



Sublease Opportunities

colliers.com/Reno



5470 Kietzke Lane Reno, Nevada

Sublease Opportunities

Suite 220: 2,098 SF

Suites 205-210: 6,922 SF

Lease Rate

Call For Pricing

Well Located Class A Office Building in the Meadowood Submarket



Class A
Office Options



Good Access to
Amenities, Interstate,
and Housing



Multiple
size options
available

For Sublease

Property Overview

Address:	5470 Kietzke Lane
Location:	Reno, NV 89511
Available Space:	Suite 220: 2,098 SF Suites 205-210: 6,922 SF
Parking:	Lot spaces
Asking Lease Rate:	Call for Pricing

Building Comments

Colliers is pleased to present a rare opportunity for a small office in the Meadowood Submarket in one of Reno's premier office buildings. It boasts remarkable signage, freeway exposure, and easy access to retail facilities and public transport. The structure features high-end embellishments throughout and is conveniently within walking distance of Anderson Park, complete with scenic walkways and designated picnic spots. Constructed in 2002, this three-story building also includes an outside patio furnished with tables. With its full frontage facing I-580, the building enjoys maximum visibility. Furthermore, ample parking is available on-site.

Property Details

- Built in 2002
- Three Stories
- Outside Patio with Tables
- Building has Full Exposure to I-580
- Ample Parking



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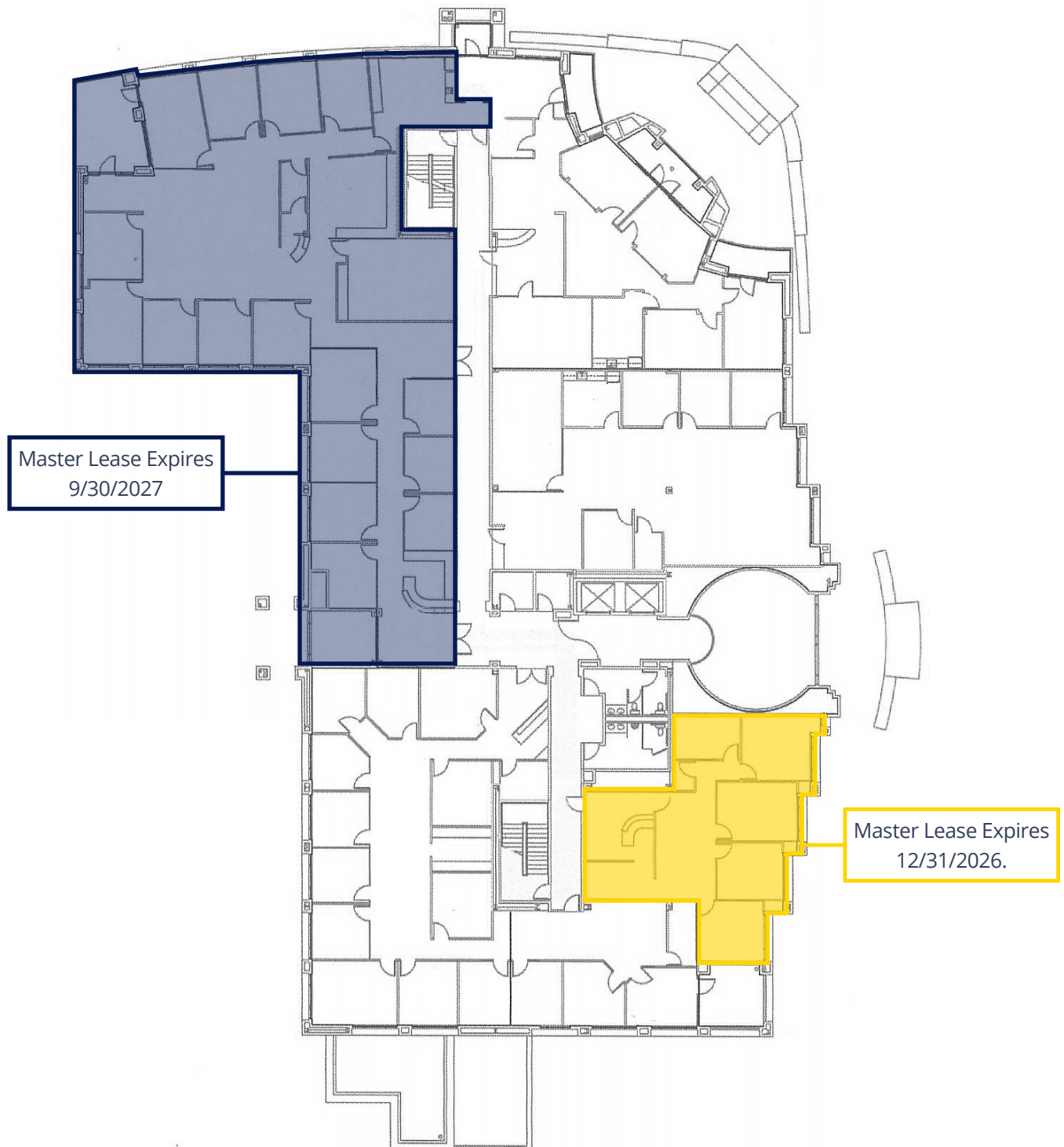
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Second Floor Availability

 Suites 205-210: 6,922 SF

 Suite 220: 2,098 SF



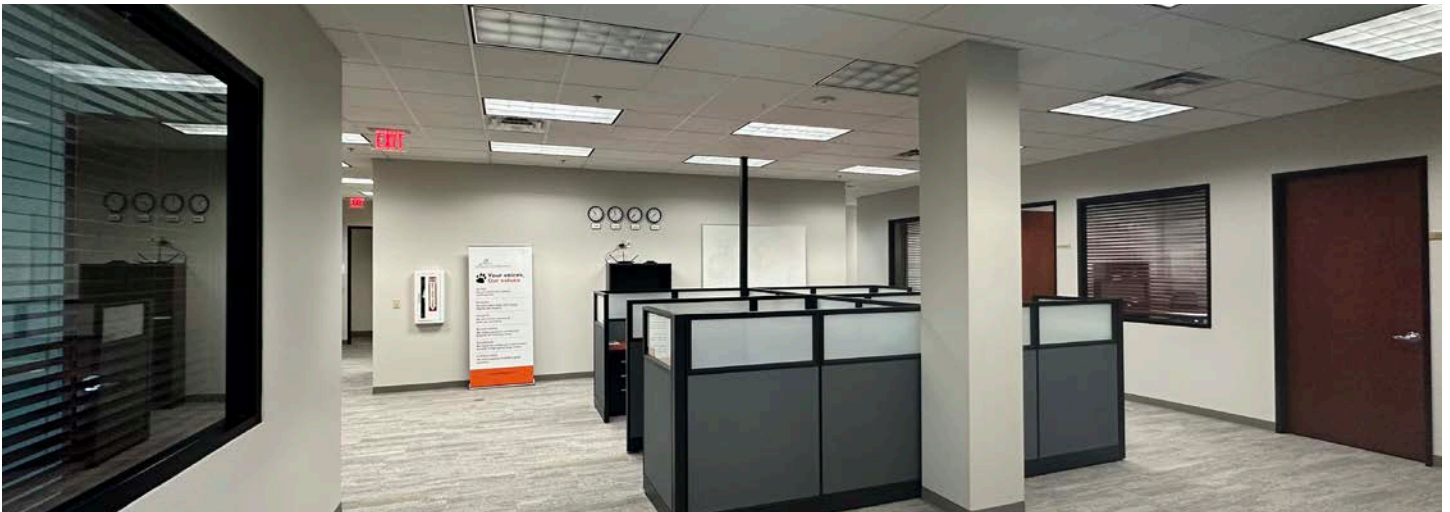
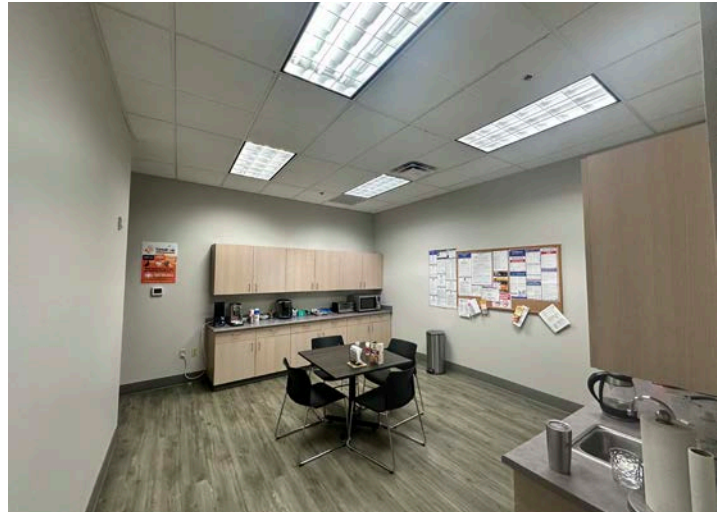
Suites 205-210: 6,922 SF

Suite Details

Suite 205-210 is located directly off the elevator lobby. The office has a main entry, two conference rooms, ± 16 offices, breakroom, storage/IT room, large work room, second entry/reception, and open bull pen space. The suite has a private patio and furniture can be made available. **Master lease expires 9/30/2027.**



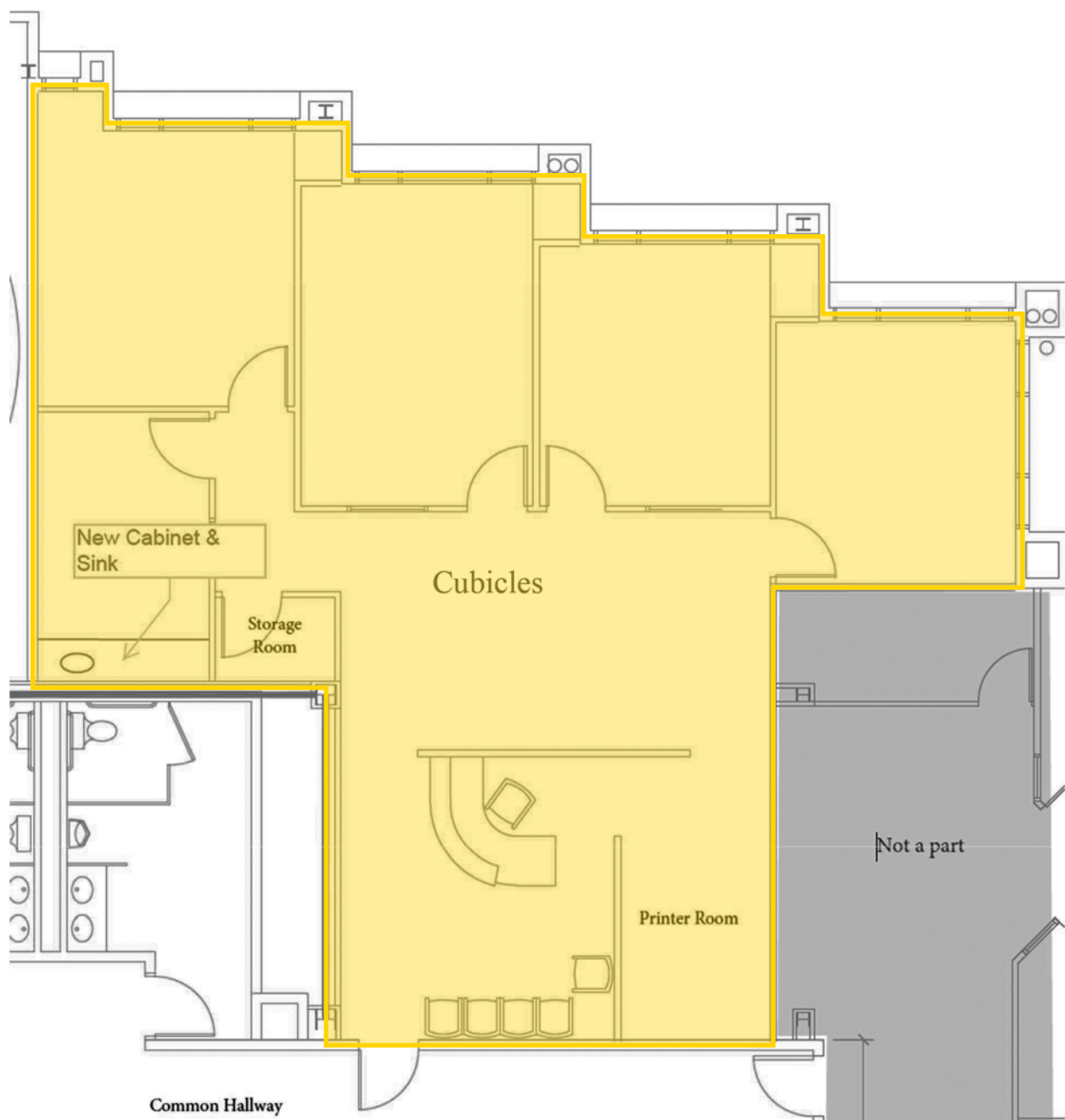
Suites 205-210 Photography



Suite 220: 2,098 SF

Suite Details

The space layout includes a reception area, 4 large private rooms that can be used for offices or conference/meeting rooms, space for cubicles, IT room, copy and storage room and a breakroom with a sink. Furniture can be made available. **Master lease expires 12/31/2026.**



Suite 220 Photography



Amenities & Services



Rancharrah

PERENN BAKERY VILLAGE WELL TAPROOM & PIZZERIA ARMANDO & SONS

Hineki Rolled Mountain Creamery Most Chai's

SIERRA SLEEP AIRWAY AND WELLNESS CENTER Cic Comprehensive Integrated Care

Seesee Smiles Complete Health Dentistry GREAT BASIN DENTAL & FACIAL SURGERY

5470 Kietzke Lane
Reno, NV, 89511

Downtown Reno

Atlantis CASINO RESORT SPA • RENO

WHOLE FOODS MARKET

HOMESWOOD SUITES Hilton

Anderson Park

McCORMACK Leavitt Group MK McKenzie Properties

NEVADA REAL ESTATE GROUP Colliers

Regus urology nevada

BlueBirdCPAs Experience Elevated.

Northern Nevada MEDICAL CENTER

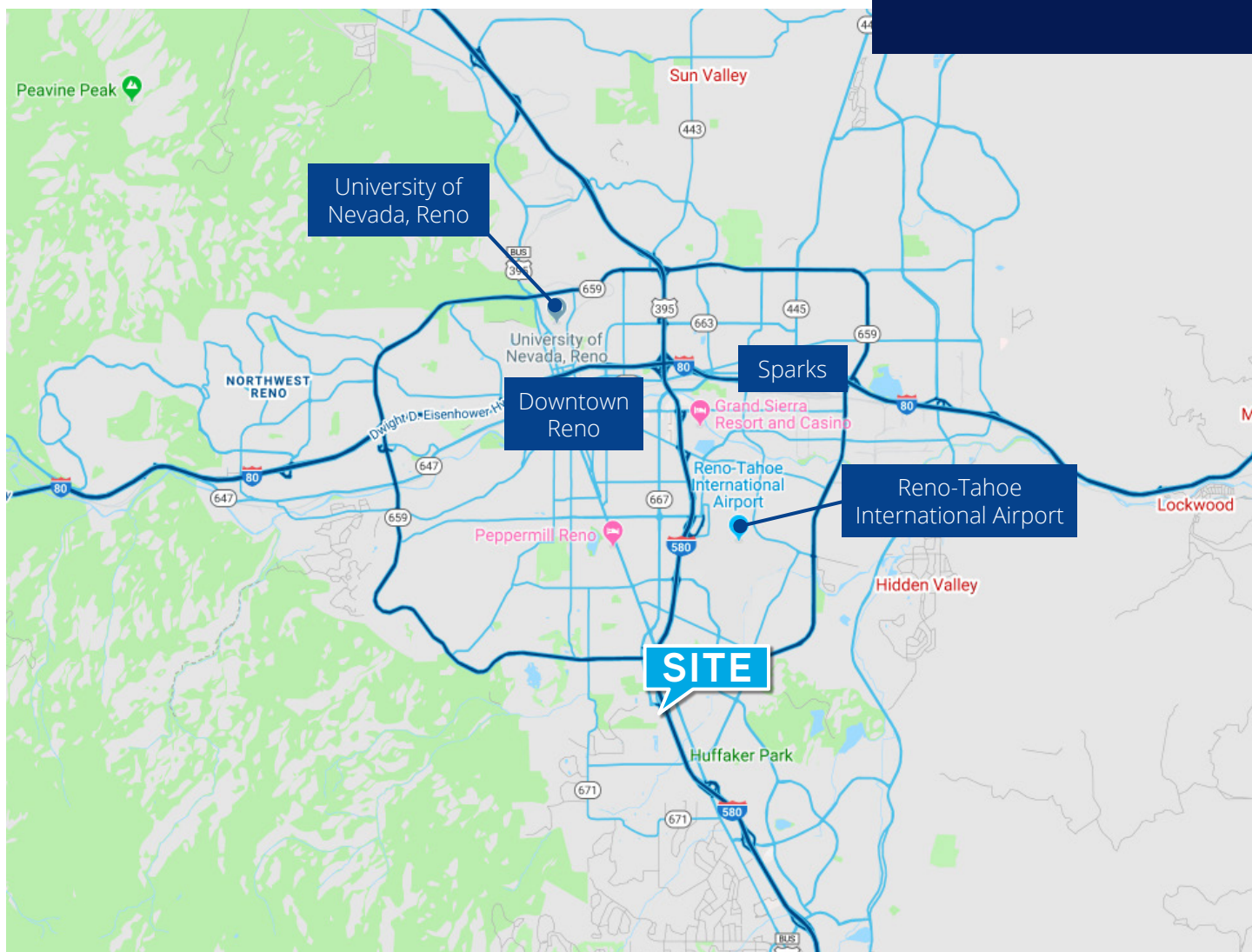
CARRINGTON COLLEGE

WALTHER MANSFIELD BROCK MAYO ATTORNEYS AT LAW

GV BOLIGHTLY VANNAH

PLUMAS BANK

Location



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