

For Sublease

Suite 101B: 2,267 SF

Suite 103: 1,382 SF

5605 Riggins Court, Reno, NV 89502



Melissa Molyneaux SIOR, CCIM

Executive Vice President

+1 775 823 4674 Direct

+1 775 762 7990 Cell

Melissa.Molyneaux@colliers.com

NV Lic BS.0144599.LLC

Jason Hallahan

Associate

+1 775 333 6969 Direct

+1 775 287 5610 Cell

Jason.Hallahan@colliers.com

NV Lic S.0200644

5520 Kietzke Lane, Suite 300

Reno, NV 89511

+1 775 823 9666

Colliers.com/Reno

Colliers

Accelerating success.



Building Comments

Colliers is pleased to present 5605 Riggins Court for sublease located in the Meadowood submarket. The office building is two stories, elevator served and offers a contemporary design. The building also offers ample parking, 5.25:1000 in lot, and on the street. The location provides easy access to I-580 and major thoroughfares including South McCarran Boulevard, South Virginia Street and the Southeast Connector. In addition, it is close in proximity to the Reno Tahoe Airport, a variety of retail centers, amenities and a bus line. The building may be suitable for medical users as previous tenants were medical.

Lease Rate: Call for Details

Available Suites

Suite	Square Feet	Suite Notes
101B	2,267	1
103	1,382	1

1: Suites can be combined for a total of 3,649 SF (Hallway in-between).
Sublease term through 3/31/2031

Suite 101B Comments

Functional and efficient office suite featuring an expansive open work area, three private offices, and a dedicated conference/training room. The flexible layout accommodates a range of business needs, offering an ideal balance of collaboration space and private offices.

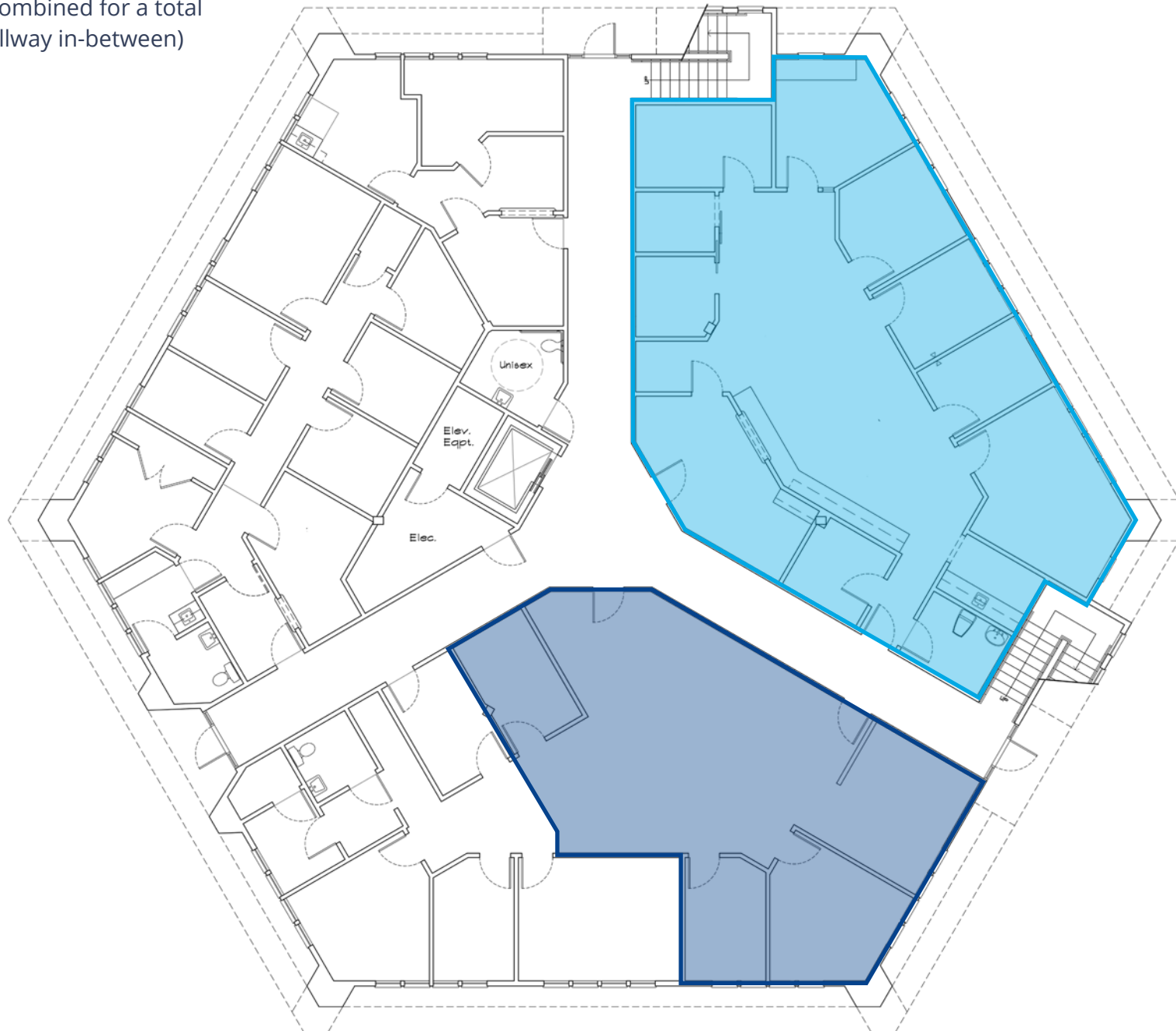
Suite 103 Comments

Move-in ready office suite featuring multiple private offices, a large open workspace, conference room, reception area, and breakroom. Designed to support productivity and client engagement, the suite provides a professional environment well-suited for a variety of office users.

■ Suite 101B – 2,267 SF

■ Suite 103 – 1,382 SF

Suites can be combined for a total
of 3,649 SF (Hallway in-between)



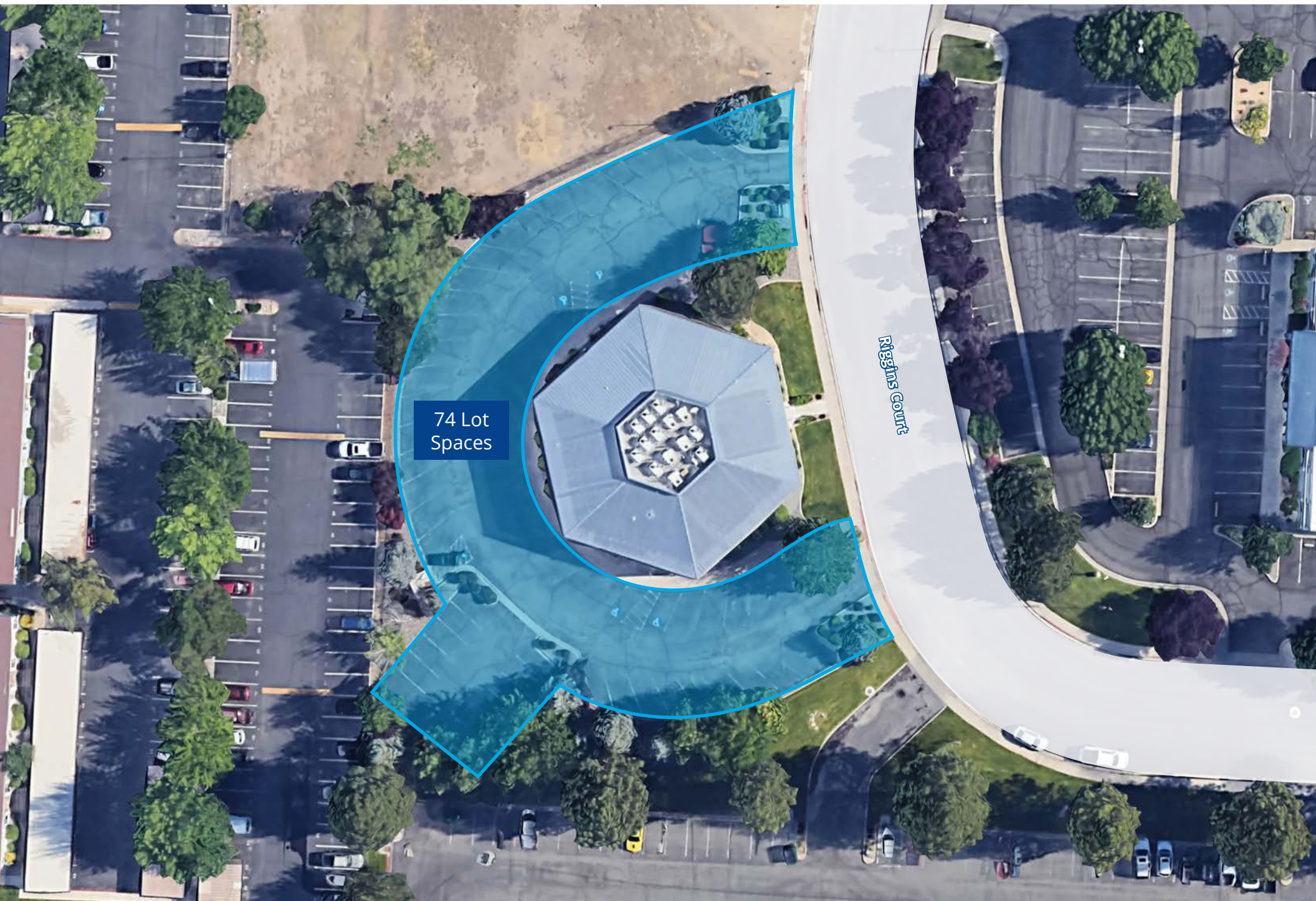
Suite 101B Photos



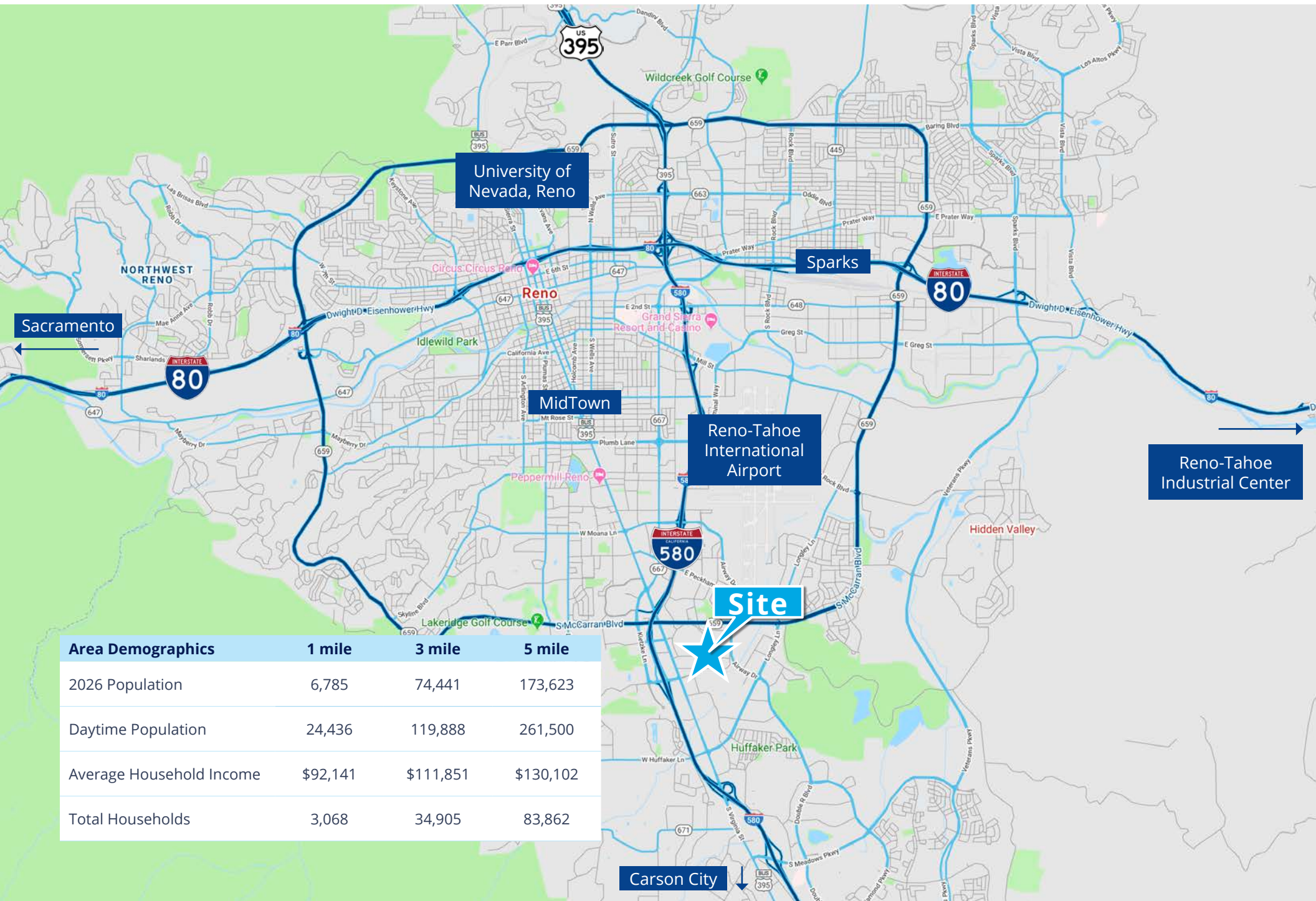
Suite 103 Photos



Abundant Lot (5.25:1000) and Street Parking



Regional Location



Area Demographics	1 mile	3 mile	5 mile
2026 Population	6,785	74,441	173,623
Daytime Population	24,436	119,888	261,500
Average Household Income	\$92,141	\$111,851	\$130,102
Total Households	3,068	34,905	83,862



5520 Kietzke Lane, Suite 300
Reno, NV 89511
+1 775 823 9666
Colliers.com/Reno

Melissa Molyneaux SIOR, CCIM
Executive Vice President
+1 775 823 4674 Direct
+1 775 762 7990 Cell
Melissa.Molyneaux@colliers.com
NV Lic BS.0144599.LLC

Jason Hallahan
Associate
+1 775 333 6969 Direct
+1 775 287 5610 Cell
Jason.Hallahan@colliers.com
NV Lic S.0200644

Surrounding Amenities



This document/email has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and /or its licensor(s). © 2026. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement.