

For Lease

Class A Office Space
±2,570 SF up to ±10,438 SF

5011 Meadowood Mall Way
Reno, NV 89502

Premier Class A Office
Building Located adjacent
to the Intersection of S.
McCarran and S. Virginia



Under New Ownership & Management
Major Interior and Exterior Improvements Underway

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





Occupied Suite – Building Standard Finishes



Building Comments

Colliers is pleased to present 5011 Meadowood Mall Way in the heart of the Meadowood Submarket for lease. The class A office property has outstanding visibility from both South Virginia Street as well as I-580/US 395 and building and monument signage may be available. The site offers easy access from main thoroughfares, 115 surface parking spaces on site (± 4.0 spaces per 1,000 leasable SF), fabulous views, and the building is elevator served. The property is under new ownership and management with major interior and exterior improvements underway.

Completed Renovations

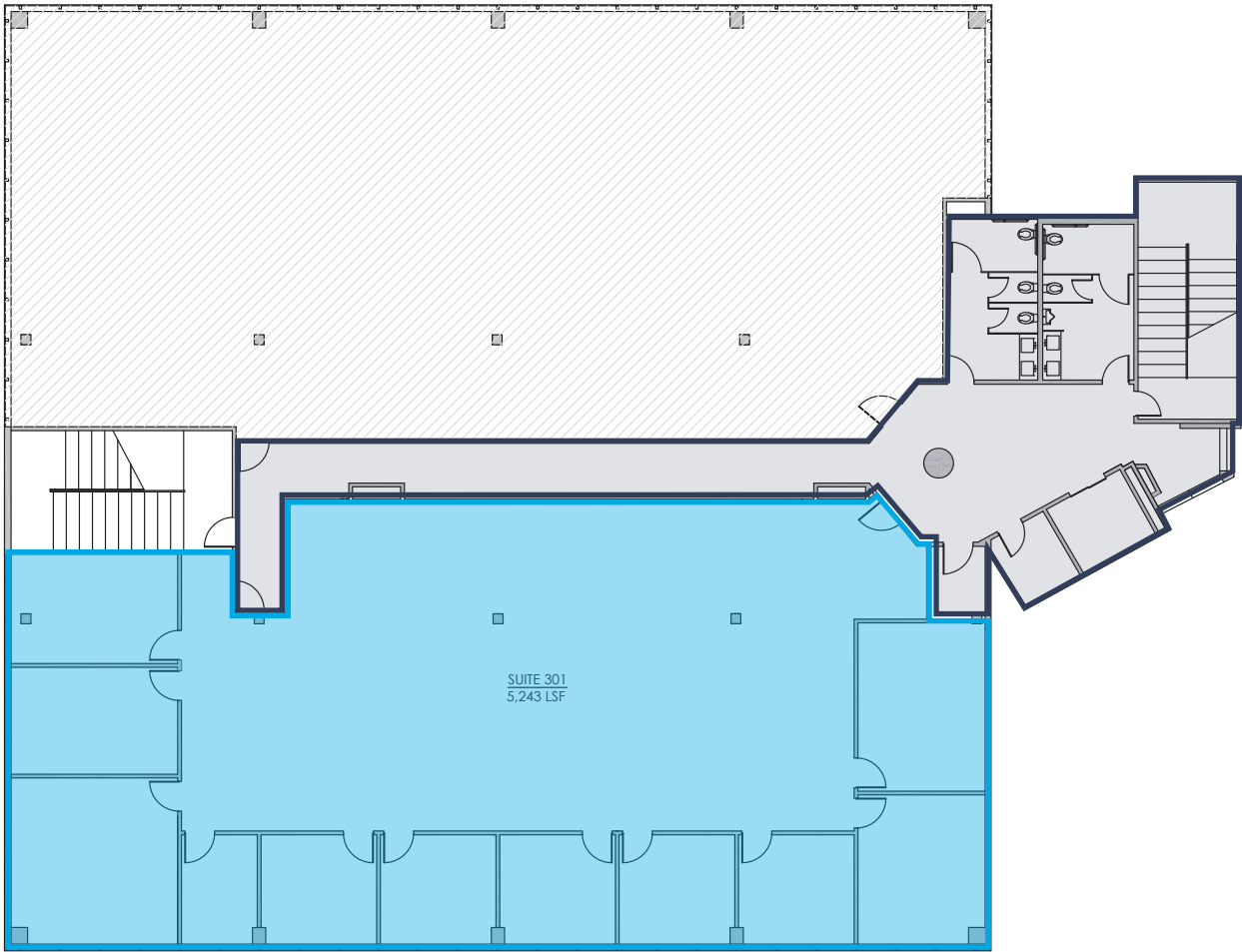
- Ground floor lobby rehabilitation: Comprehensive modernization of the ground floor lobby, featuring upgraded finishes, improved lighting, and enhanced aesthetics to create a welcoming, professional first impression
- Xeriscape: Installation of drought-tolerant xeriscaping designed to reduce water usage, lower maintenance costs, and enhance curb appeal with clean, sustainable landscaping
- Building paint: Fresh exterior paint applied to refresh the building's appearance, improve long-term durability, and elevate overall visual appeal
- Both the 2nd and 3rd floor restrooms have been remodeled with new fixtures, tile, paint, entry doors and lighting
- New HVAC compressor and full reset of HVAC controls
- New hydraulic elevator with upgraded cab
- Full parking lot asphalt overlay with new striping

Current Space For Lease

Suite	Square Feet	Suite Notes
Basement	$\pm 3,715$	Lease Rate: \$1.25/SF/MO Full Service; Less Janitorial
200	$\pm 10,438$	Demisable
300	$\pm 5,243$	Under Renovation Spec Suite

Lease Rate: Call Broker for Details

Available Suite 301 | Speculative Floorplan



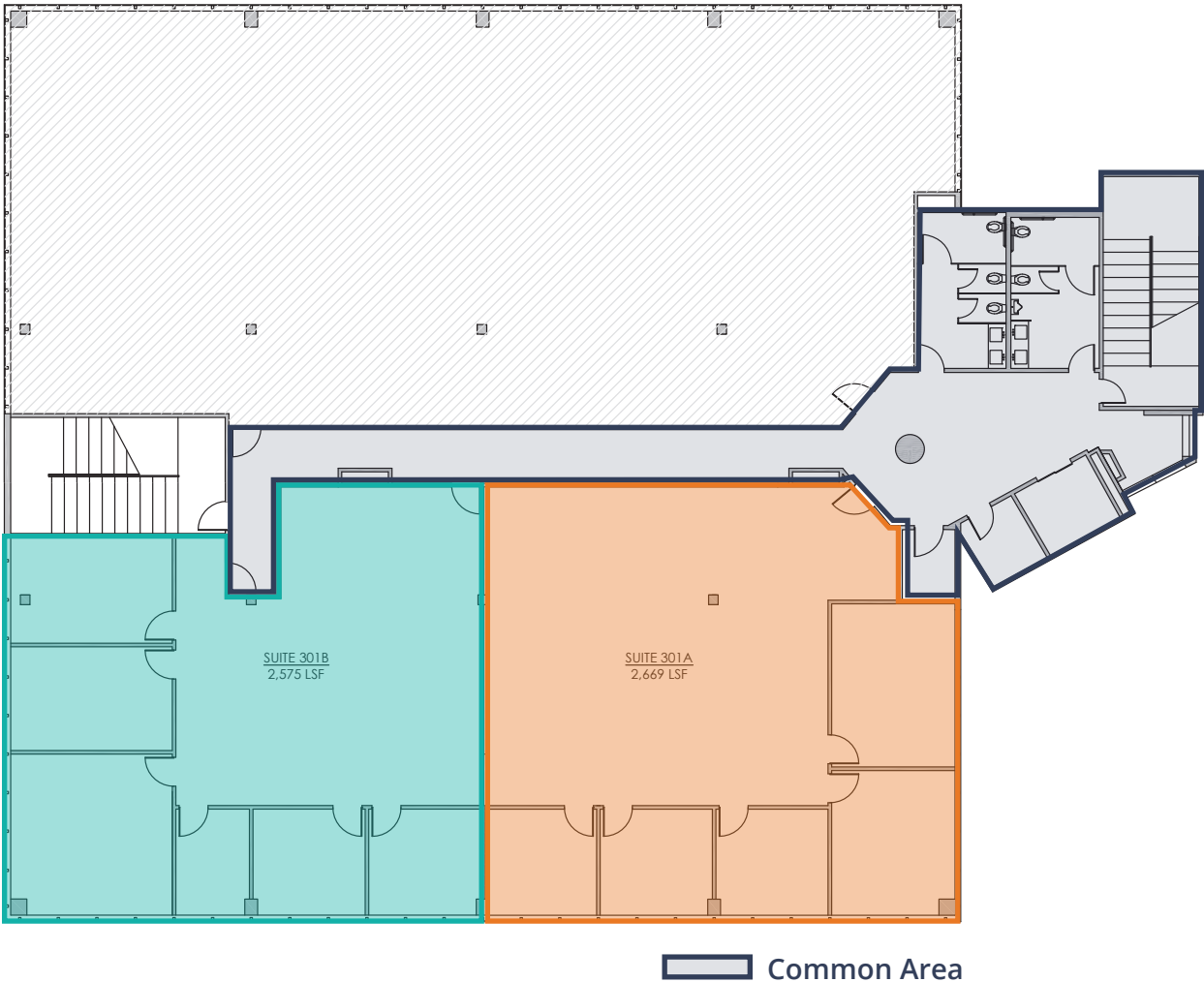
Suite 301: 5,243 SF

Suite features open workspace, welcoming with up to 10 offices, IT room, and a conference room. **Demise option available, see next page for details.**

Available Space

Suite	Square Feet	Suite Note
Suite 301	±5,243	Under Renovation Spec Suite Can be Demised

Third Floor Demise Options | Speculative Floorplan



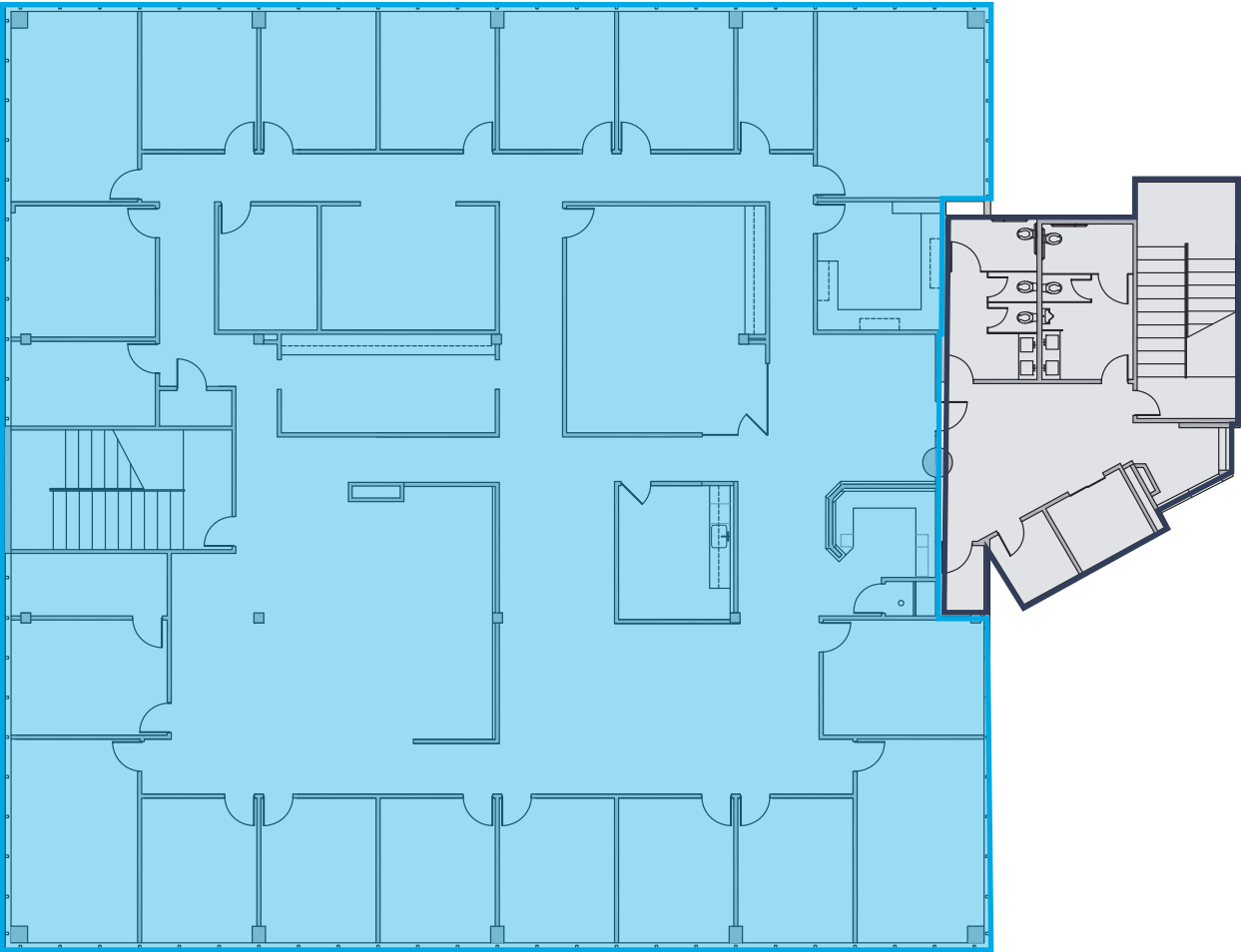
Third Floor:
2,575 SF – 2,669 SF

Multiple demise options are available for the third floor. See table below for details.

Available Space

Suite	Square Feet	Suite Note
 Suite 301A	±2,575	Available June 1, 2026
 Suite 301B	±2,669	Available June 1, 2026

Available Suite 200



Common Area

Suite 200: ±10,438 SF

Suite features welcoming reception area with 22 offices, 2 copy/mail rooms, IT room, open workspace, breakroom, and a conference room. **Multiple demise options available, see additional pages for details.**

Available Space

Suite	Square Feet	Suite Note
 Suite 200	±10,438	Multiple Demise Options Available

Second Floor Demise Options



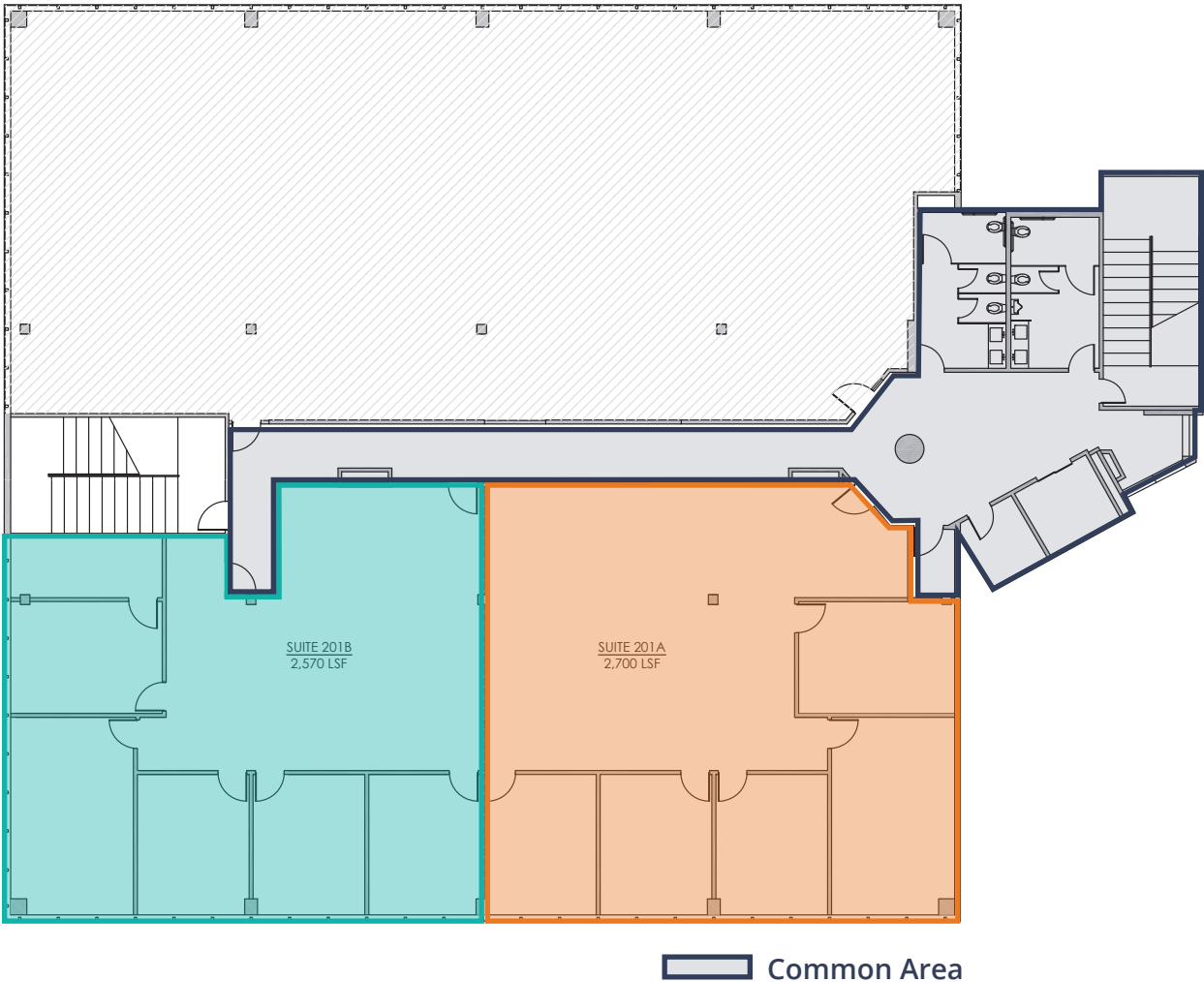
Second Floor:
5,167 SF – 5,270 SF

Multiple demise options are available for the second floor. See table below for details.

Available Space

Suite	Square Feet
 Suite 200	±5,167
 Suite 201	±5,270

Second Floor Demise Options



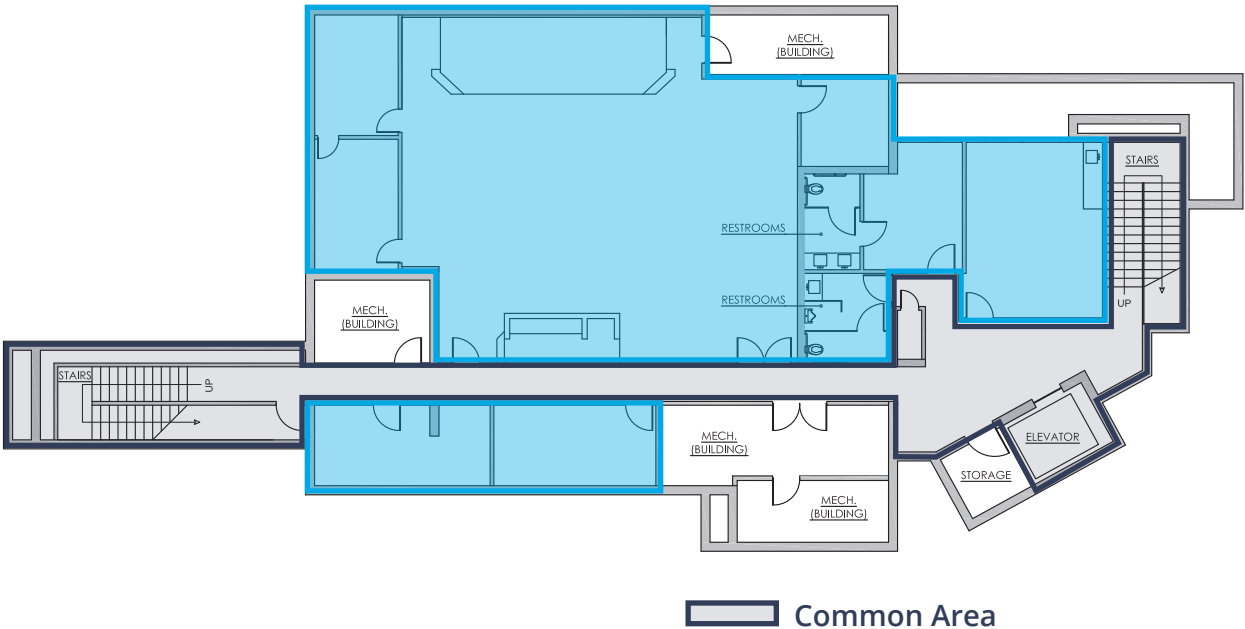
Second Floor:
±2,570 SF – ±2,700 SF

Multiple demise options are available for the second floor. See table below for details.

Available Space

Suite	Square Feet
 Suite 201A	±2,700
 Suite 201B	±2,570

Available Basement Space



Basement: ±3,715 SF

Large open space with four private offices, breakroom, two storage rooms, and two private restrooms.

Available Space

Suite	Square Feet	Suite Note
Basement	±3,715	Lease Rate: \$1.25/SF/MO Full Service; Less Janitorial



Surrounding Retail





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

Melissa Molyneux SIOR, CCIM

Executive Vice President
+1 775 823 4674 Direct
+1 775 762 7990 Cell
Melissa.Molyneux@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



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.