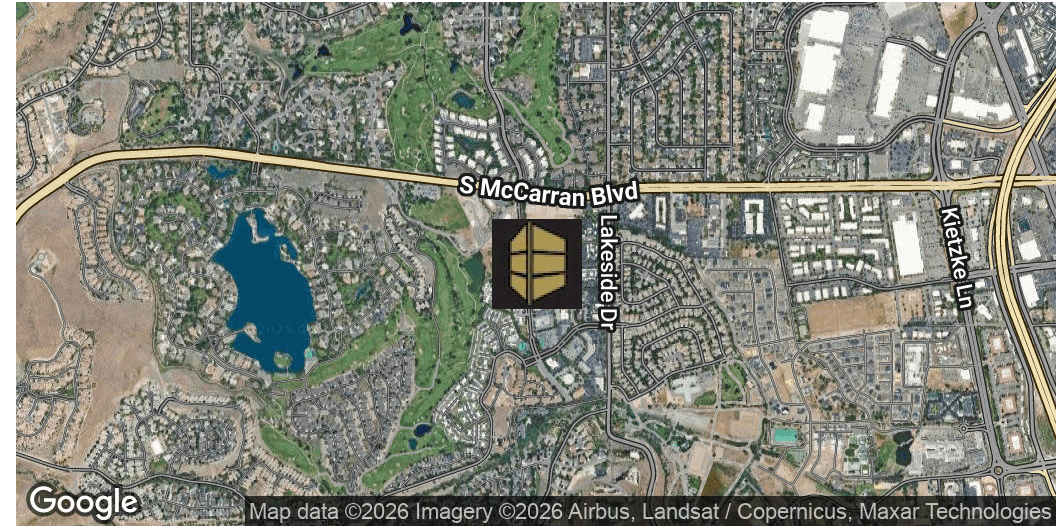


# PROPERTY SUMMARY



## 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

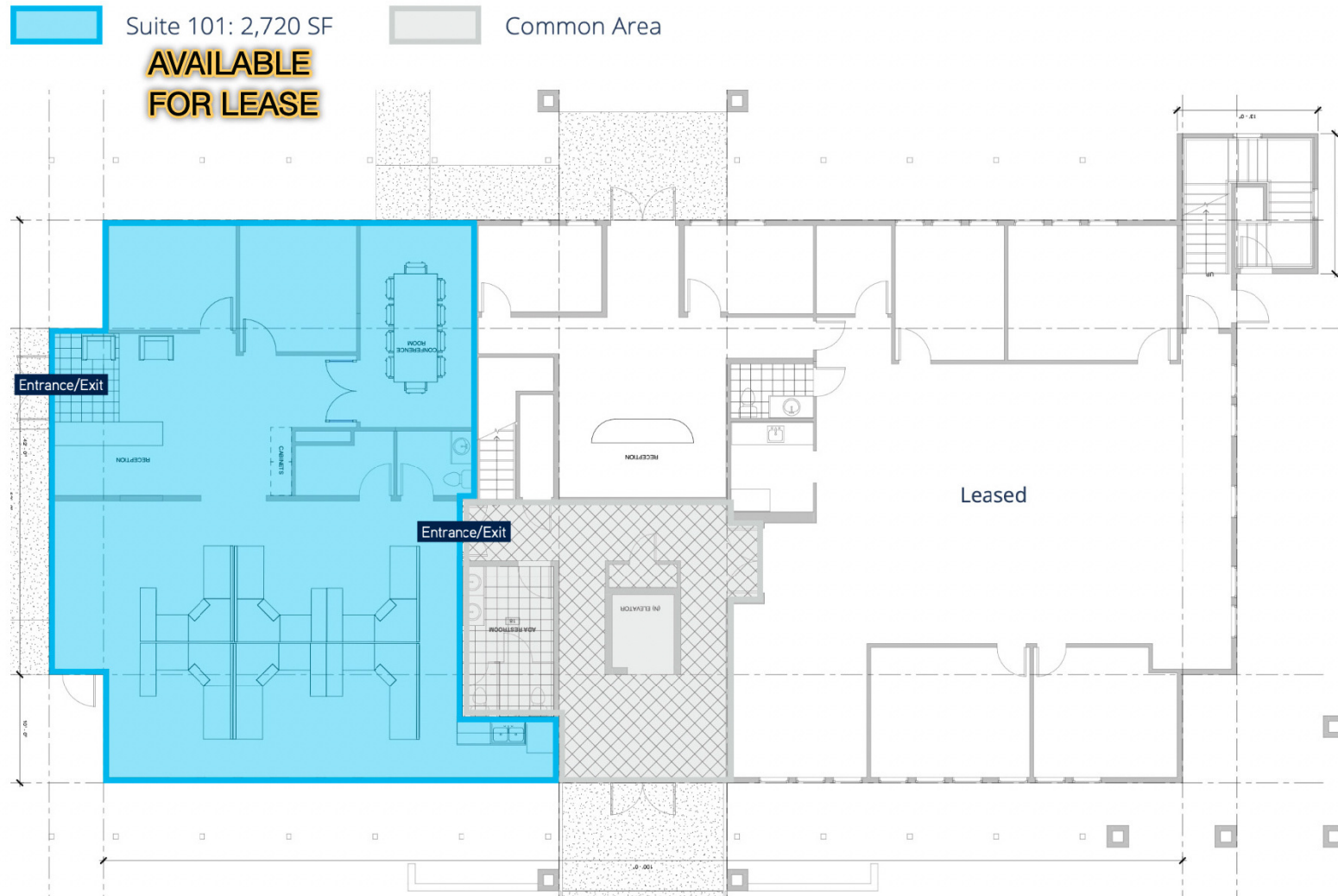
## OFFERING SUMMARY

|                         |                                                    |
|-------------------------|----------------------------------------------------|
| Sale Price:             | \$3,770,000                                        |
| Lease Rate:             | \$1.85 - 2.25 SF/month (Full Service)              |
| Number of Units:        | 6                                                  |
| Available SF For Lease: | 688 SF at \$2.25 Month<br>2,720 SF at \$1.85 Month |
| Lot Size:               | 1.124 Acres                                        |
| Building Size:          | 11,150 SF                                          |

| DEMOGRAPHICS      | 1 MILE    | 3 MILES   | 5 MILES   |
|-------------------|-----------|-----------|-----------|
| Total Population  | 8,308     | 71,488    | 167,977   |
| Average HH Income | \$142,977 | \$106,598 | \$107,902 |

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# 1ST FLOOR - SUITE 101 - 2,720 SQ FT FOR LEASE

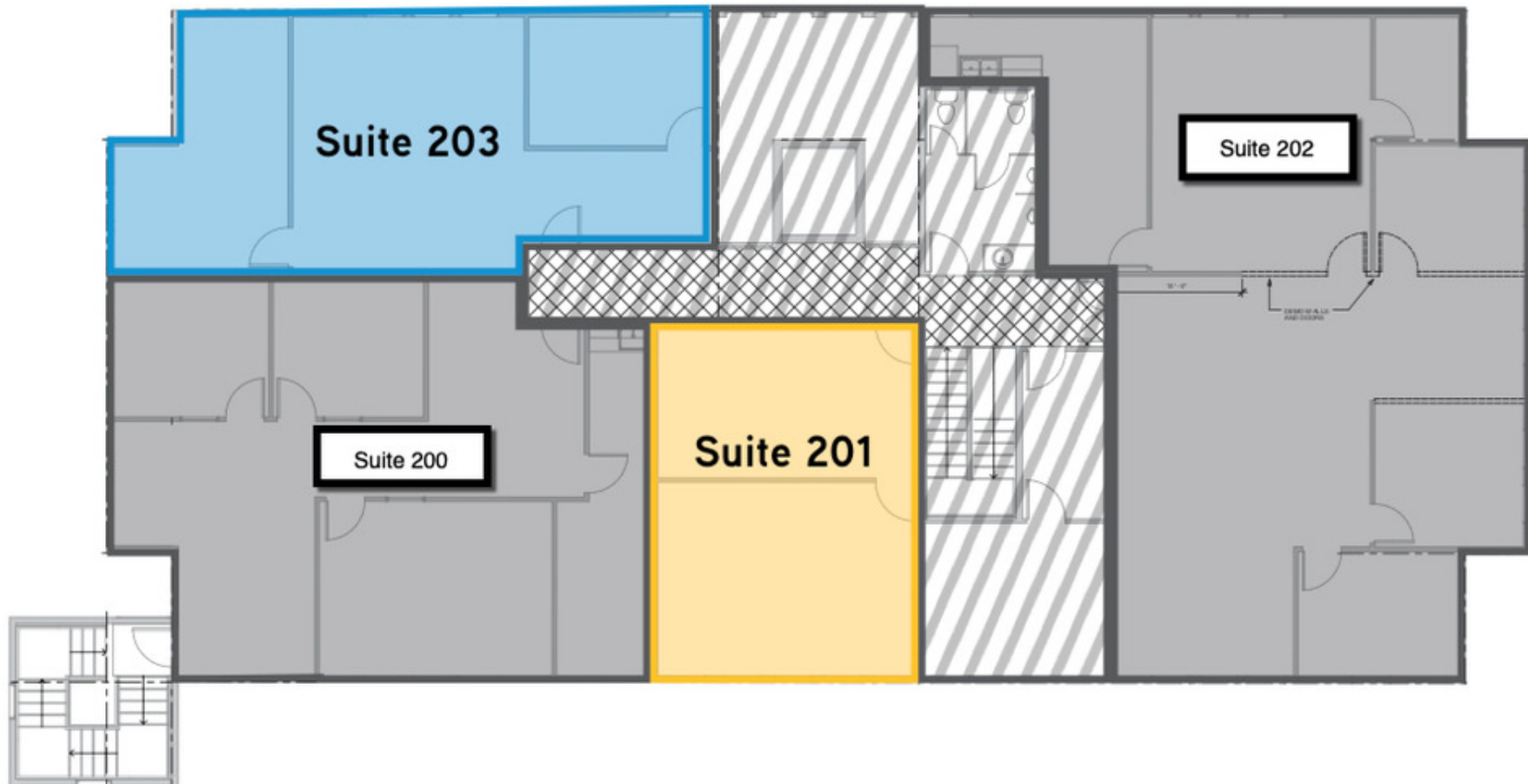


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## 2ND FLOOR - SUITE #201 - 688 SQ FT FOR LEASE

### **2nd Floor**

N



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## 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.

Map data ©2026 Imagery ©2026 Airbus,  
Maxar Technologies

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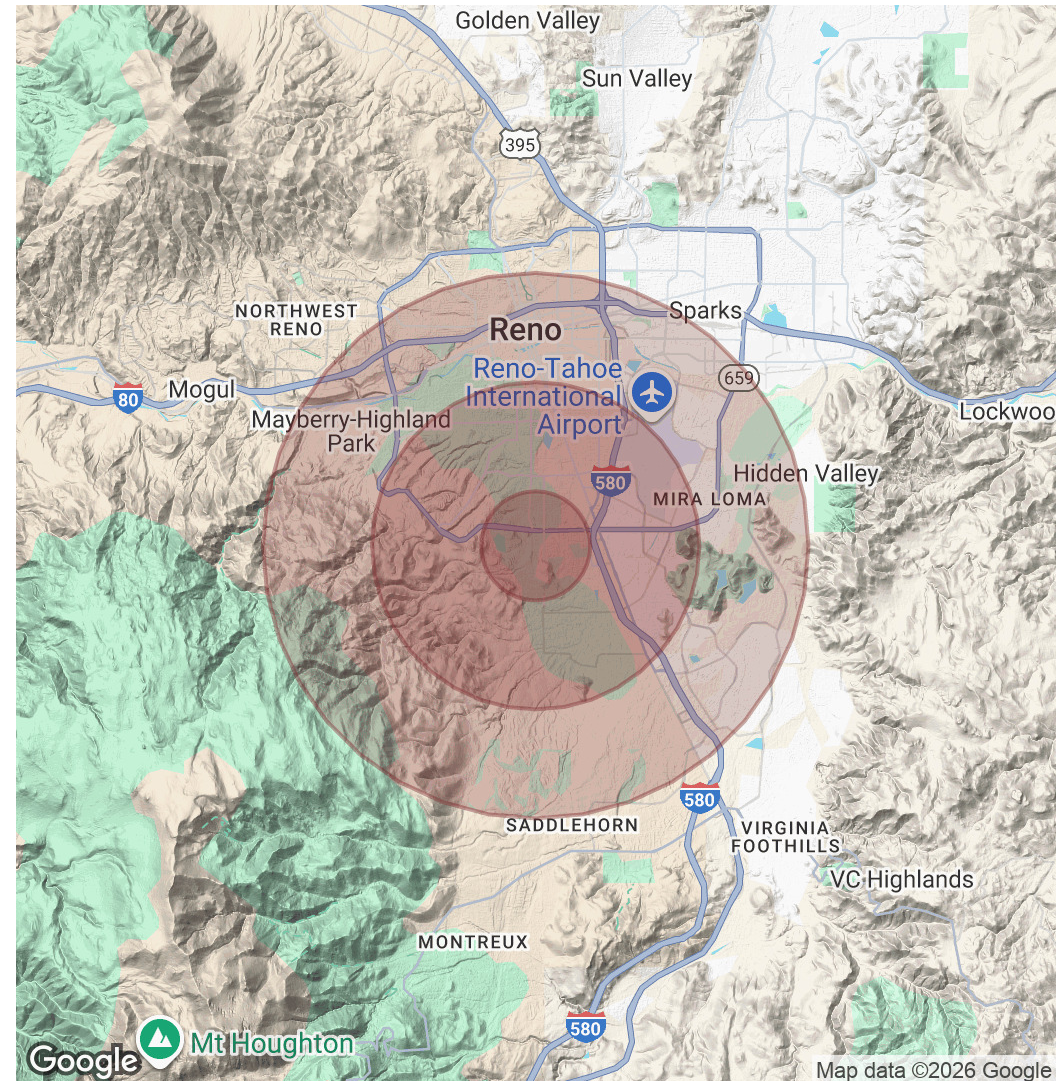
## DEMOGRAPHICS MAP & REPORT

| 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 |

Demographics data derived from AlphaMap



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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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