

For Lease

6140
Plumas Street

Class A Office Building in the Meadowood Submarket

Freestanding 27,676 SF Lease Opportunity

Demisable by Floor to $\pm 13,838$ SF | Call for Pricing

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Property Overview

Colliers is pleased to present 6140 Plumas for lease, a premier 27,676-square-foot property located in the highly sought-after Meadowood Submarket of Reno, NV. This well-positioned two-story office building is in close proximity to restaurants, retail outlets, and executive housing in southwest Reno. Just minutes from the prestigious Lakeridge Golf Course, the property also offers easy access to downtown Reno, the University of Nevada Reno campus, Meadowood Mall, and the surrounding retail hub.

The beautifully landscaped property provides a serene yet easily accessible setting for professional office users. Constructed with high-quality brick and abundant windows that allow for ample natural light, this elevator-served building was originally built in 1991 and underwent a major remodel in 2017 by its previous occupant, Ormat Technologies. The building features a highly functional layout with modern, bright finishes, making it an exceptional choice for discerning tenants.

This is a rare opportunity to lease a free-standing building of this size in the Meadowood Submarket. Option to lease by floor at $\pm 13,838$ SF.

Property Highlights



Large, secure reception area with two first-floor conference rooms and a second-floor boardroom



Mix of open spaces and 45 private offices (\pm 21 first floor, \pm 24 second floor), including cubicle and collaboration areas



Various meeting spaces: breakout rooms, private phone rooms, and a Mother's room



Extensive breakroom areas off the first-floor entry, with a secondary breakroom on the second floor



Facilities: copy/work rooms, storage rooms, IT rooms, and janitorial closets



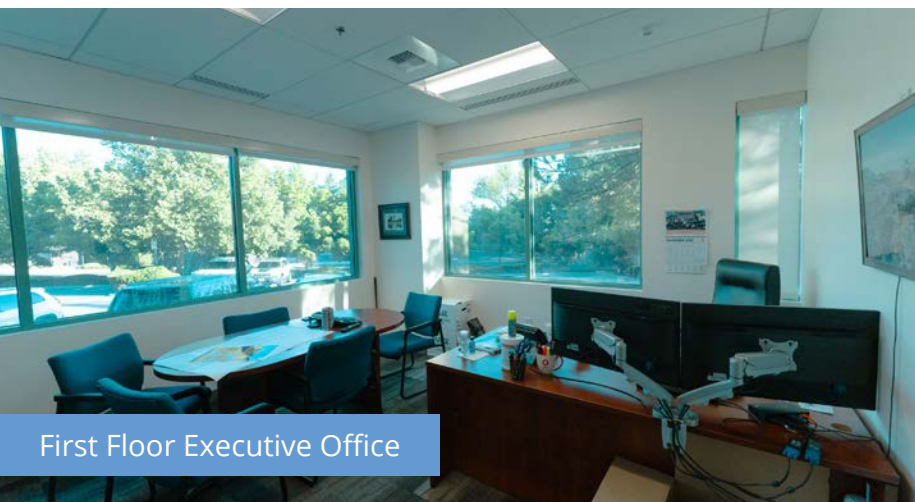
Restrooms located on each floor with two showers and changing rooms



Second Floor Office



Access Door



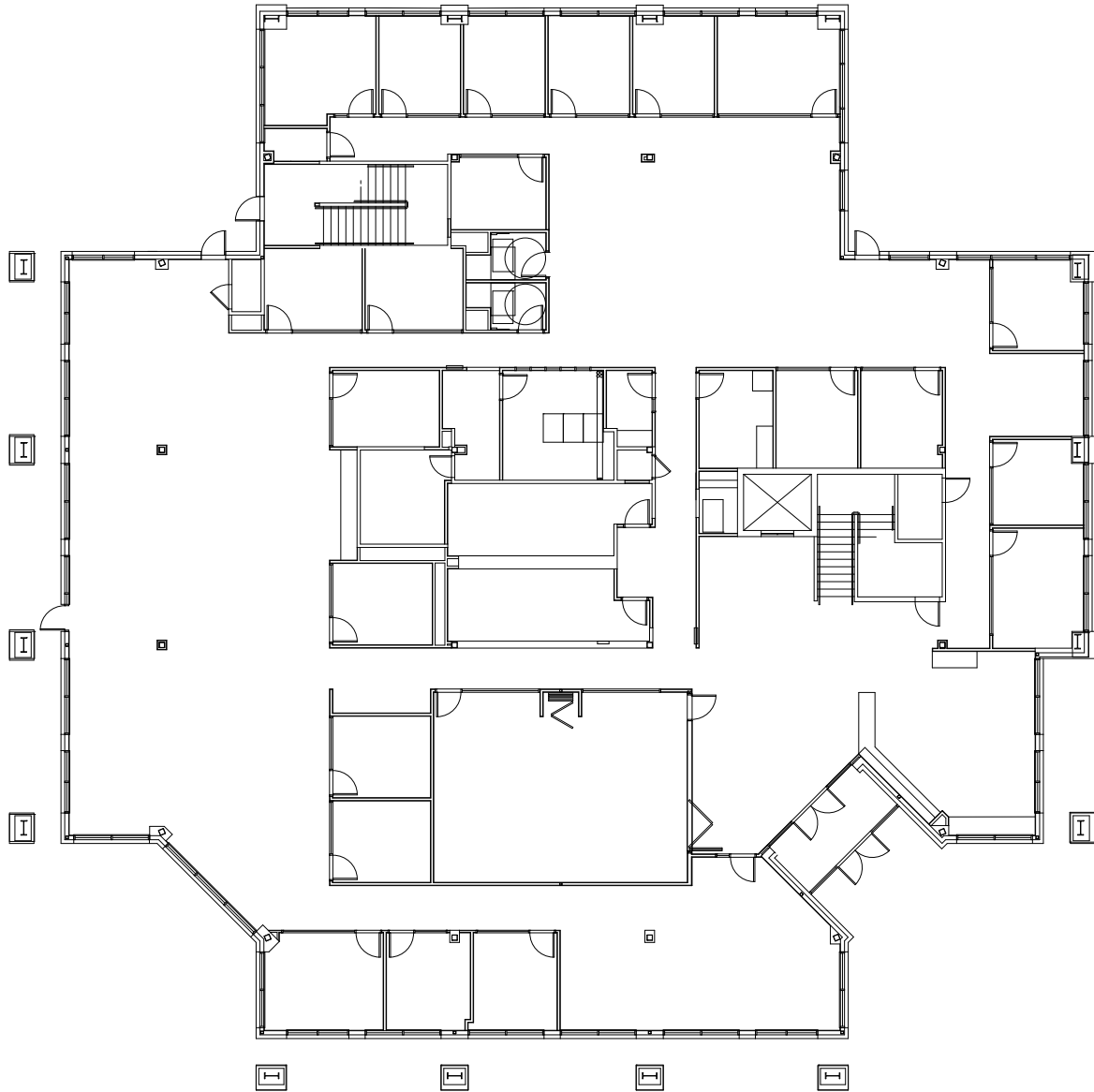
First Floor Executive Office



Conference Room

First Floor – ±13,838 SF

First Floor offers ±21 Offices



Large Breakroom



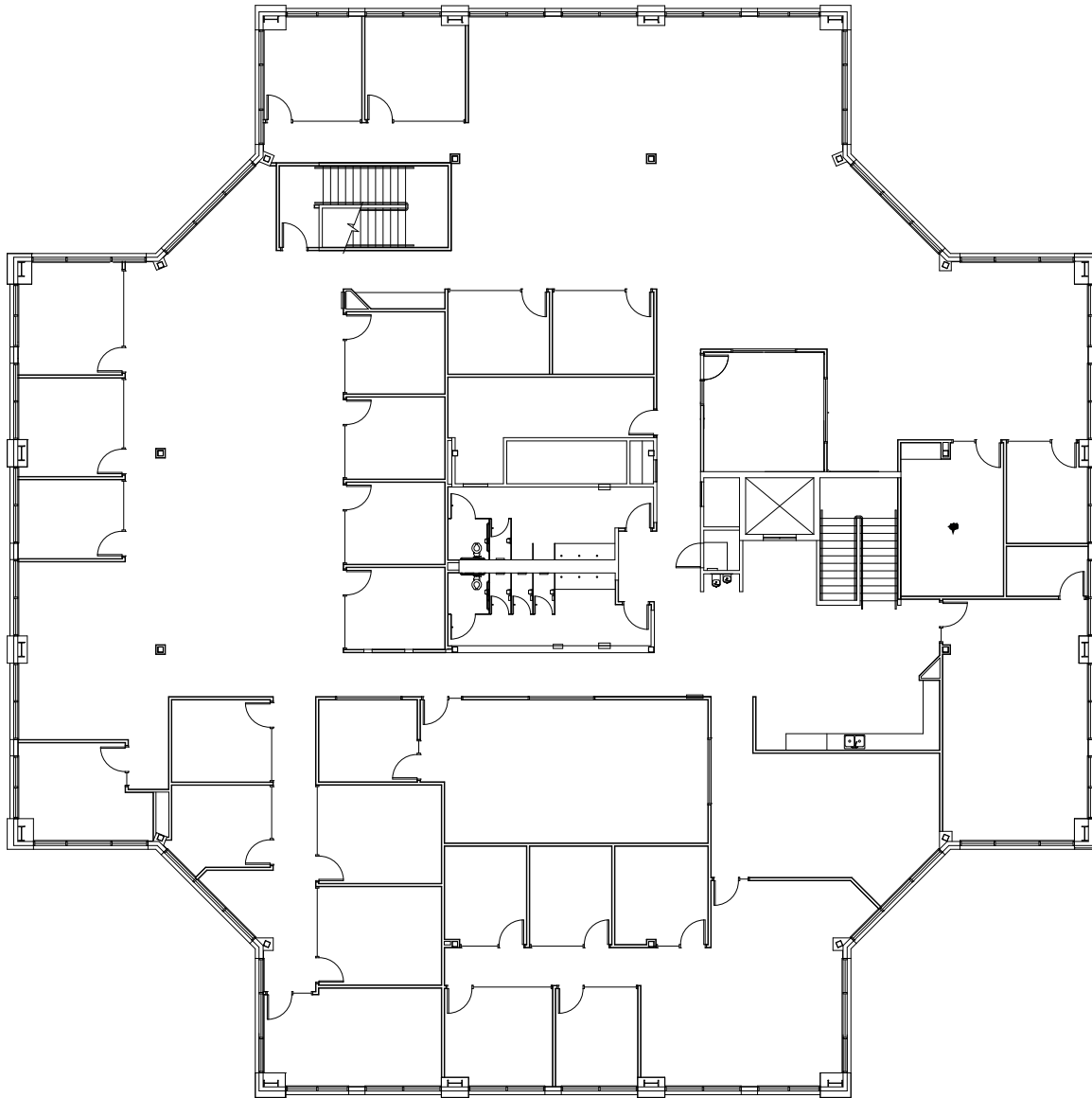
Entry/Reception



Conference Room

Second Floor – ±13,838 SF

Second Floor offers ±24 Offices



Executive Office



Large Conference Room

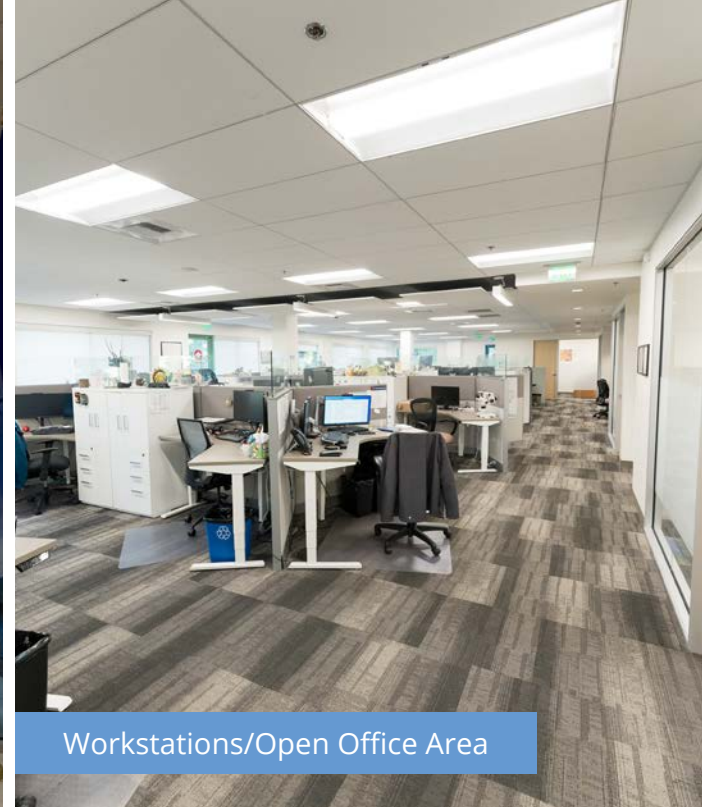


Workstations/Open Office Area

Premiere Professional Finishes



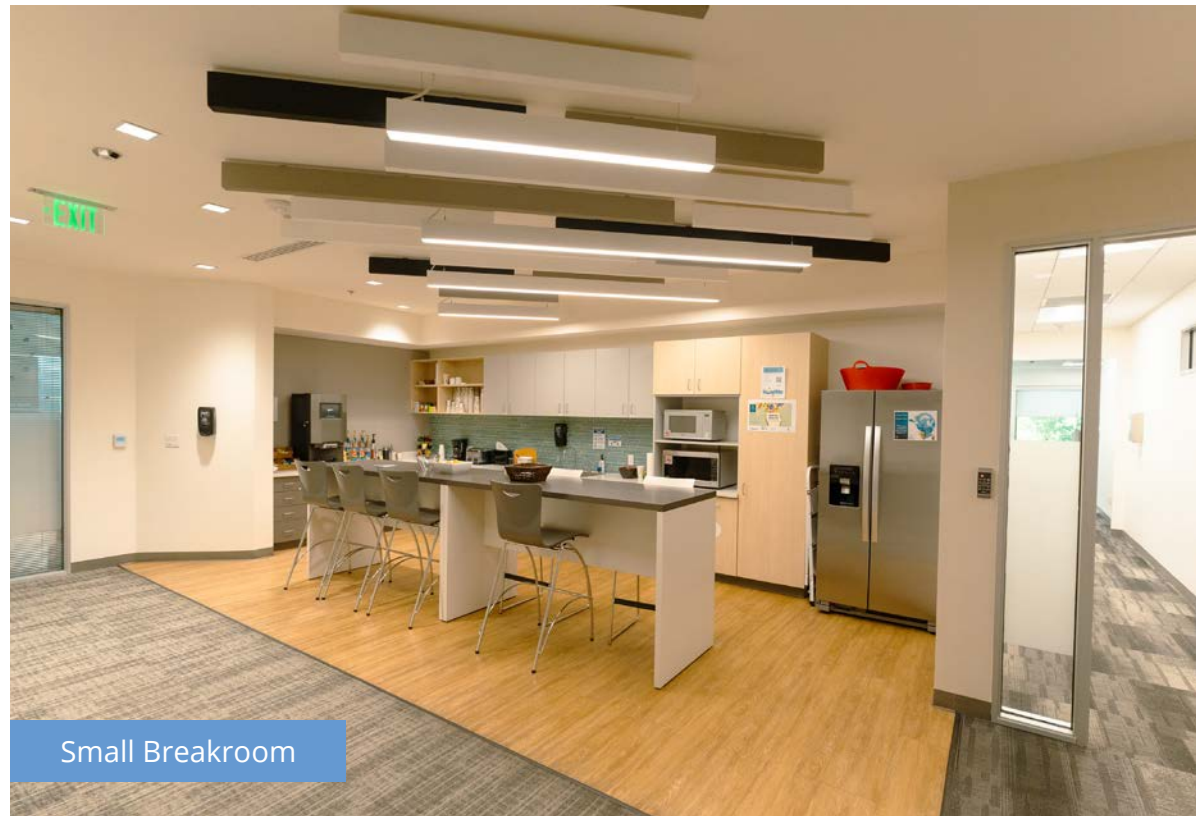
Large Breakroom



Workstations/Open Office Area

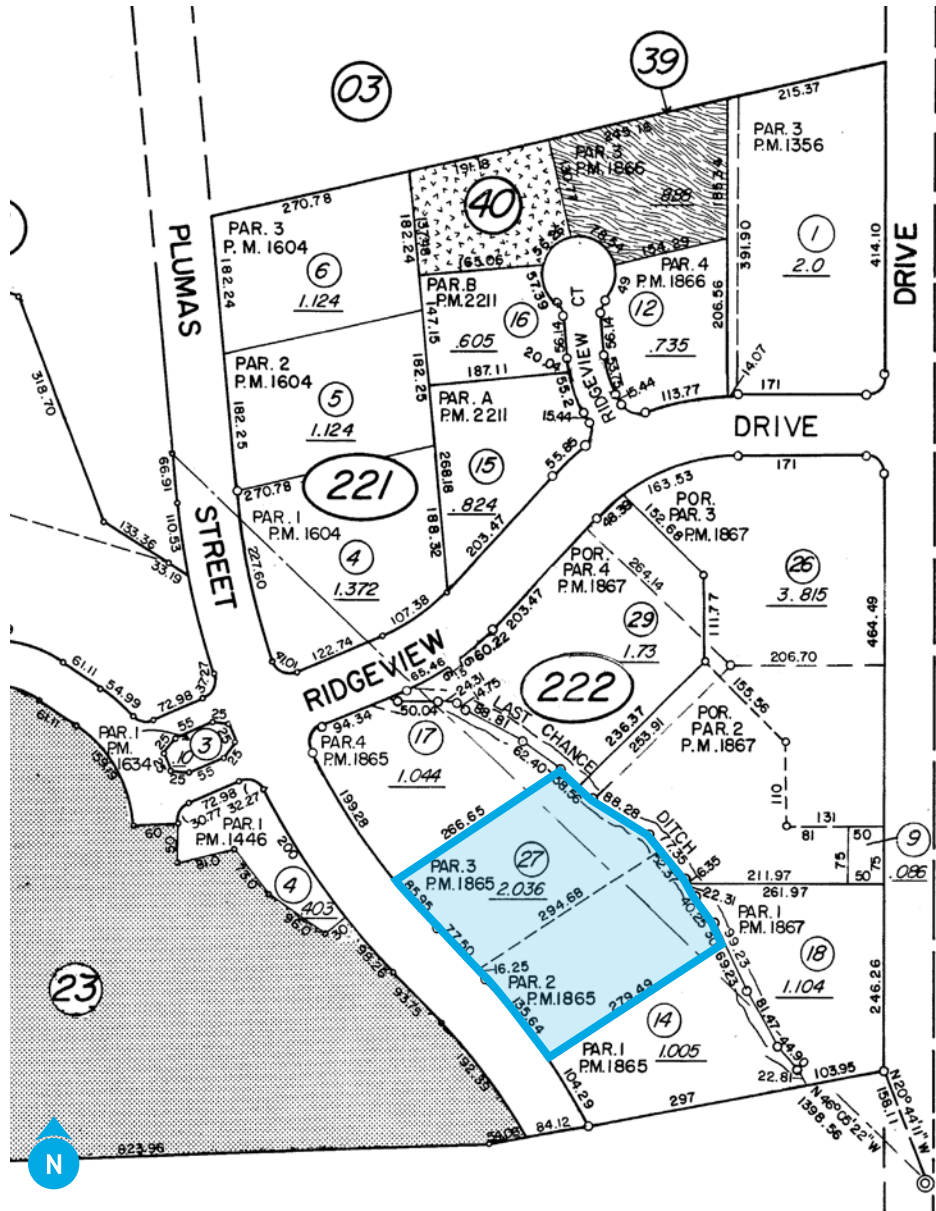


Small Office



Small Breakroom

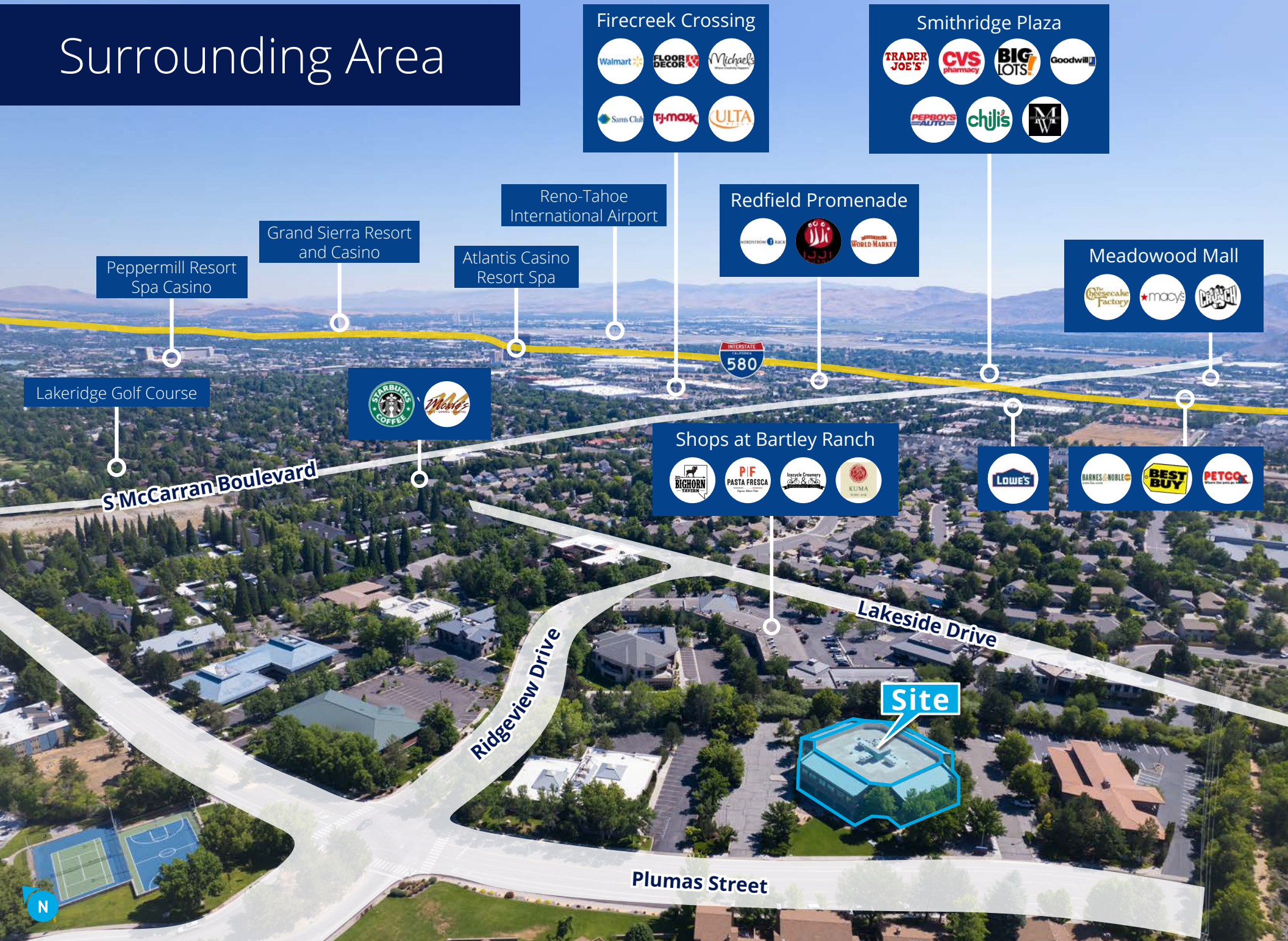
Property Layout



Aerial Overviews



Surrounding Area



Firecreek Crossing

- Walmart
- FLOOR DECOR
- Michaels
- Sams Club
- TJ-maxx
- ULTA

Smithridge Plaza

- TRADER JOE'S
- CVS pharmacy
- BIG LOTS
- Goodwill
- PEPROYS AUTO
- chili's
- M

Reno-Tahoe International Airport

Redfield Promenade

- Wendy's
- Red Lobster
- World Market

Meadowood Mall

- The Cheese Cake Factory
- macy's
- Crash

Peppermill Resort Spa Casino

Grand Sierra Resort and Casino

Atlantis Casino Resort Spa

Lakeridge Golf Course

- STARBUCKS COFFEE
- Mobility

Shops at Bartley Ranch

- THE BIGHORN
- PIF PASTA FRESCA
- Interstate Creamery
- KUMA

- LOWE'S

- BARNES & NOBLE
- BEST BUY
- PETCO

S. McCarran Boulevard

Ridgeview Drive

Lakeside Drive

Site

Plumas Street



Market Overview

The Greater Reno-Tahoe's business and economic climate is experiencing a major boom and the ramifications are far reaching. In fact, Nevada was ranked number 7 in the 2023 State Business Tax Climate Index, according to the Tax Foundation. With the area including major cities such as Reno, Sparks, Carson City, Fernley, and Incline Village, there is plenty of room for expansion. With the benefits of Nevada's low tax on businesses - and a satisfying quality of life, it's a wonder why a business or developer would choose anywhere else. The region's optimal location to San Francisco, Portland, Salt Lake City, Las Vegas, and Los Angeles all within a day's drive is just another added benefit.

Business-Friendly Environment

- » No corporate income taxes
- » No personal income taxes
- » No estate/gift taxes
- » No unitary taxes
- » No franchise taxes
- » No inventory taxes
- » No franchise taxes on income
- » No unitary tax
- » 1.48% Payroll Tax
- » 6.85% Sales Tax
- » 0.60% Property Tax
- » 0.25-5.4% Unemployment Insurance Tax
- » Qualified Opportunity Zones

4.5%

UNEMPLOYMENT RATE
AS OF JULY 2024

220,725

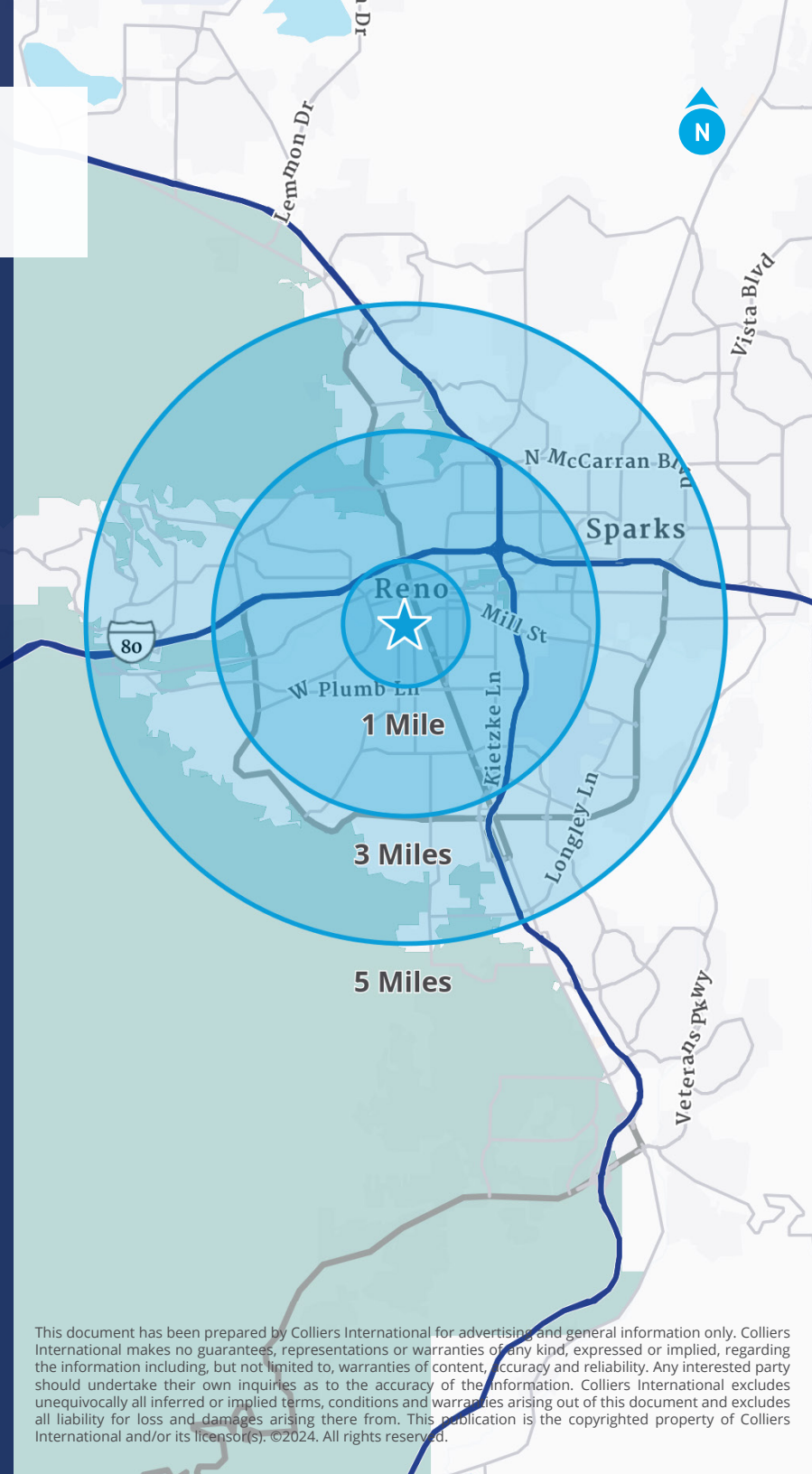
RENO/SPARKS TOTAL EMPLOYMENT
AS OF 2024

514,332

RENO/SPARKS POPULATION
AS OF 2024

\$600,000

MEDIAN HOME PRICE
AS OF JUNE 2024



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