

For Sale

7,329 SF Office Building + Additional Parcel

5371 KIETZKE LANE, RENO, NV 89511

APNS: 040-961-06 & 07



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Timeless Elegance, Redefined for Business

BUILDING OVERVIEW

Colliers is pleased to present 5371 Kietzke Lane for sale along with a 0.369 acre lot. Originally built in 1942 and thoughtfully converted to 7,329 SF of office, this property offers a rare combination of history, charm, and modern workspace. The sale includes a 0.369 acre lot that currently offers beautiful manicured green space but was slated for an additional office building. Previously occupied by prominent law firms, the building features traditional architecture, elegant finishes, and abundant natural light throughout. Situated adjacent to Rancharra in Reno's highly sought-after Meadowood Submarket, the property provides a private, character-filled setting with immediate access to top retail, dining, executive housing, and I-580. With ample parking, multiple entry points, and expansion potential through an adjacent parcel, this is a unique opportunity to own a one-of-a-kind office in one of Reno's most prestigious locations. The property is located within a professionally managed office association. The property has a total of 60 parking spaces.

APN 040-961-06: 0.369 ACRES

VACANT LOT WITH 27 PARKING SPACES

APN 040-961-07: 0.603 ACRES

7,329 SF BUILDING WITH 33 PARKING SPACES

SALE PRICE: \$3,275,000

PROPERTY HIGHLIGHTS

- **Unmatched Location** – Adjacent to Rancharra in Reno’s premier Meadowood Submarket
- **Historic Charm** – Traditional architecture unlike any building in suburban Reno, yet is a up-to-date workspace
- **Expansion Potential** – Property is situated on a .603 acre lot and includes the adjacent .369-acre parcel for future growth
- **Elegant Interior** – Conference rooms, offices, hardwood floors, sweeping staircase, and natural light
- **Ample Parking & Accessibility** – Multiple entry points, handicap access, and landscaped grounds
 - 5371 Kietzke Lane – 33 spaces (4.48:1000)
 - Vacant parcel – 27 spaces (6:1000)
 - Total parking – 60 spaces
- **Updated Technology and Infrastructure** – Prior occupant had high-speed Internet service installed (5 gigs) allowing for fast and reliable service.

EXPENSE OVERVIEW (FULL BREAKDOWN AVAILABLE)

	Monthly	Yearly	PSF/MO	PSF/YR
TOTAL	\$4,591.35	\$55,096.17	\$0.63	\$7.52



5371 Kietzke Lane

FIRST FLOOR

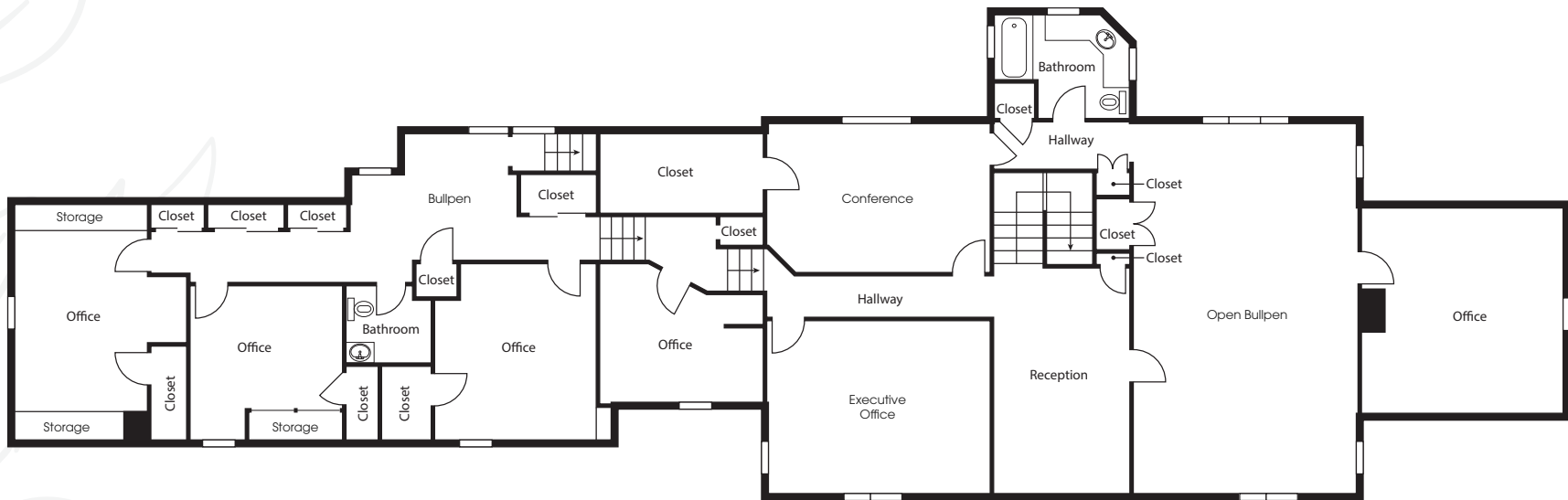


★ Basement Access

BASEMENT

5371 Kietzke Lane

SECOND FLOOR



Parcel Overview



Potential Expansion Plan



Property Photography



Property Photography



An Amenity Rich Environment



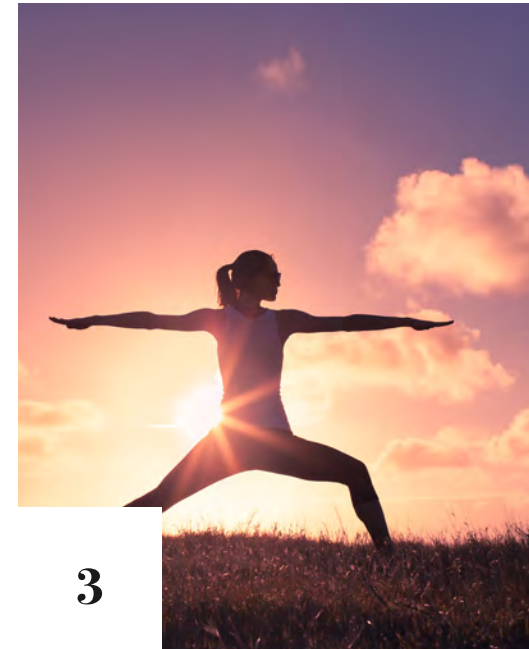
THE CLUB AT RANCHARRAH

The heart of the community, this 40,000 square foot private club offers an unmatched social and leisure experience.



EXCEPTIONAL DINING

From wood-fired pizzas and hand-pulled pasta to artisan coffee and craft cocktails, every meal is a chance to indulge.



WELLNESS & RECREATION

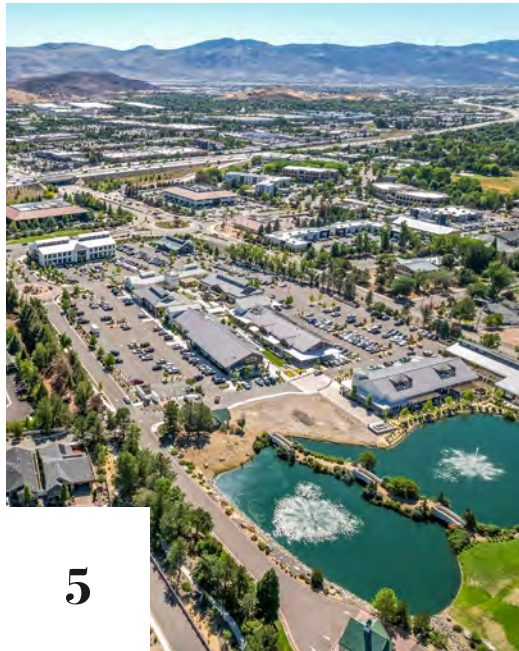
A full-service spa, resort-style pool, and state-of-the-art fitness center make relaxation and rejuvenation part of daily life.



4

EQUESTRIAN CENTER

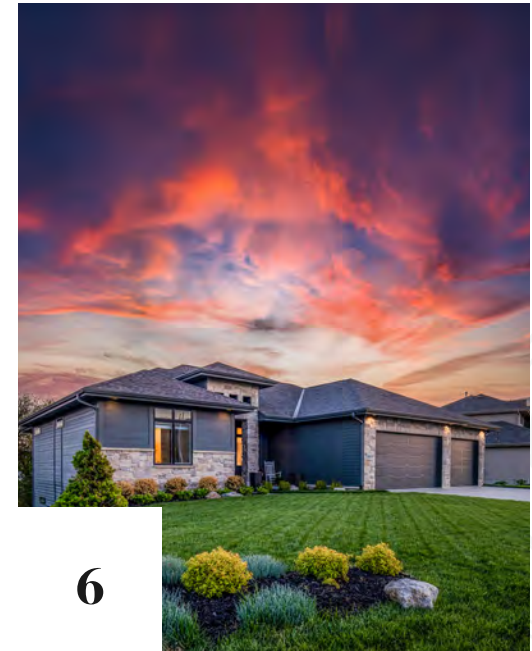
The community features a world-class equestrian center with state-of-the-art boarding, training, and riding facilities—an exclusive amenity for members who want to enjoy the equestrian lifestyle right at home.



5

THE VILLAGE AT RANCHARRAH

A lively gathering place where boutique shopping, inspired cuisine, and luxury wellness services come together.



6

LUXURY LIVING

Custom homes, semi-custom residences, and villas in a secure, gated community with direct access to The Club and surrounding amenities.



The Heart of Everything

SITUATED IN RENO'S PREMIER MEADOWOOD SUBMARKET WITH UNMATCHED VISIBILITY AND ACCESS NEAR I-580, ADJACENT TO RANCHARRAH

5 MINUTES

Reno-Tahoe International Airport

10 MINUTES

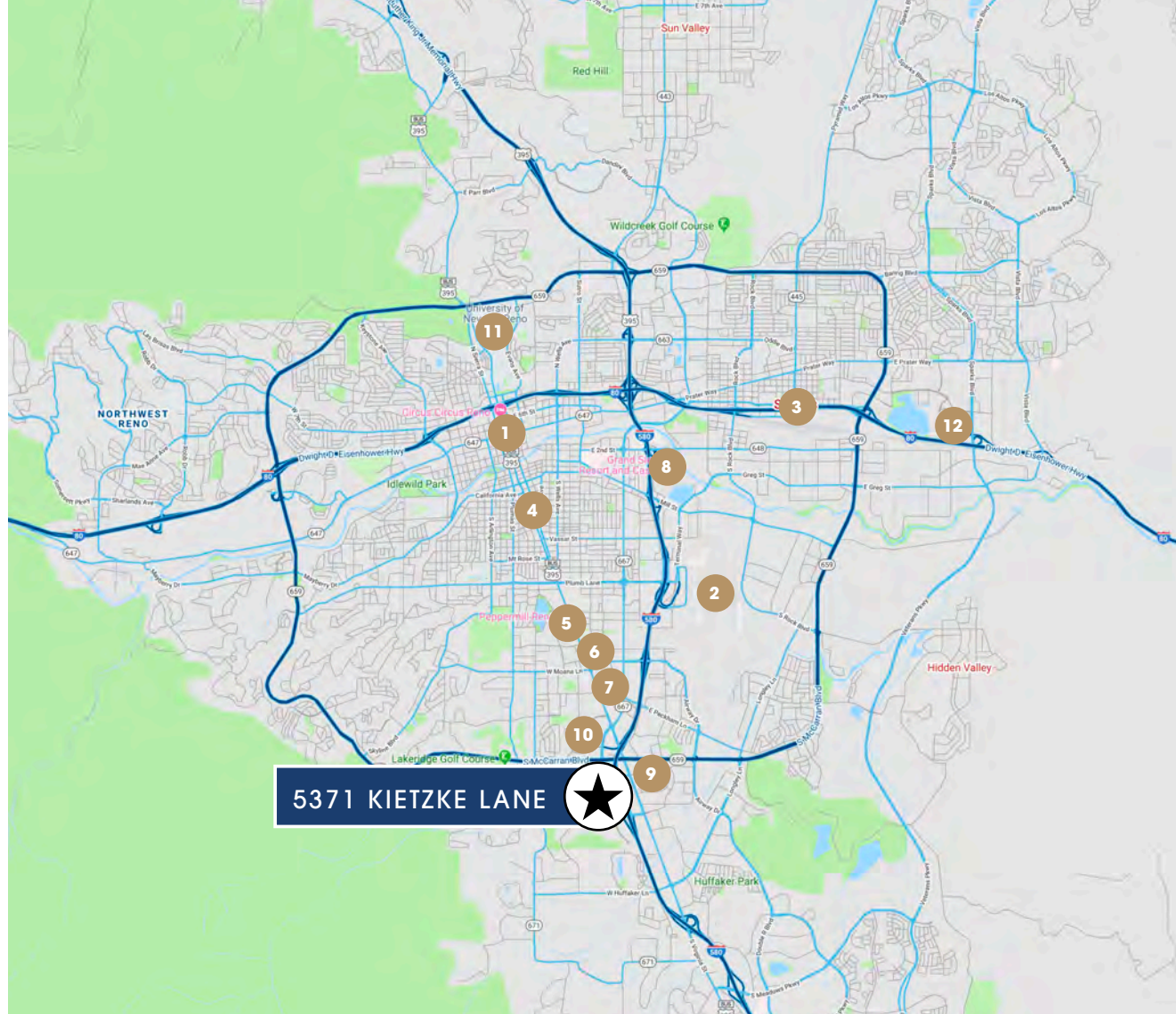
Downtown Reno

30 MINUTES

Carson City (Nevada's Capital)

NOTEWORTHY LOCATIONS

- | | | |
|------------------------------------|---------------------------------|---------------------------------------|
| 1 Downtown Reno | 5 Peppermill Casino & Resort | 9 Meadowood Mall |
| 2 Reno-Tahoe International Airport | 6 Atlantis Casino & Resort | 10 Firecreek Crossing Shopping Center |
| 3 Sparks | 7 Reno-Sparks Convention Center | 11 University of Nevada Reno |
| 4 MidTown Reno | 8 Grand Sierra Resort | 12 Legends Shopping Mall |





Next to Rancharrah Estate

BE CLOSE TO A PART OF RENO'S HISTORY

The property is close to Rancharrah, the former estate of casino magnate Bill Harrah. Rancharrah was a luxurious and private residence for the Harrah family, hosting various high-profile guests throughout its rich and glamorous history. In 1937, casino magnate Bill Harrah arrived in Reno and changed its landscape forever. In 1957, after acquiring considerable wealth and status, he embarked on creating the perfect place to call home: Rancharrah. Close enough to the action, but with its own private allure, the ranch was surrounded by pristine natural beauty, warmth, style and casual elegance. Here, among towering trees, stunning views, a three-hole golf course and a private lake, the Harrahs escaped from the everyday to raise their family.

- **Historic Legacy** – Former Bill Harrah estate
- **The Club** – 40,000 SF private social club
- **Dining** – Fine dining and casual options
- **Wellness & Recreation** – Spa, pool, fitness, and trails
- **Equestrian** – State-of-the-art facilities and boarding
- **The Village** – Shops, restaurants, and wellness services
- **Luxury Living** – Custom homes in a gated community





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