

# FOR SALE or LEASE

# 15,594 SF - Class A Office Building

6160 Plumas Street  
Reno, NV 89519



## Offering Highlights

- **\$5,250,000 sales price (\$337 PSF)**
- **\$2.50 psf monthly Modified Gross (lease rate)**
- **15,594 total square footage, 10,721 SF available for lease.**
- **Perfect Owner User Opportunity**

[www.commercialrealestatenv.com](http://www.commercialrealestatenv.com)

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NV LIC #B.9477



The information contained herein has been provided by the owner or other sources deemed reliable. The Broker does not guarantee the accuracy of this information. All information should be verified by the recipient prior to the purchase, lease or exchange.

# 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

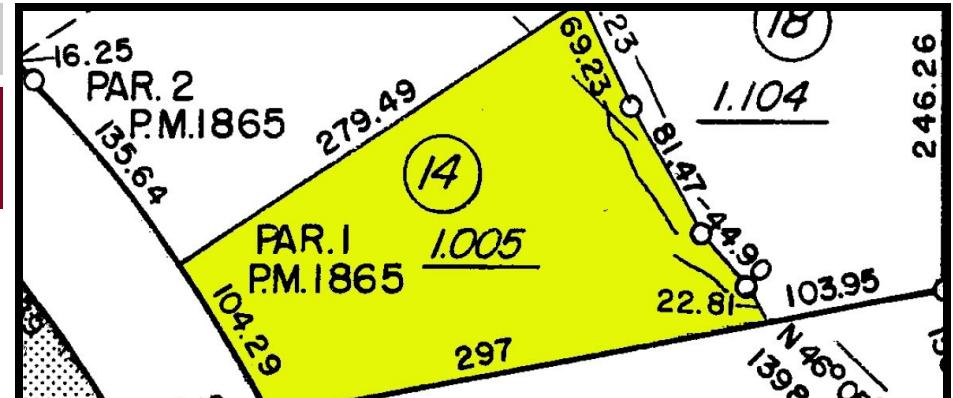
- ◆ \$5,250,000 (\$337 psf)
- ◆ Suite 100 (Fully Leased), current rents are \$8,000.00 per month modified gross lease, expires 12/31/27, 4% annual increases.
- ◆ Suite 200, 10,721 SF, \$2.50 psf monthly Modified Gross lease rate. Available Now



# 6160 Plumas Street Parcel Summary

## Parcel Info

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



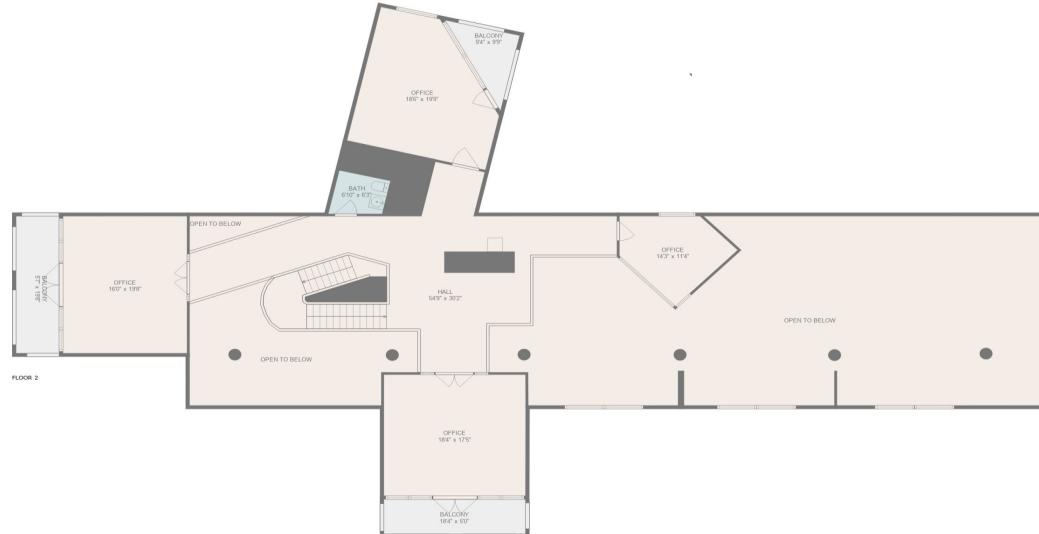
Parcel Map



# 6160 Plumas Street

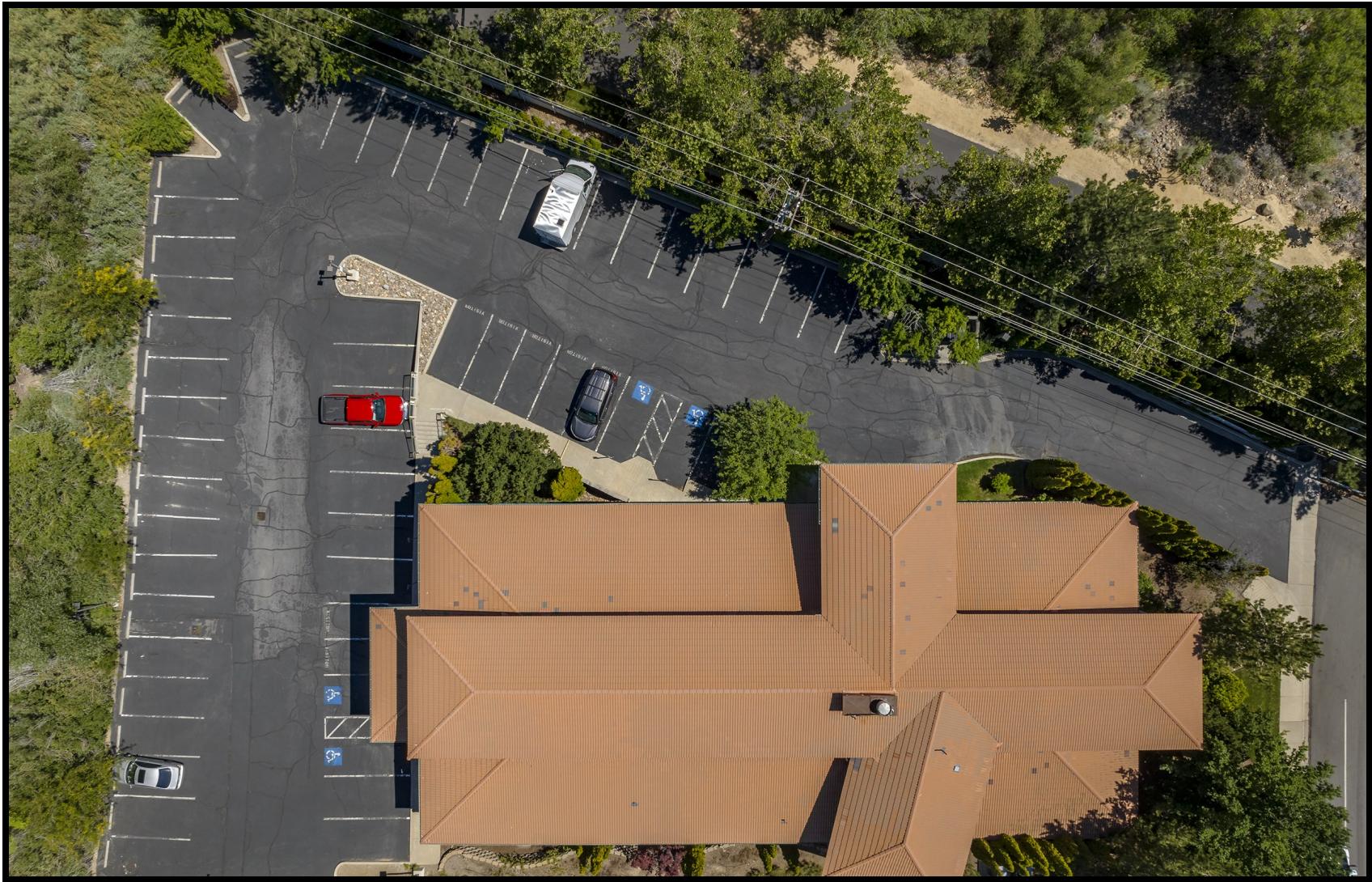
# Floor Plan

## Floor Plan - Suite 200

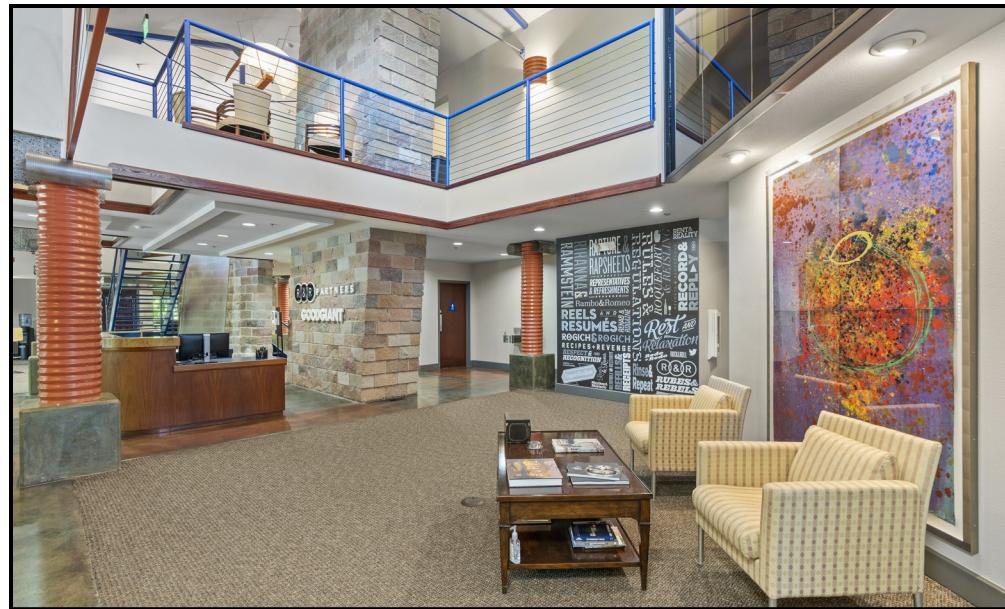


# 6160 Plumas Street

## Aerial



# 6160 Plumas Street Pictures



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