

FOR SALE or LEASE

15,594 SF - Class A Office Building

6160 Plumas Street
Reno, NV 89519



Offering Highlights

- \$5,000,000 sales price (\$320 PSF)
- \$2.40 - \$2.60 PSF Full Service Gross (lease rate)
- 15,594 total square footage
- Perfect Owner User Opportunity



www.commercialrealestatenv.com

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6160 Plumas Street

Property Overview

Building

- ◆ Suite 100 = 4,873 SF
- ◆ Suite 200 = 10,721 SF
- ◆ Built in 2000
- ◆ Suite 100 is classic private offices on the outside with very nice cubicle areas on the inside of the space. Entry way has a waiting area by the reception desk, full size conference room, break room/kitchen areas in the rear.
- ◆ Suite 200 has an incredible entry with waterfall near the reception area. This space is very open with high ceilings, modern look but still has upscale executive offices with outside balconies. Full kitchen area, upscale restrooms and a second story loft area with executive offices.
- ◆ 51 parking spaces + 4 ADA spaces wrap around the building making for easy ingress/egress.
- ◆ Area - Meadowood Mall submarket (South Reno)
- ◆ Cross Streets: McCarran to Plumas Street

Space Availability & Pricing

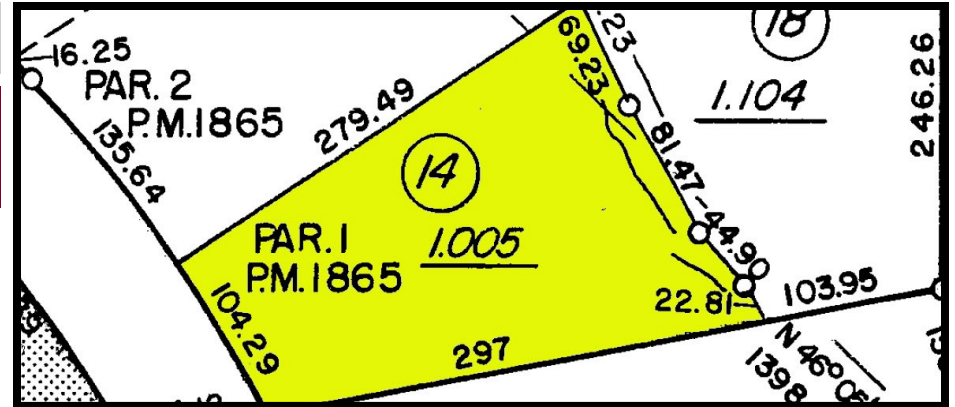
- ◆ \$5,000,000 (\$320 psf)
- ◆ Suite 100, 4,873 SF, \$2.40 psf monthly full service gross lease rate. Available 01/01/2024
- ◆ Suite 200, 10,721 SF, \$2.60 psf monthly full service gross lease rate. Available 01/01/2024.



6160 Plumas Street Parcel Summary

Parcel Info

Address	Parcel #	Acres	Land SF	Zoning
6160 Plumas Street	042-222-14	1.005	43,778	NC

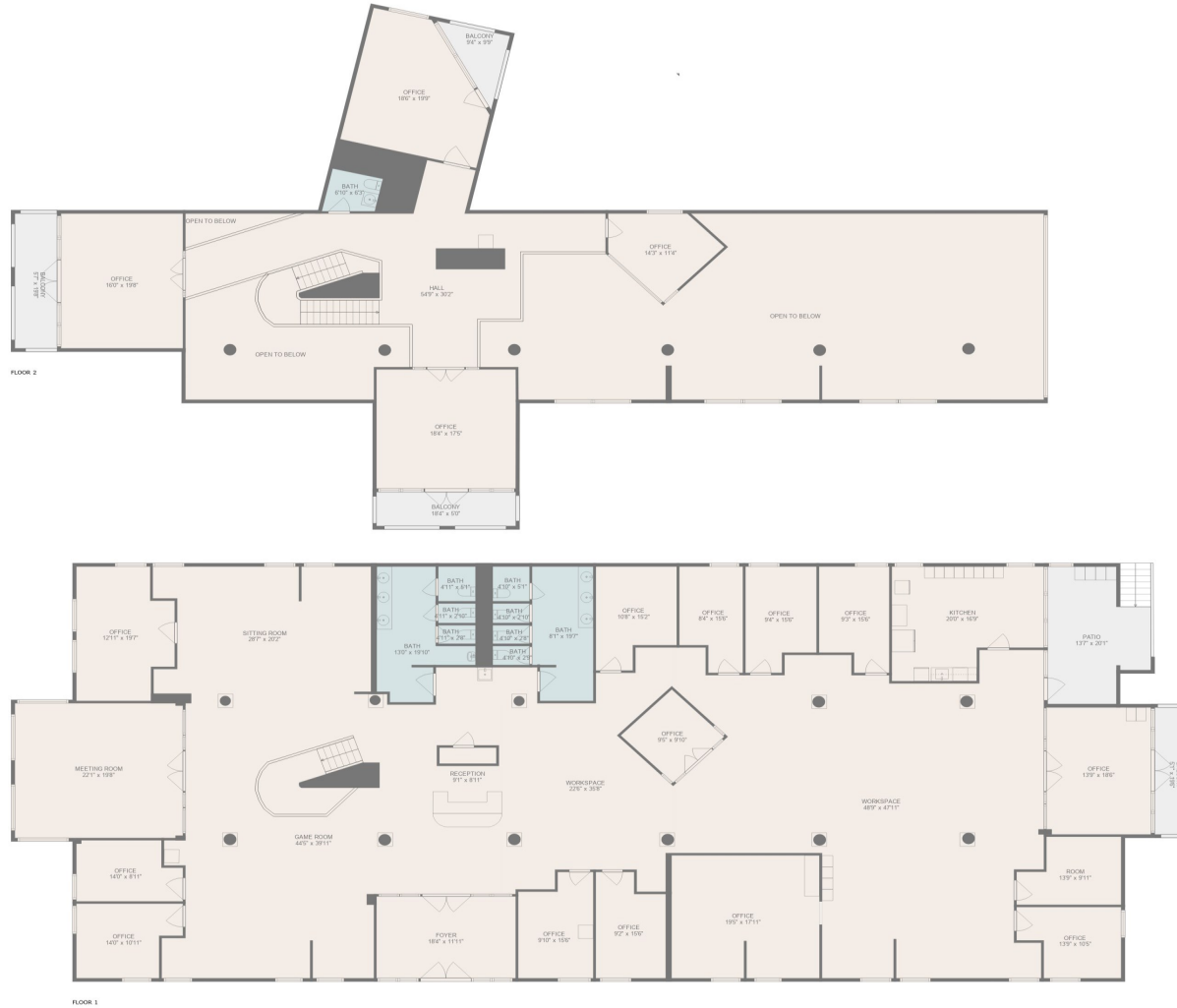


Parcel Map

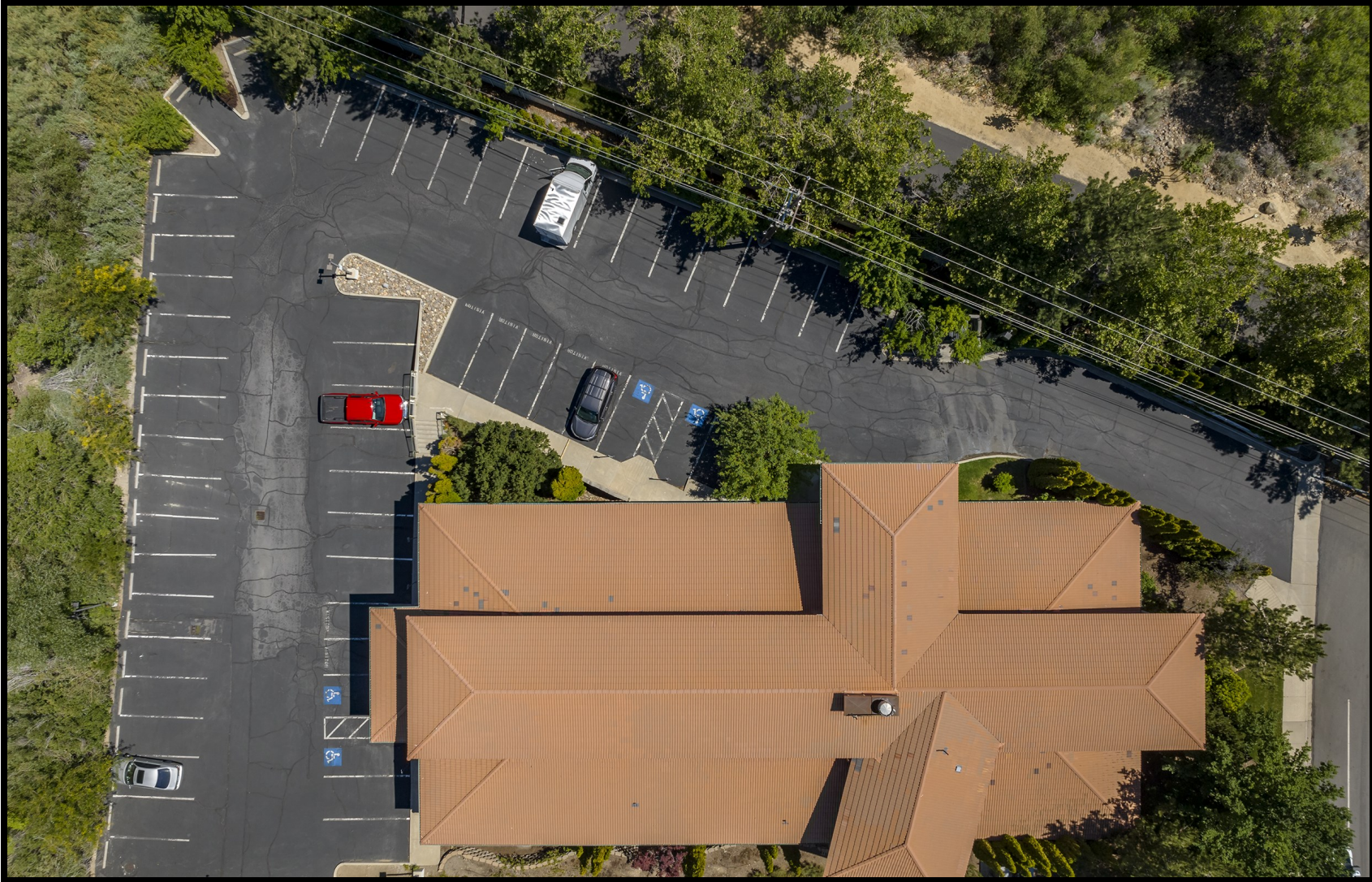


6160 Plumas Street Floor Plan

Floor Plan - Suite 200



6160 Plumas Street Aerial



6160 Plumas Street Pictures



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