

# 5421

**Kietzke Ln** | SUITE 100  
RENO, NV 89502

**OFFICE**  
**FOR LEASE**

**RATE REDUCED**



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**CORFAC**  
INTERNATIONAL

# 5421

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## ABOUT THE PROPERTY

- Premier Class A professional office space located in Reno's Meadowood submarket.
- Ground floor suite with direct access off the main lobby.
- Floor to ceiling windows providing natural light throughout.
- Located on Kietzke Lane in close proximity to Interstate-580 and walking distance to The Village @ Rancharrah
- Ample parking for a variety of professional office uses.
- Neighboring new office development



**Lease Rate** | \$2.75/SF MG

**Office Size** | 3,012 SF

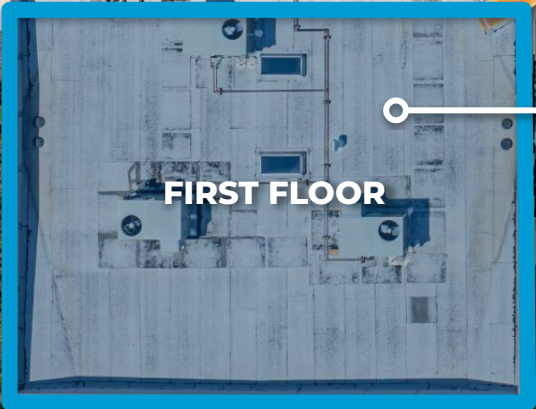
**Year Built** | 2005

**Zoning** | SPD (OFFICE)

ALL - SPECIFIC PLAN DISTRICT

**APN** | 040-971-05

**SITE MAP**



**FIRST FLOOR**

**5421  
KIETZKE LANE  
SUITE 100**



**N**

# AREA MAP NORTH



PEPPERMILL  
RENO

Atlantis  
CASINO RESORT • RENO



RENO-TAHOE  
Reno-Tahoe  
International  
Airport

LOWE'S

MEADOWOOD MALL  
A SIMON MALL

KIETZKE LN

WHOLE  
FOODS  
MARKET

THE VILLAGE  
AT RANCHARRAH

NEIL RD



DEL MONTE LN

HOMESUITES  
BY HILTON

SMALL  
STRIDES

5421  
KIETZKE LANE

KIETZKE LN

GREAT BASIN  
ORAL & FACIAL SURGERY

WHITE PINE  
FAMILY DENTISTRY

5421 KIETZKE LANE  
POPULATION

Sierra Nevada  
SPECIALTY CARE



3 miles  
67,972

5 miles  
158,312

SUITE 100



SUITE 100



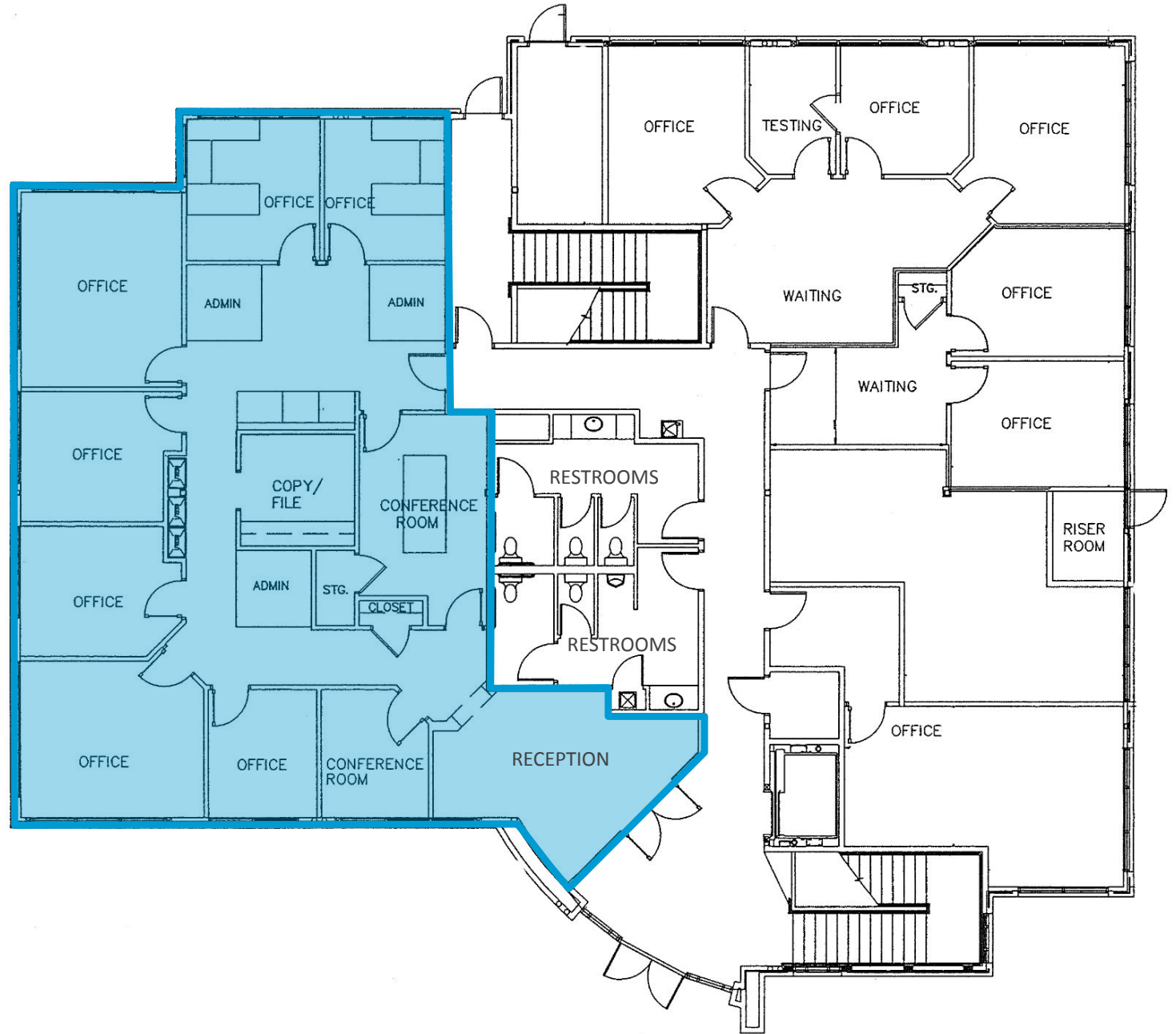
DCG



**FLOOR PLAN**  
**SUITE 100**  
3,012 SF

**7**  
OFFICES

**2**  
CONFERENCE ROOMS



**YOUR  
COMPETITIVE  
ADVANTAGE**

**NORTHERN NEVADA** A SMART CHOICE FOR GROWTH



**HOME TO  
INDUSTRY  
GIANTS**

Ranked in TOP 10 states for best business tax climate and business incentives.



**19K**  
UNDERGRADUATE  
STUDENTS

**23K**  
TOTAL  
STUDENTS

**4K**  
GRADUATE  
STUDENTS

RI - University for Research by Carnegie Classifications



**20** MINUTES  
TAHOE RENO  
INDUST. CENTER



**"Super-Loop"**  
Fiber Network  
IN PROGRESS



**America's**  
DATA & TECH  
Growth Frontier



**22** MINUTES  
Commute Time



**3.5** HOURS  
TO BAY AREA



**2** HOURS  
TO SACRAMENTO



**NEVADA LITHIUM LOOP**  
Closed-loop system for lithium extraction, processing, and battery material recycling to support sustainable domestic EV supply chains.



**WORKFORCE DEVELOPMENT**

- Lowest labor costs in the Western U.S.
- 35K+ students at UNR & TMCC
- 10-year surge in manufacturing jobs
- MSA population growing 1.4% annually

Nevada is the 6th fastest-growing state in the nation, according to the latest *U.S. Census* data.

– U.S. Census Bureau (2025)

Recognized by *US News* for being the No. 7 across the nation for Business Environment.

– US News (2024)



**Business Assistance Programs**



Sales, Use & Modified Business Tax Abatements



Incentives for Equipment, Property & Recycling



Specialized Programs for Data Centers and Aviation

**Opportunity Zones**

Northern Nevada offers multiple federally designated Opportunity Zones, supporting long-term investment and development.

**Qualified Opportunity Zone investments offer:**



Deferred capital gains



Step-up in basis



Permanent exclusion of qualifying gains

**Nevada Tax Climate**

Nevada's tax structure is designed for business success:

**NO**

Corporate or Personal Income Tax  
Inventory or Franchise Tax  
Capital Gains or Inheritance Tax

One of the most competitive tax climates in the U.S., ranked among the best for business.



**NORTHERN NEVADA TOP COMPANIES**

**5.4M SF**  
Tesla Gigafactory

**1.3M SF**  
7.2M SF Planned  
Switch Campus

TAX COMPARISONS	NV	CALIFORNIA	ARIZONA	UTAH	IDAHO	OREGON	WASHINGTON
state corporate income tax	NO	8.84%	4.9%	4.85%	6.5%	6.6%	NO
individual income tax	NO	<13.3%	<2.5%	4.55%	5.695%	<9.9%	NO
payroll tax	>1.17%	>1.5%	NO	NO	NO	>.9%	.92%
capital gains tax	NO	<13.3%	<2.5%	4.55%	5.695%	<9.9%	7-9.9%





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