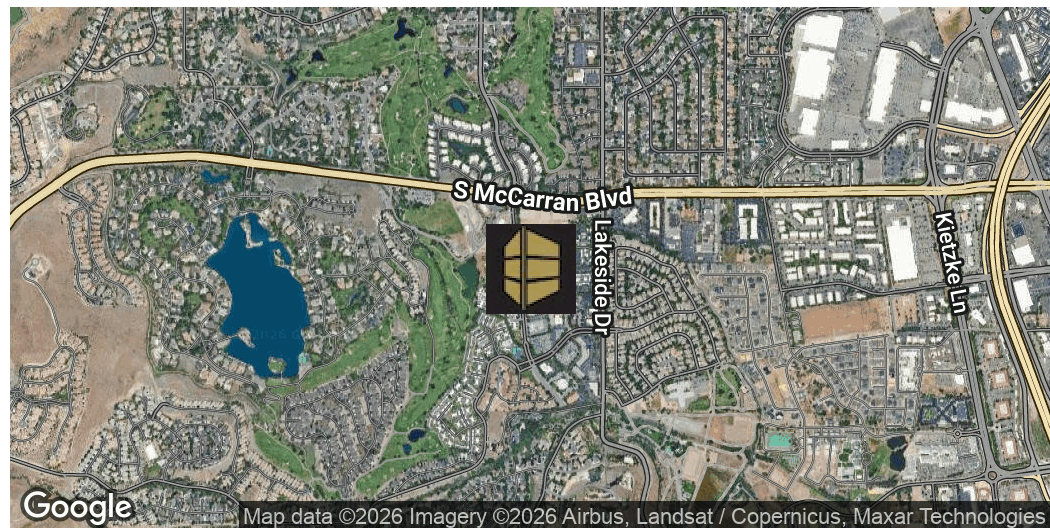


PROPERTY SUMMARY



PROPERTY DESCRIPTION

Johnson Group Commercial is pleased to offer the opportunity to lease or purchase 6100 Plumas Street. This recently renovated, 11,150-square-foot, two-story professional office building is located in the heart of the Meadowood submarket. The property has undergone significant interior improvements, including high-end finishes and upgraded HVAC systems. Full-service lease rates are available, excluding in-suite janitorial services.

PROPERTY HIGHLIGHTS

- Two story 11,150 square foot, located within the Meadowood Submarket
- Building newly renovated with beautiful finishes throughout
- Upgraded HVAC system
- Lush landscaping
- Parking at 5:1000

OFFERING SUMMARY

Sale Price:	\$3,770,000
Lease Rate:	\$2.00 SF/month (Full Service)
Number of Units:	6
Available SF For Lease:	688 SF at \$2.25 SF Month 2,720 SF at \$2.00 SF Month
Lot Size:	1.124 Acres
Building Size:	11,150 SF
NOI:	\$0.00
Cap Rate:	0.0%

DEMOGRAPHICS

1 MILE

3 MILES

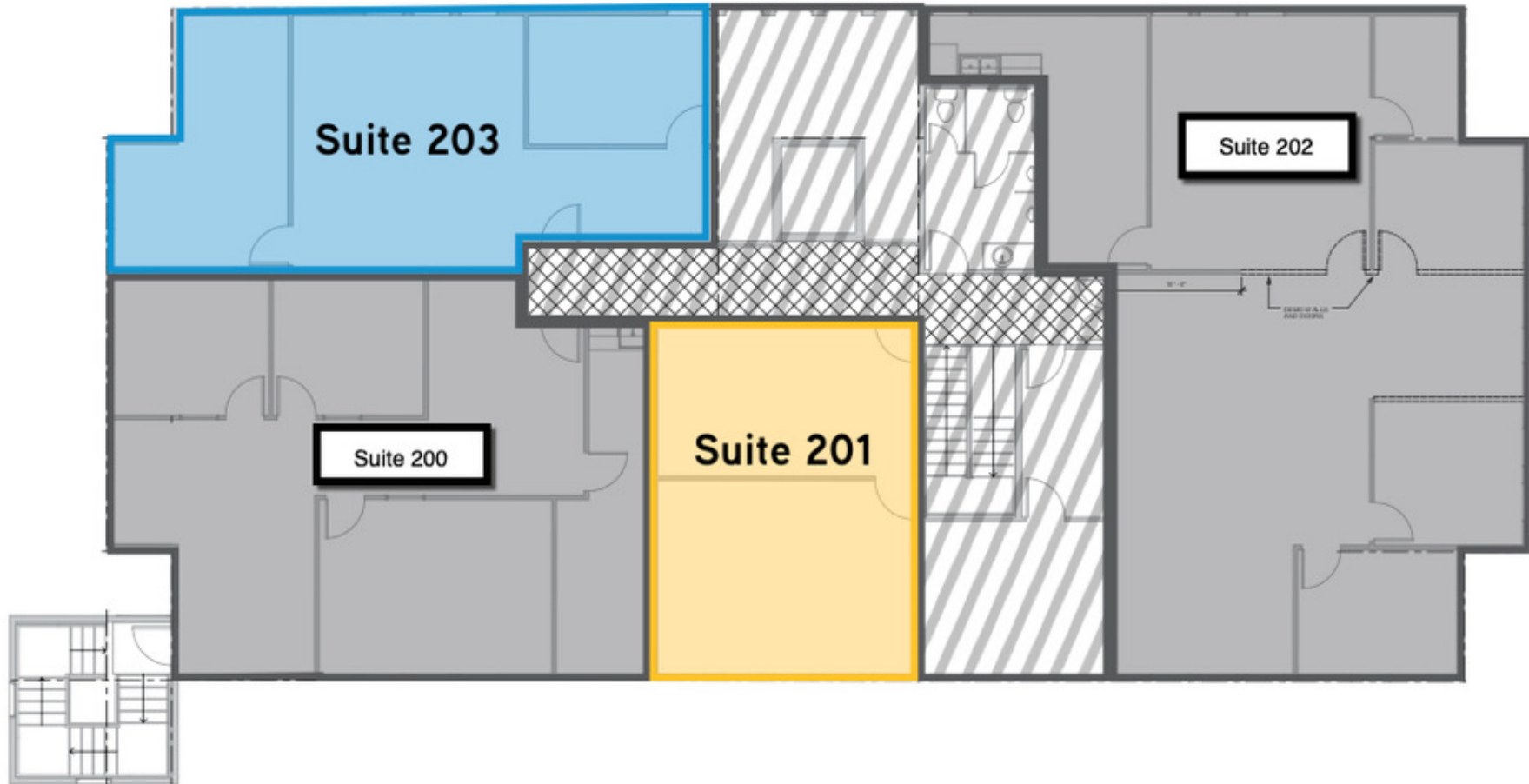
5 MILES

RYAN JOHNSON, CCIM | NV #BS.1707 | 775.823.8877 X202 | RYAN@JOHNSONGROUP.NET

2ND FLOOR - SUITE #201 - 688 SQ FT FOR LEASE

2nd Floor

N



RYAN JOHNSON, CCIM | NV #BS.1707 | 775.823.8877 X202 | RYAN@JOHNSONGROUP.NET

LOCATION MAP



LOCATION OVERVIEW

Recently Remodeled and Upgraded Professional Office. 11,150 square foot two story office building located in the heart of the Meadowood Submarket.

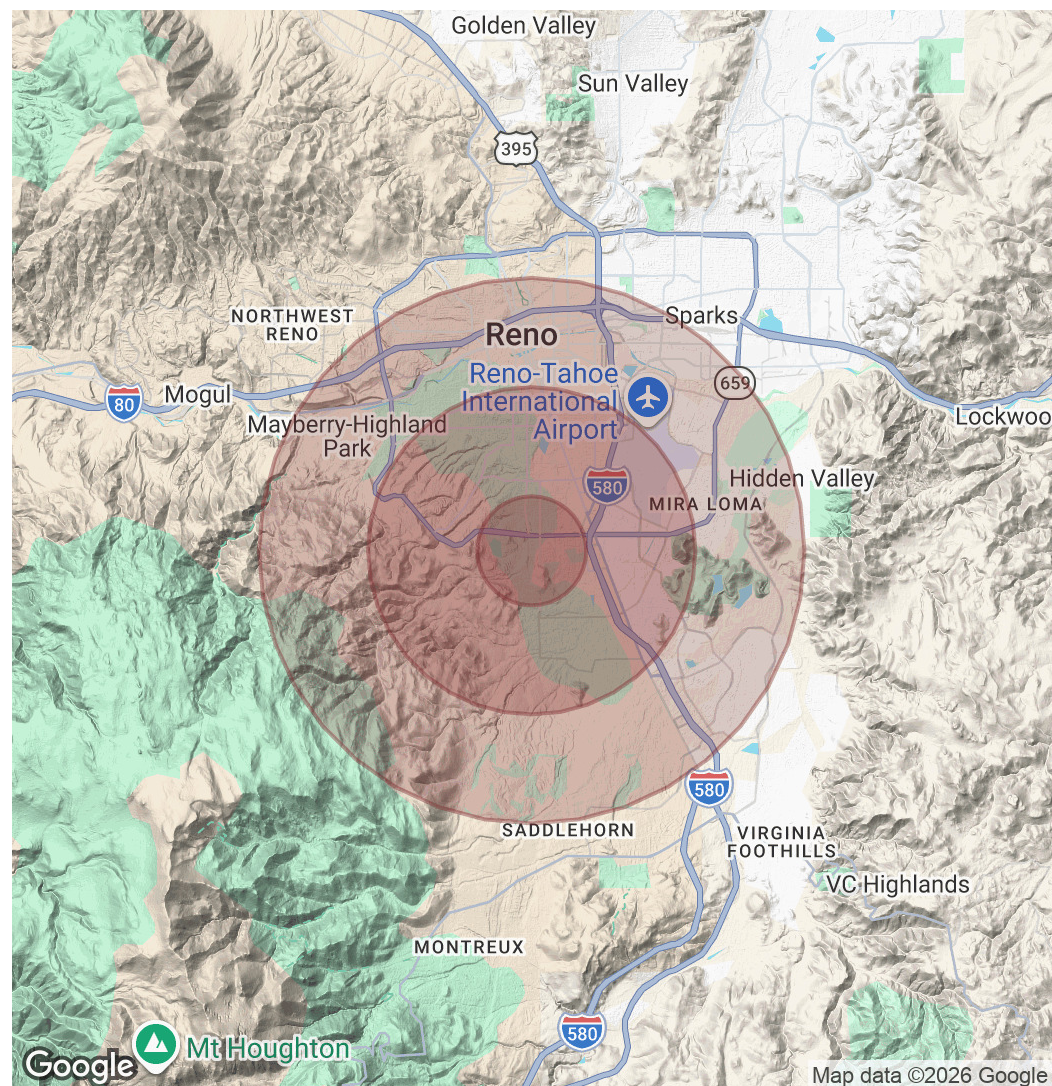
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DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	8,308	71,488	167,977
Average Age	48	41	42
Average Age (Male)	47	41	41
Average Age (Female)	48	42	42

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,780	31,078	73,965
# of Persons per HH	2.2	2.3	2.3
Average HH Income	\$142,977	\$106,598	\$107,902
Average House Value	\$812,461	\$608,241	\$618,038

2020 American Community Survey (ACS)



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ADVISOR BIO 1



RYAN JOHNSON, CCIM

Principal

Ryan@johnsongroup.net

Direct: 775.823.8877 x202 | Cell: 775.232.8551

NV #BS.1707

PROFESSIONAL BACKGROUND

Ryan Johnson is a Principal at Johnson Group Commercial, widely recognized for his leadership and success in the industry. He specializes in leasing and sales of retail, office, and industrial properties, with a focus on investment sales. Ryan provides advisory and consulting services to landlords, investors, and developers in Northern Nevada, having completed over \$600 million in investment sales and hundreds of lease agreements.

5 time COSTAR Power Broker Award Winner

2018, 2019, 2020 and 2021 Summit Award Winner.

EDUCATION

Graduate of the University OF Nevada in 1999 – Computer Information Systems

CCIM certification earned May 2007

MEMBERSHIPS

5+ years CCIM Board of Directors Norther NV Chapter

CCIM for over 15 years

JOHNSON GROUP COMMERCIAL

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