

FOR SALE/LEASE

15,594 SF BUILDING

10,721 SF AVAILABLE FOR LEASE



6160
PLUMAS STREET

RENO | NV 89519

SALE PRICE: \$5,000,000

Lease Rate - \$2.50 PSF/Monthly

CBRE



PROPERTY DESCRIPTION

For Sale and/or Lease, 15,594 square foot professional office building located at 6160 Plumas Street, in Reno's highly sought-after Meadowood submarket. Constructed in 1996, the building consists of two suites, a 10,721 SF Class A office vacancy with high end office build out offering excellent window line with an even mix of bull pen, traditional offices and several large executive offices. The ground floor 4,873 SF is currently occupied by Alliance Family Services. The building offers an excellent opportunity for an owner-user to occupy the vacancy with existing in-place income. The property sits in a quiet location with accessibility just off Plumas Street near the intersection of S. McCarran Blvd, within walking distance from several retail and dining options.



PROPERTY DETAILS



FOR SALE OR
FOR LEASE



SALE PRICE
\$5,000,000



LEASE RATE
\$2.50 PSF/Month/Modified
Gross Suite 200 – 10,721 SF
Available for Lease



PROFESSIONAL
OFFICE BUILDING



BUILDING AREA
15,594 Square Feet



LOT AREA
1.005 Acres



APN
042-222-14



YEAR BUILT
1996



MODERN, HIGH-END
INTERIOR FINISHES



DISTINCTIVE
ARCHITECTURAL AND
BUILDING FEATURES



SHARED AND
PRIVATE RESTROOMS



MEADOWOOD
SUBMARKET



QUIET &
CENTRALLY LOCATED



PROFESSIONALLY
LANDSCAPED





FLOOR PLAN

200
SUITE

- 10,721 SF Available for Lease
- \$2.50 PSF/Month/Modified Gross
- Private Entrance for Convenience and Exclusivity
- Lobby/Reception
- Numerous Private Offices, Several with Private Outdoor Balconies
- Second Story Loft with Private Offices Some with Private Outdoor Balconies
- Conference Rooms
- Large Open Areas
- Kitchen with Outdoor Patio
- Shared and Private Restrooms



2025 DEMOS



POPULATION

7,446

68,922

166,093



HOUSEHOLDS

3,457

29,962

74,222



BUSINESS

637

4,411

10,577



Employees

10,029

56,549

137,400

2025 DAILY AVERAGE TRAFFIC COUNTS

1

24,200

2

4,150

3

3,700

4

8,000

2

3

1

4

7



6160
PLUMAS



PARCEL MAP



Assessor's Map Number

042-22

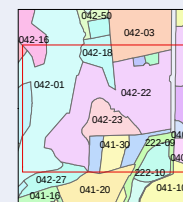
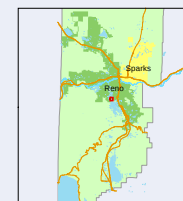
STATE OF NEVADA
WASHOE COUNTY
ASSESSOR'S OFFICE
1001 East Ninth Street, Building D
Reno, Nevada 89512
(775) 328-2231



Feet

0 50 100 150 200

1 inch = 200 feet



created by: KGC 7/08/2024

updated

area previously shown on map(s):
42-01

NOTE: This map was prepared for the use of the Washoe County Assessor for assessment and illustrative purposes only. It does not represent a survey of the premises. No liability is assumed as to the sufficiency or accuracy of the data delineated hereon.

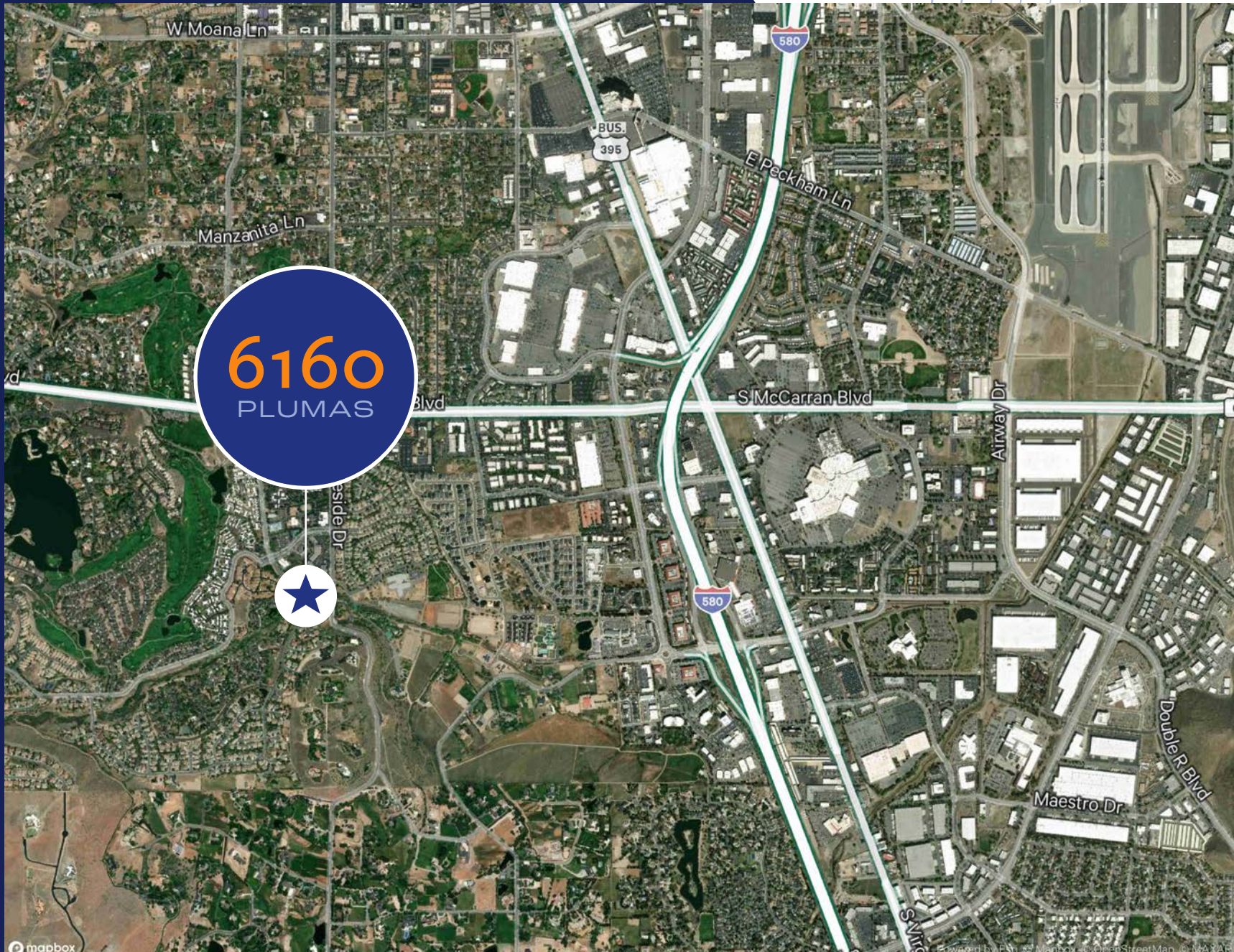
AMENITY MAP

Centrally located in Reno's highly desirable Meadowood submarket, this property offers immediate access to a wide range of retail, dining, and service amenities. Near Rancharra, Reno's premier mixed-use development with residential, retail, restaurants and office space. Convenient access to I-580, McCarran Boulevard, and Kietzke Lane.

6160
PLUMAS







6160

PLUMAS

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