- 2. Commons Shopping Center**
 - Total Wine & More
 - Guitar Center
 - DSW Designer
 - Starbucks
 - Wrap It Up
 - PetSmart
- 3. Whole Foods Market**
- 4. Meadowood Mall**
 - The Cheesecake Factory
 - JCPenney
 - Macy's
 - Round1 Bowling
 - Crush Fitness
 - Dotty's
- 5. Best Buy Center**
 - Petco
 - Barnes & Noble
 - DXL Big + Tall
 - Great Basin Brewing
 - Macaroni Grill
- 6. Restaurant Row**
 - Mimi's Cafe
 - Jamba Juice
 - Nick The Greek
 - Panda Express
 - Capriotti's
 - P.F. Chang's
- 7. Lowe's**
- 8. Firecreek Crossing**
 - Walmart
 - Michaels
 - Sam's Club
 - Applebee's
 - ULTA Beauty
- 9. Redfield Promenade**
 - World Market
 - Natural Grocers
 - Nordstrom Rack
 - Ijji 2 Sushi
 - Jersey Mike's
 - MOD Pizza
- 10. Smithridge Plaza**
 - Trader Joe's
 - Big Lots
 - Goodwill
- 11. Reno-Sparks Convention Center**
- 12. Rancharra**
- 13. NevDex Office Park**
- 14. Anderson Park**



Market Overview

The Greater Reno-Tahoe's business and economic climate is experiencing a major boom and the ramifications are far reaching. In fact, Nevada was ranked number 7 in the 2024 State Business Tax Climate Index, according to the Tax Foundation. With the area including major cities such as Reno, Sparks, Carson City, Fernley, and Incline Village, there is plenty of room for expansion. With the benefits of Nevada's low tax on businesses - and a satisfying quality of life, it's a wonder why a business or developer would choose anywhere else. The region's optimal location to San Francisco, Portland, Salt Lake City, Las Vegas, and Los Angeles all within a day's drive is just another added benefit.

Reservoir

Business-Friendly Environment

- » No corporate income taxes
- » No personal income taxes
- » No estate/gift taxes
- » No unitary taxes
- » No franchise taxes
- » No inventory taxes
- » No franchise taxes on income
- » 1.48% Payroll Tax
- » 6.85% Sales Tax
- » 0.60% Property Tax
- » 0.25-5.4% Unemployment Insurance Tax
- » Qualified Opportunity Zones

4.8%

UNEMPLOYMENT RATE
AS OF APRIL 2025

258,017

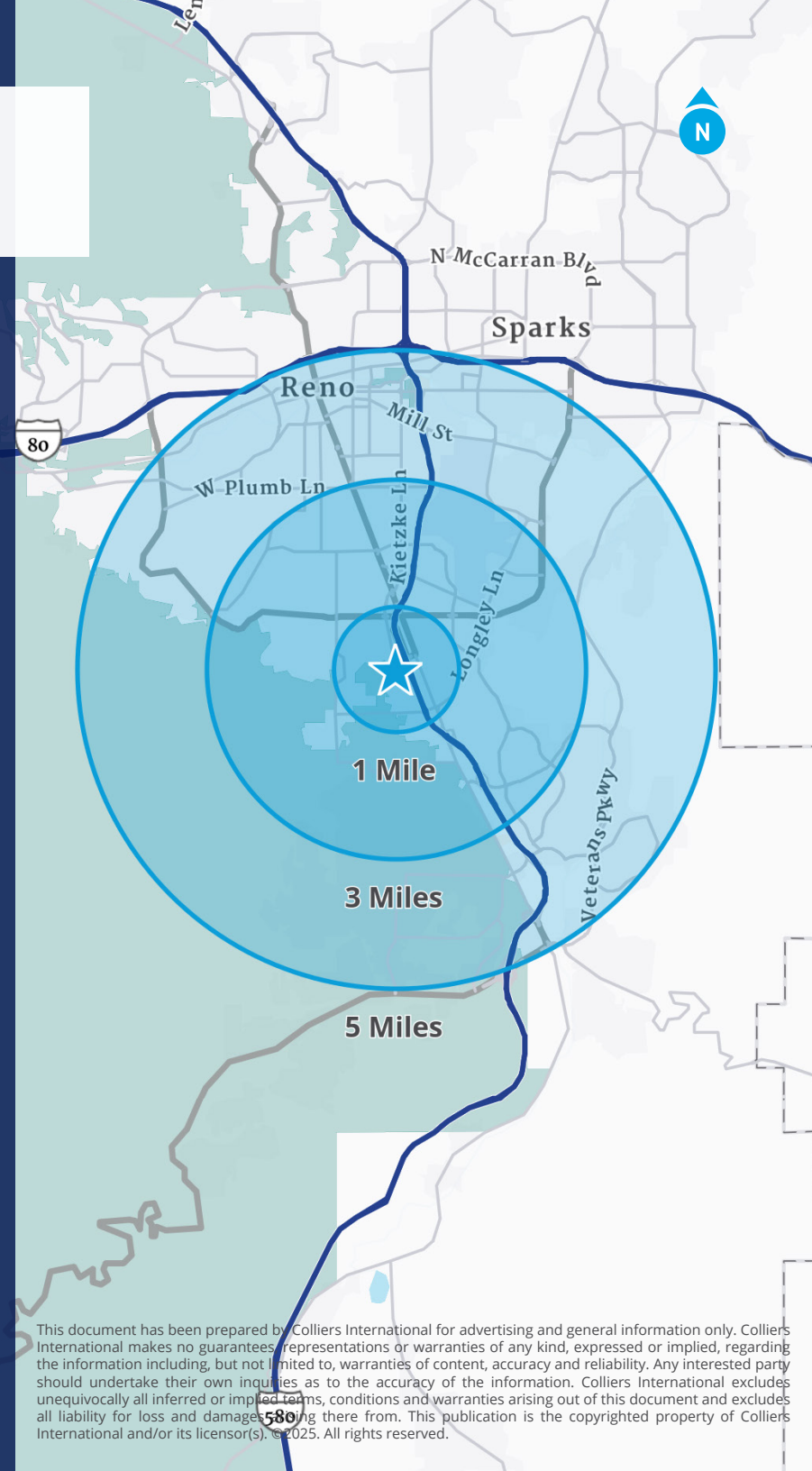
WASHOE COUNTY
EMPLOYMENT AS OF 2024

514,332

WASHOE COUNTY
POPULATION AS OF 2024

\$567,000

MEDIAN HOME PRICE
AS OF FEBRUARY 2025



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