

For Lease

6140
Plumas Street

Class A Office Building in the Meadowood Submarket

Suite 200 - 14,617 SF Available For Lease

Call for Pricing

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Property Overview

Colliers is pleased to present 6140 Plumas for lease, a premier 26,400 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.

The first floor is occupied by Dickson Commercial Group. The second floor, consisting of 14,617SF, is available for lease.

Suite Highlights



Conference Room and breakroom collaboration area



Mix of open spaces and private offices, including cubicle and collaboration areas



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



First floor entry and sole use of the elevator and stair access



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



Restrooms



Office




Conference Room

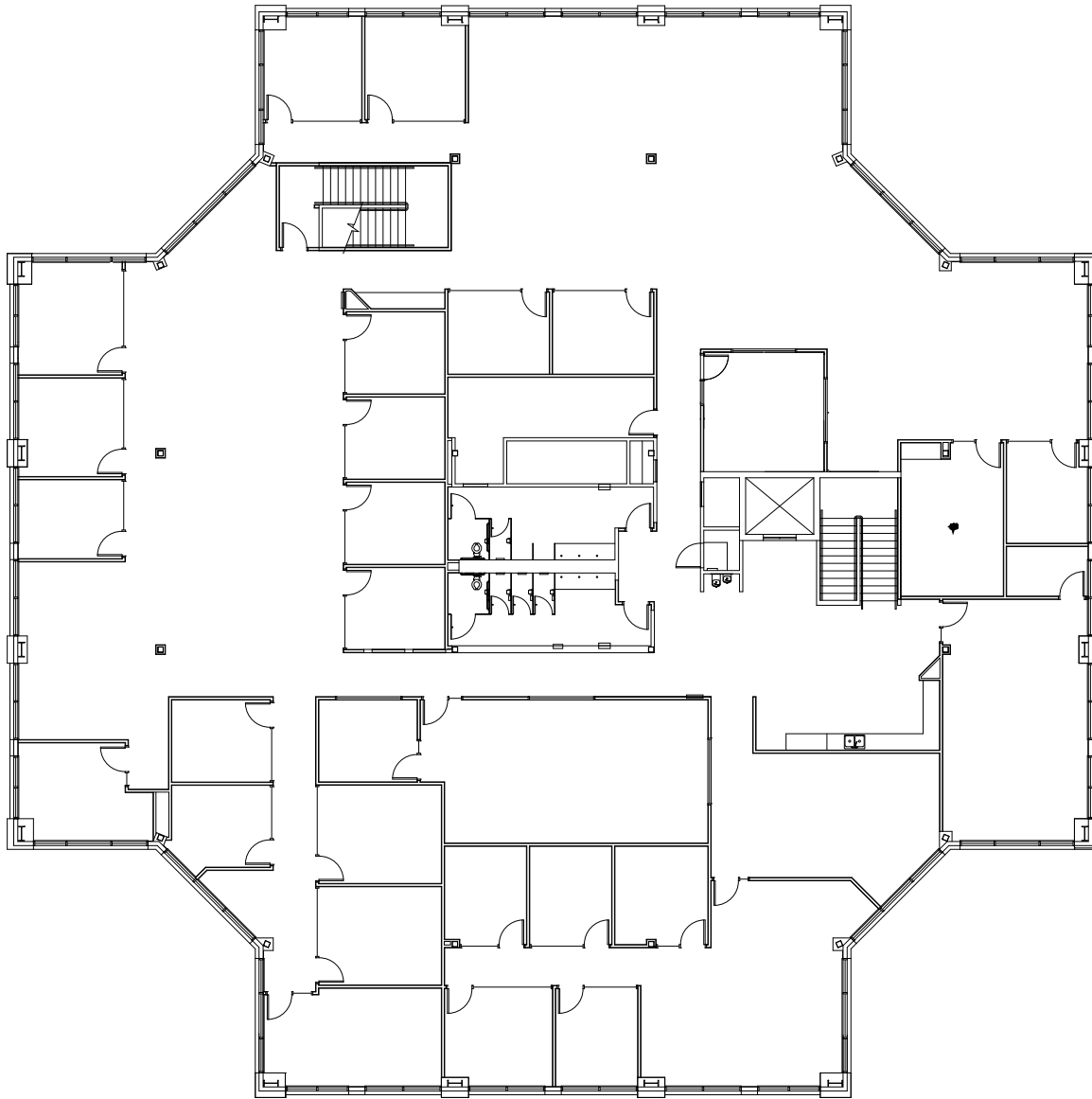


First to Second Floor Access



 Common Entry  2nd Floor Entry

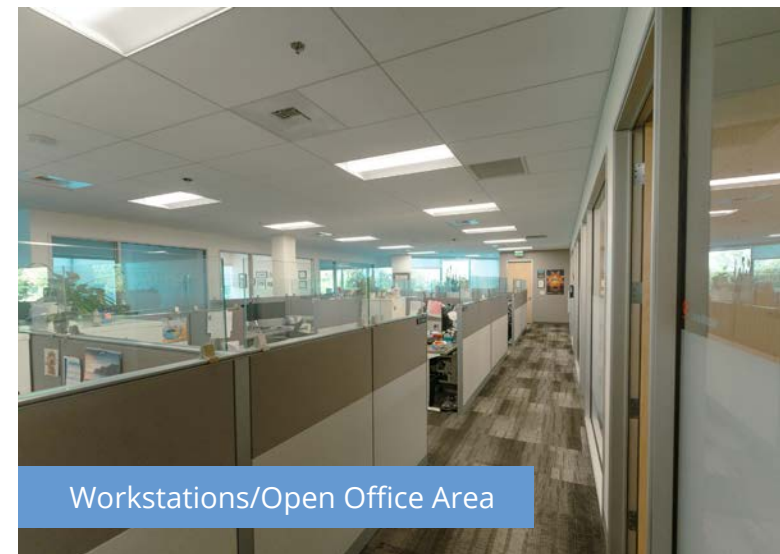
Second Floor – 14,617 SF



Executive Office



Large Conference Room



Workstations/Open Office Area

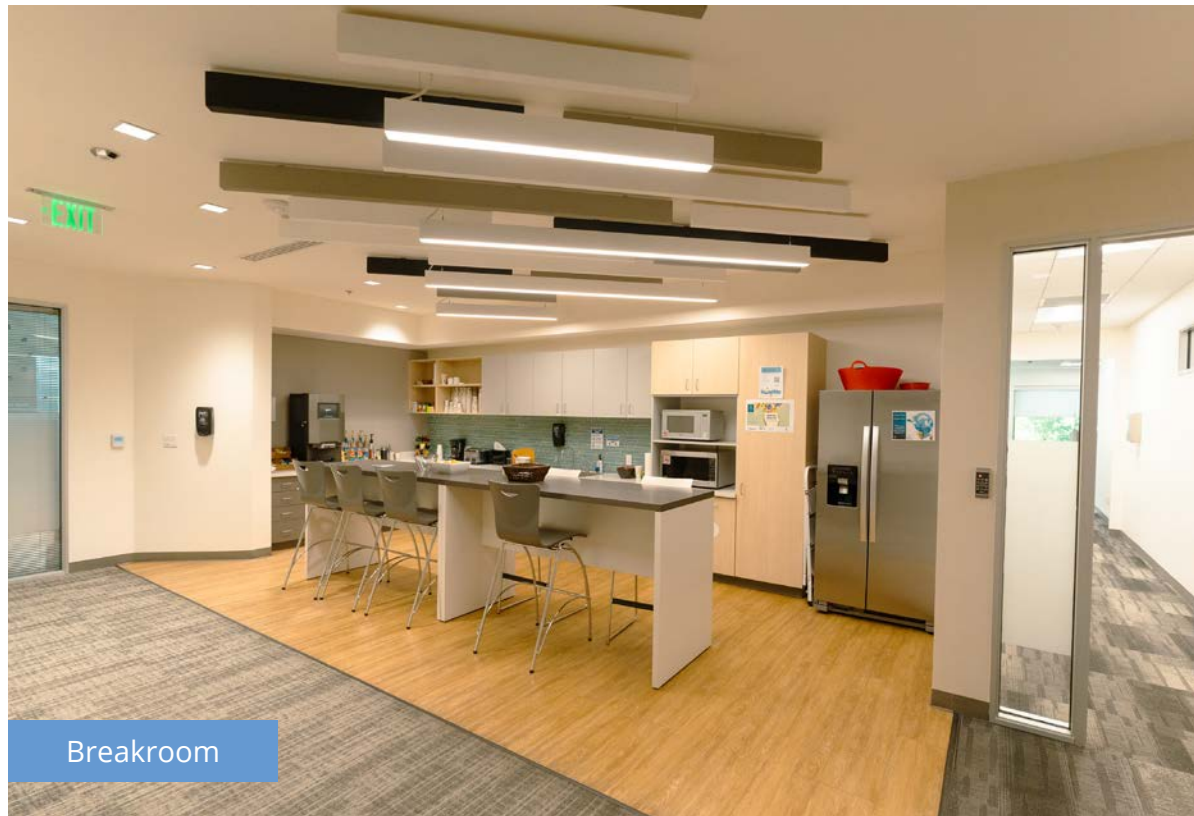
Premiere Professional Finishes



Workstations/Open Office Area



Small Office

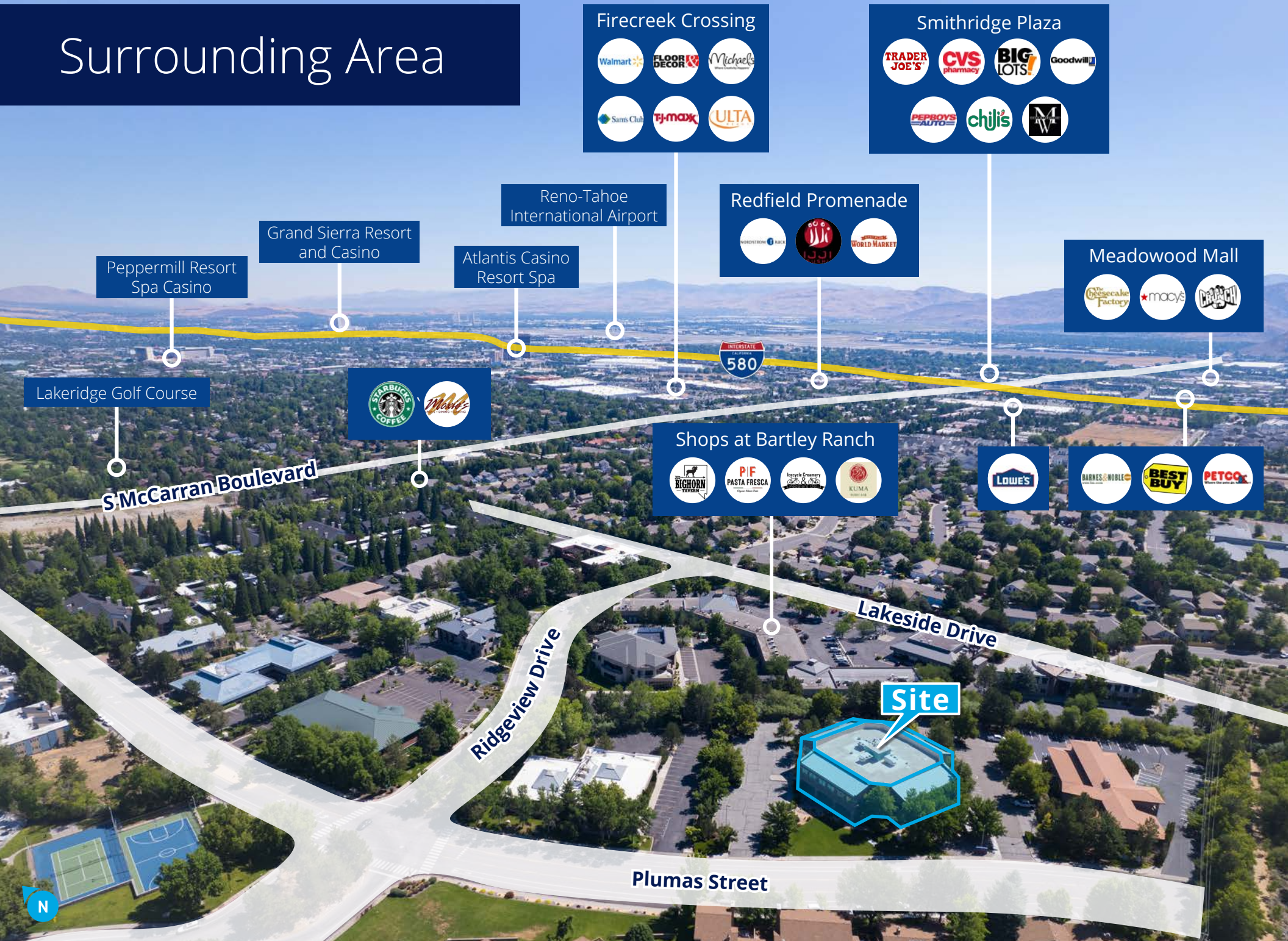


Breakroom

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 CheeseCake 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
- » 1.48% Payroll Tax
- » 6.85% Sales Tax
- » 0.60% Property Tax
- » 0.25-5.4% Unemployment Insurance Tax
- » Qualified Opportunity Zones

4.8%

UNEMPLOYMENT RATE
AS OF APRIL 2025

258,017

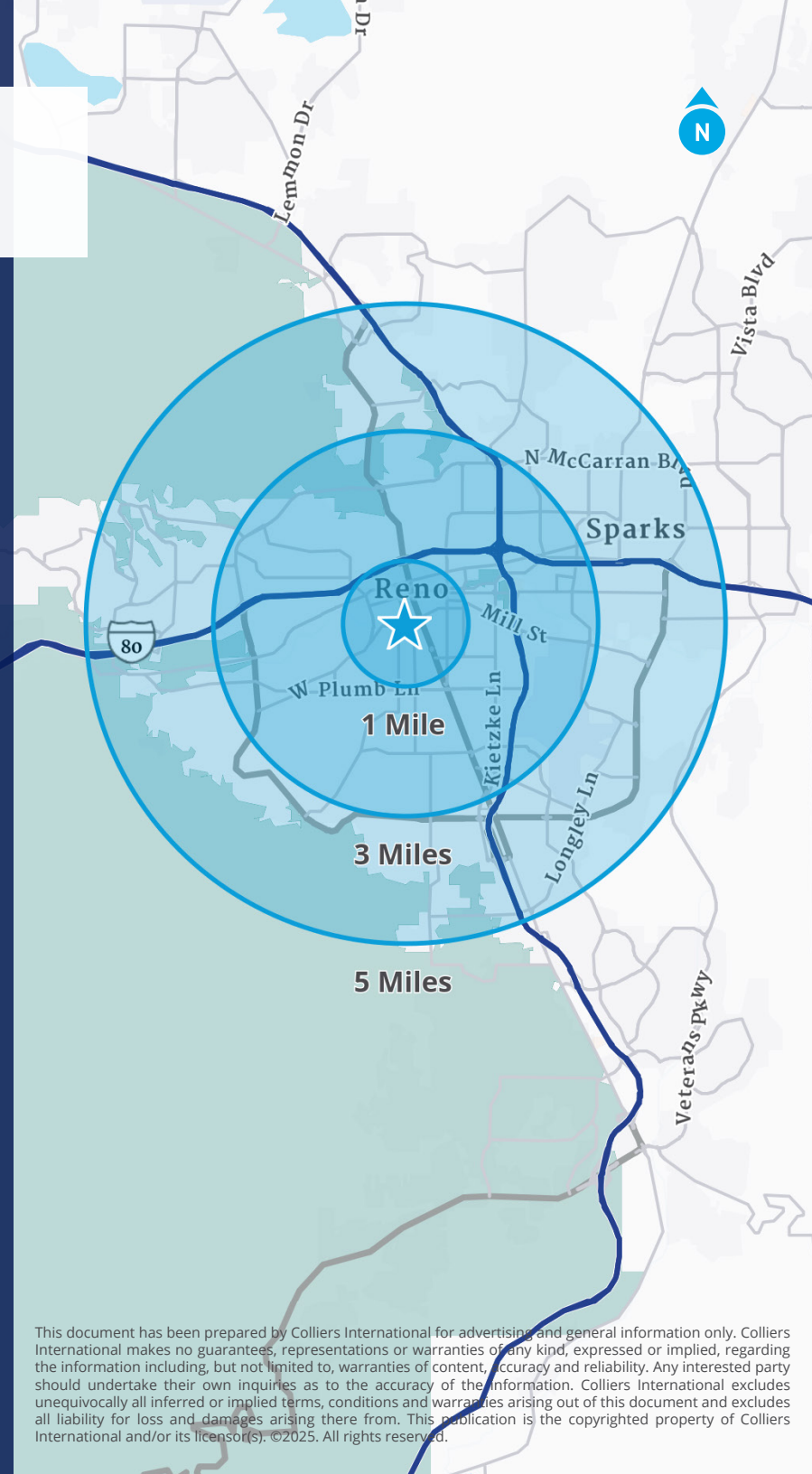
WASHOE COUNTY
EMPLOYMENT AS OF 2024

514,332

WASHOE COUNTY
POPULATION AS OF 2024

\$567,000

MEDIAN HOME PRICE
AS OF FEBRUARY 2025



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