



For Lease

Class A Office Space
1,814 SF up to 9,873 SF

5190 Neil Road
Reno, NV 89502

Premier Class A Office
Building Located off
McCarran Boulevard



View Virtual
Tours Here

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5520 Kietzke Lane, Suite 300
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Property Features

- Five story building for a total of $\pm 109,071$ SF
- Located within a major shopping district, directly next to Meadowood Mall and numerous restaurants and other retail locations
- Building has gym, showers, lockers – use free by tenants
- Suites have large windows with beautiful views
- Close proximity to S Virginia St. and McCarran Boulevard with access to US 395
- Great location with freeway access.
- Tallest office building outside of Downtown – 5 stories with outstanding views

Current Space For Lease

Suite	Square Feet	Suite Note
100	$\pm 3,498$	-
200	$\pm 2,583$	1, View Virtual Tour
210	$\pm 2,877$	1
300	$\pm 7,570$	2, View Virtual Tour
305	$\pm 2,303$	2, 3
440	$\pm 1,814$	View Virtual Tour
460	$\pm 8,226$	4

1: Can be combined for a total of $\pm 5,460$ SF

2: Can be combined for a total of $\pm 9,873$ SF

3: Available 1/1/2027

4: Available 2/1/2027

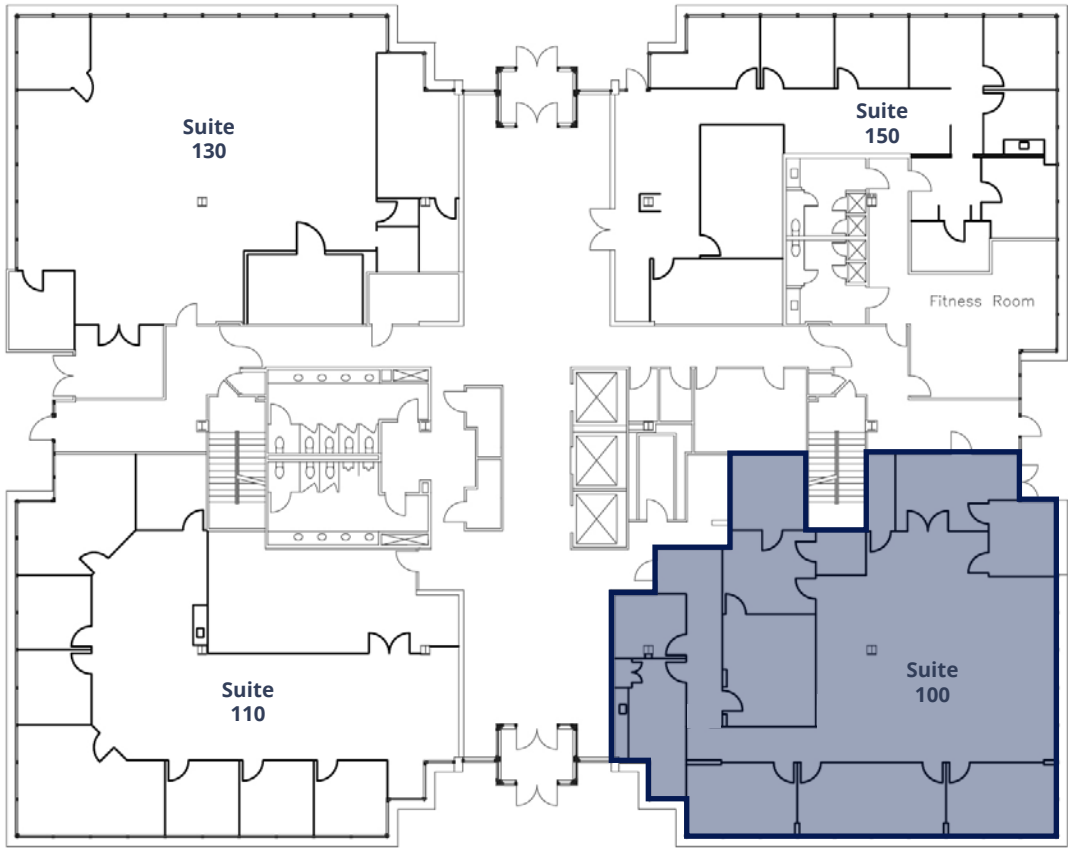
Call Broker for Rental Rate Details

High-End Finishes in Tenant Suites



1st Floor Availability

Floorplan



Available Space

Suite	Square Feet	Suite Note
 100	±3,498	-

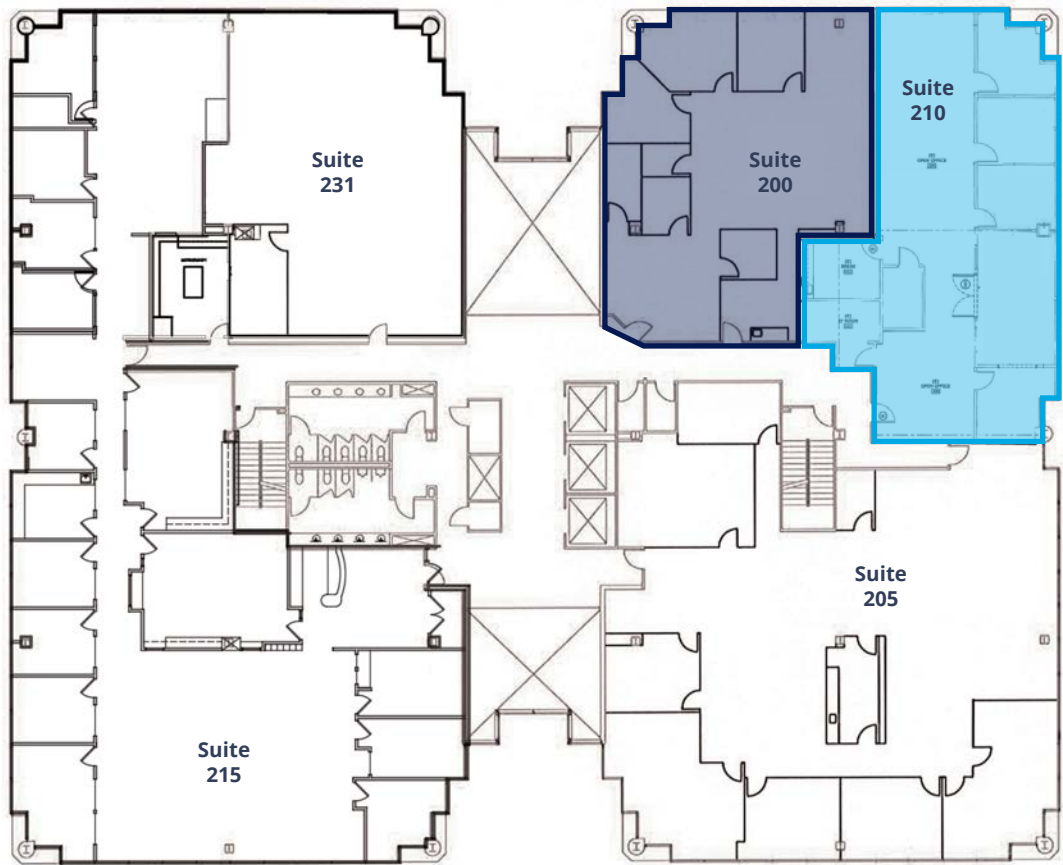
Suite 100

Suite has a separate access from the parking lot as well as from the interior of the building. The layout was updated and includes an open layout with three private offices, a conference room, reception area, meeting room, break room with sink and server room. Suite furniture is available.



2nd Floor Availability

Floorplan



Available Space

Suite	Square Feet	Suite Note
 200	±2,583	1, View Virtual Tour
 210	±2,877	1

1: Can be combined for a total of ±5,460 SF

Suite 200

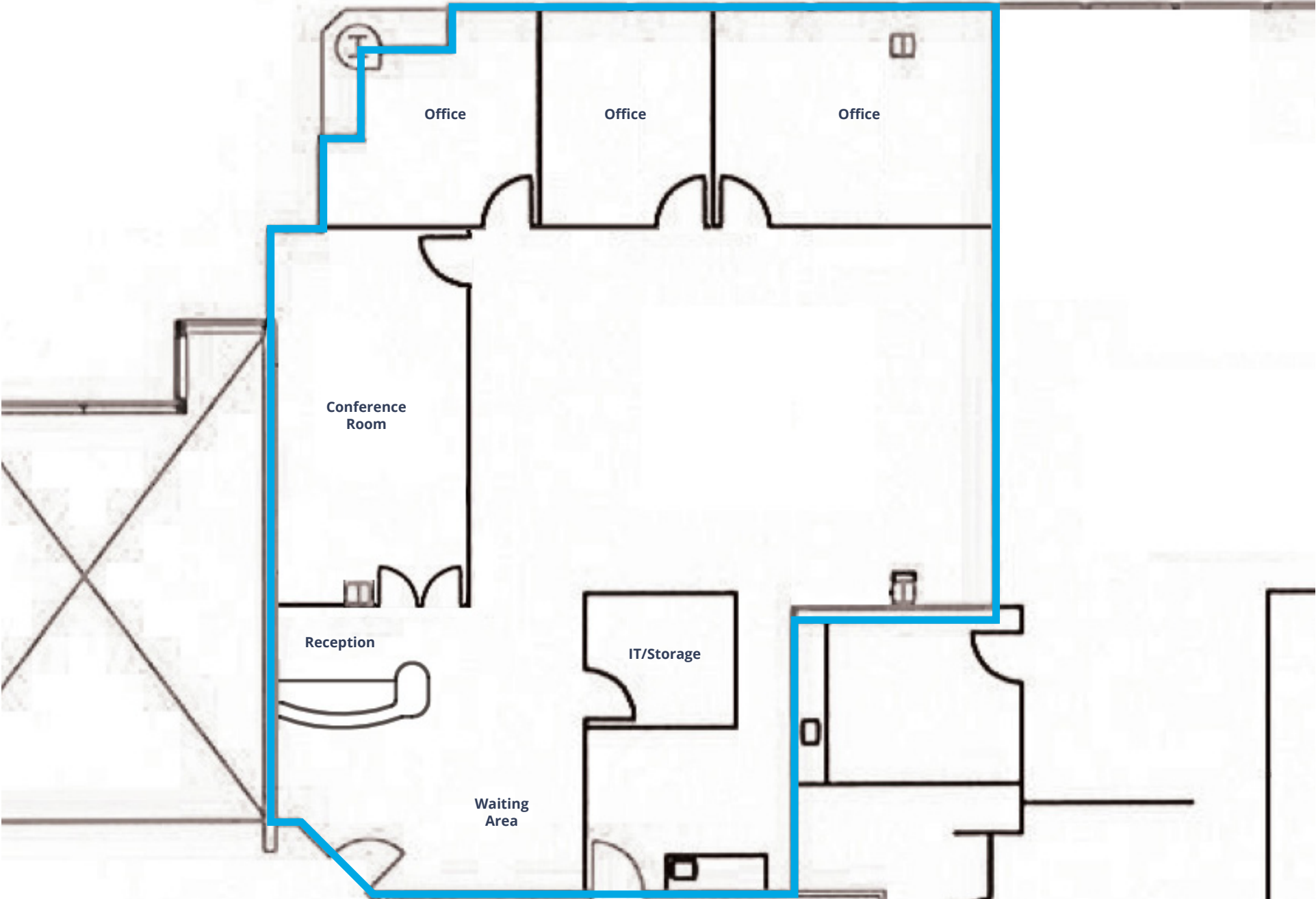
Suite offers multiple private offices, potential conference room, storage and reception area.

Suite 210

Suite has recently been updated, and the layout includes private offices, conference rooms, open bull pen space, breakroom, server room, storage, and reception. The suite is located on the corner of the building and has ample natural light and outstanding views. Suite furniture is available.

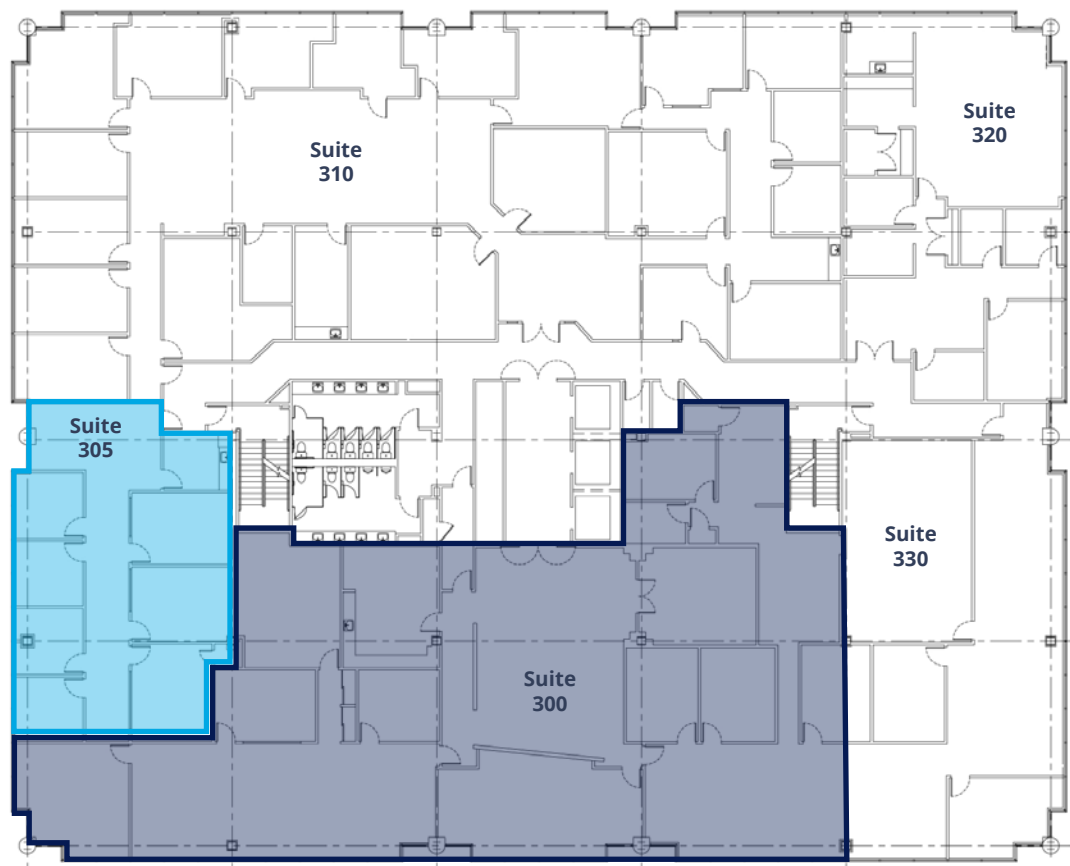


Suite 200 Conceptual Plan



3rd Floor Availability

Floorplan



Available Space

Suite	Square Feet	Suite Note
 300	±7,570	1, View Virtual Tour
 305	±2,303	1, 2

1: Can be combined for a total of ±9,873 SF

2: Available 1/1/2027

Suite 300

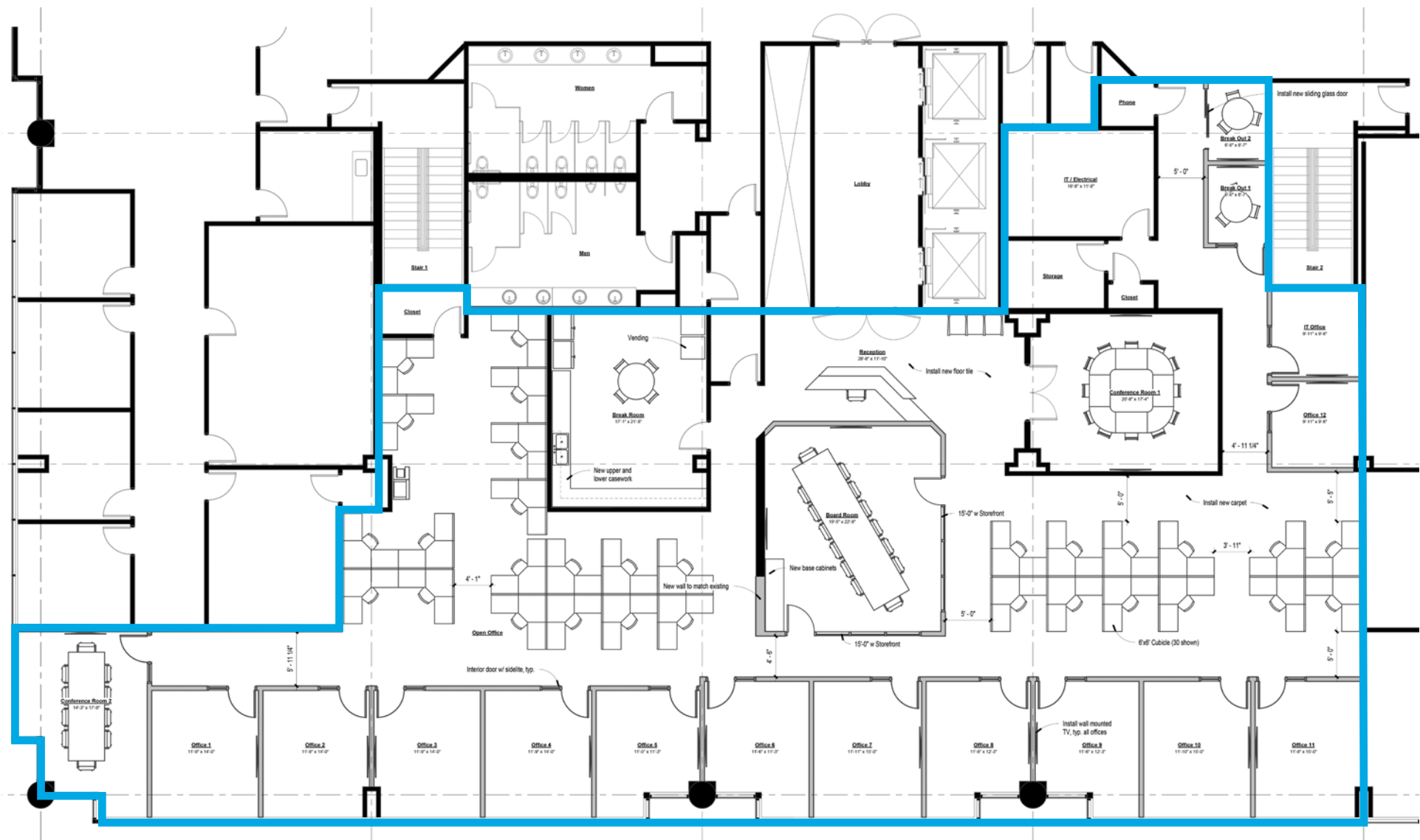
Suite offers a beautiful lobby and reception area, multiple private offices, potential conferences rooms, storage and break area.

Suite 305

Suite offers a lobby/reception area, multiple private offices, potential conference room, storage and break area.

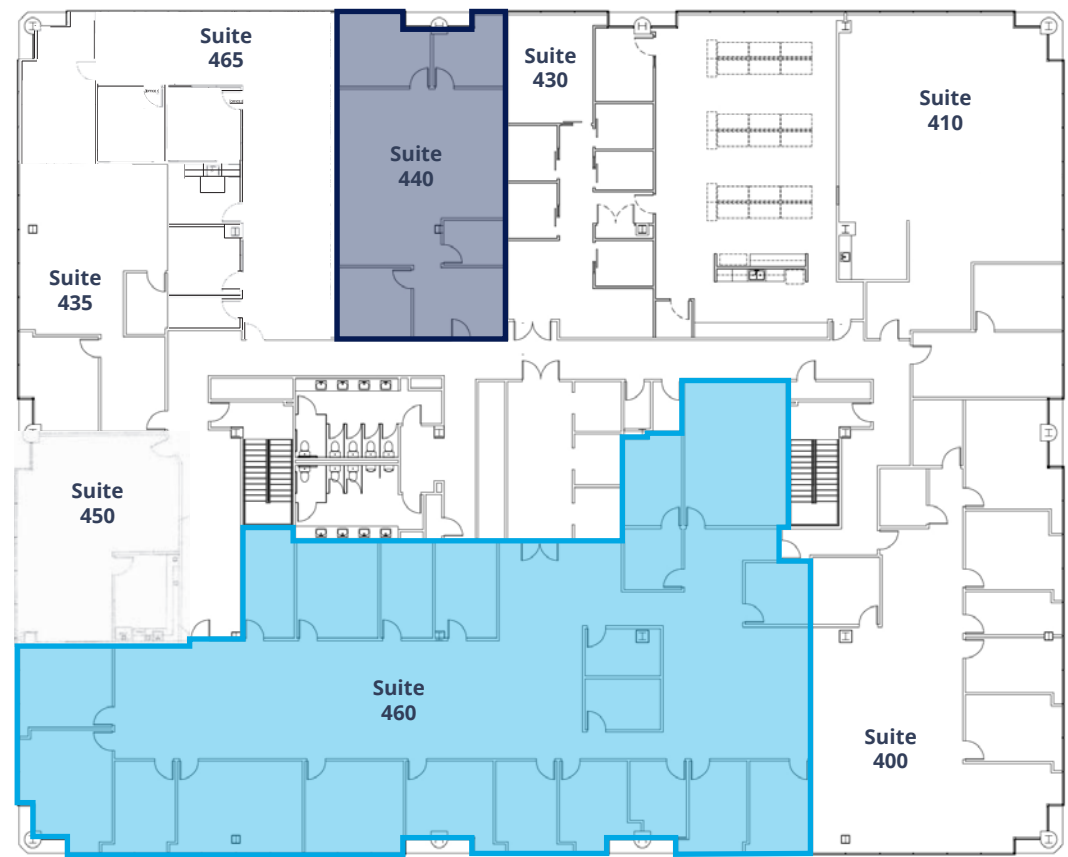


Suite 300 Conceptual Plan



4th Floor Availability

Floorplan



Available Space

Suite	Square Feet	Suite Note
 440	±1,814	View Virtual Tour
 460	±8,226	1

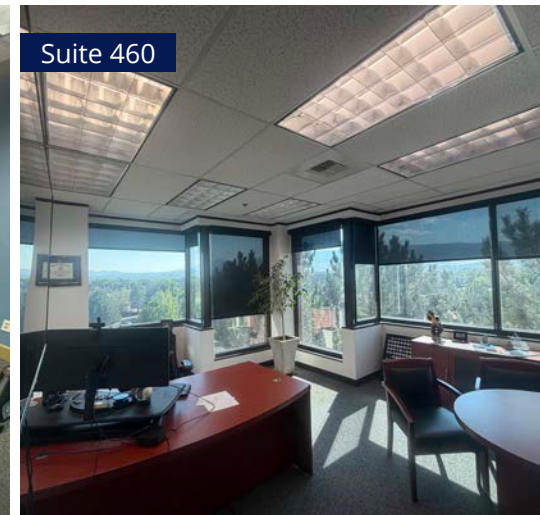
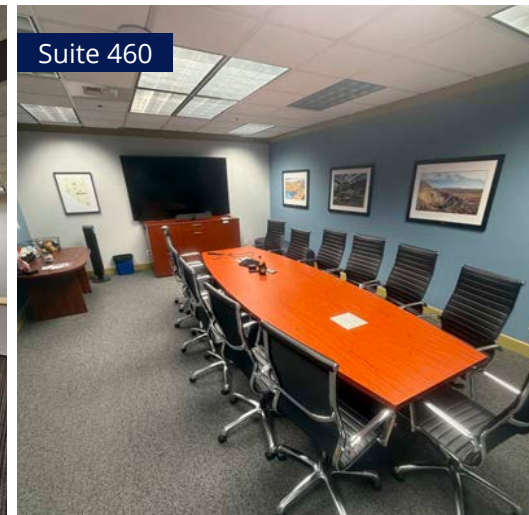
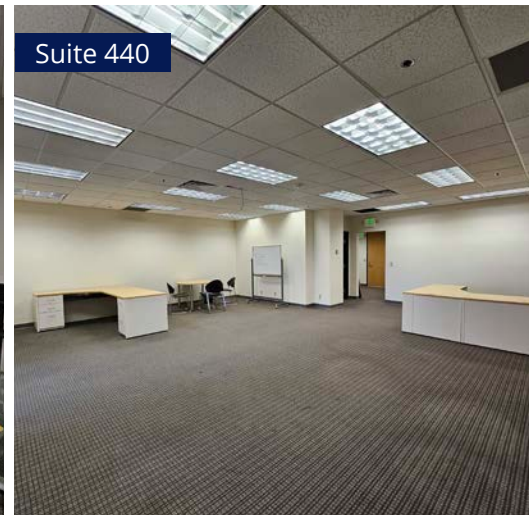
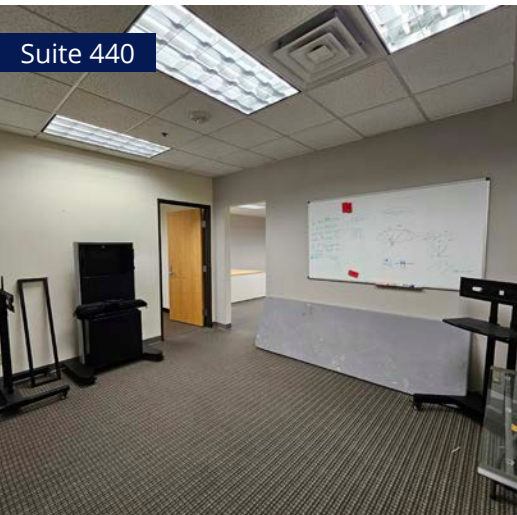
1: Available 2/1/27

Suite 440

Ready for immediate occupancy! Suite consists of two private offices along the window line, storage room, conference room and has outstanding views.

Suite 460

Suite offers a beautiful lobby and reception area, multiple private offices along the window line, storage room, conference rooms, break area, open work area, and has outstanding views.



Surrounding Retail





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