

EXECUTIVE SUMMARY



OFFERING SUMMARY

Lease Rate:	\$1.70 SF/month (Full Service)
Building Size:	11,150 SF
Available SF:	2,122 SF
Lot Size:	1.124 Acres
Number Of Units:	6
Year Built:	1990
Renovated:	2017
Zoning:	SPD
Market:	RENO
Submarket:	Meadowood Submarket
Full Service Leases	
Available Now!	

PROPERTY OVERVIEW

Johnson Group Commercial is pleased to announce the opportunity to lease Suite #200 - Recently Remodeled and Upgraded 2,122 sq ft Professional Office Space. Building is in outstanding condition with recent major interior improvements made to building with beautiful finishes throughout and upgrades to HVAC system. Located in a very desirable part of Reno near Plumas and McCarran.

Full service lease! (minus in suite janitorial).

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
- * AVAILABLE SUITES- Unit #200 - 2,122 SQ FT

RYAN JOHNSON, CCIM
NV #BS.1707
775.823.8877 X202
RYAN@JOHNSONGROUP.NET

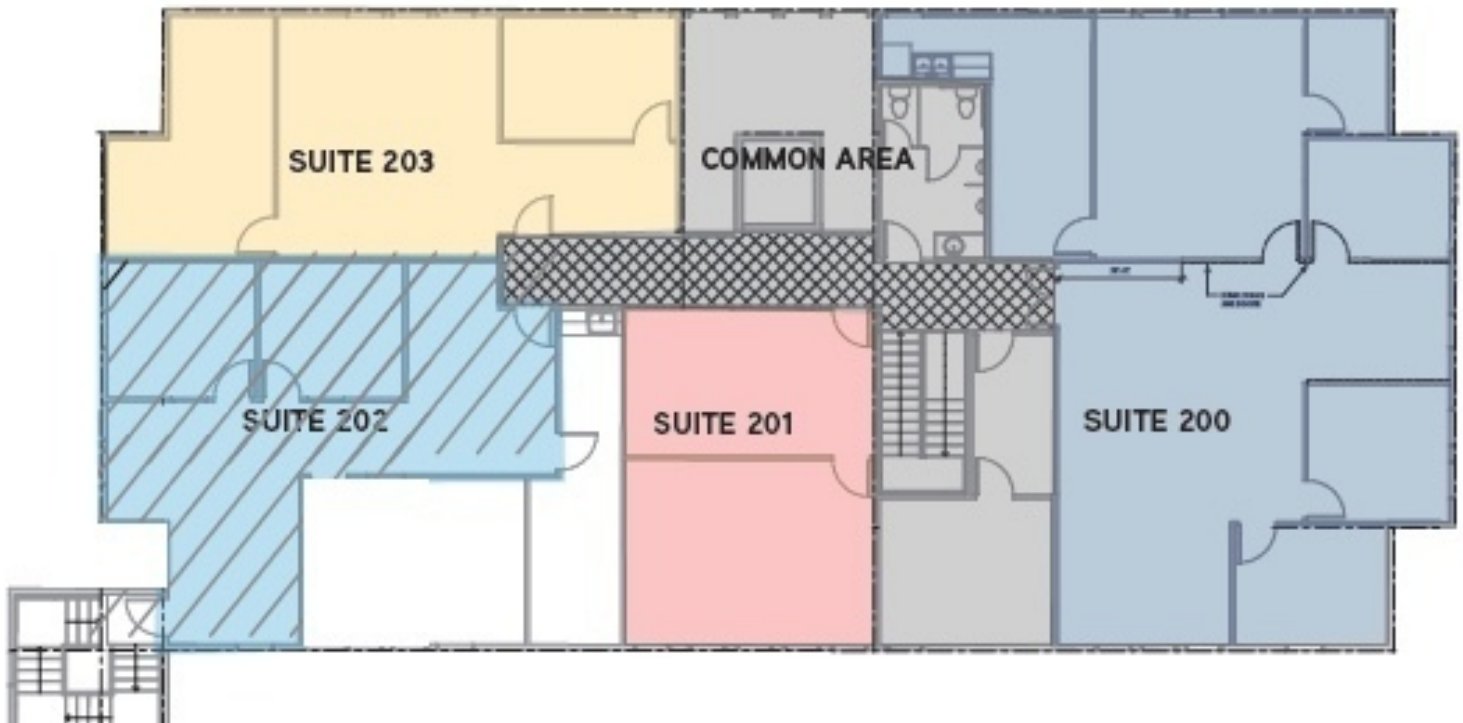
RICHARD JOHNSON
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SUITE #200 FLOOR PLAN

FLOOR PLANS

	SUITE 200 - 2,122± SF		SUITE 203 - 1,076± SF
	SUITE 201 - 688± SF		COMMON AREA



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ADDITIONAL PHOTOS



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LEASE SPACES



LEASE INFORMATION

Lease Type:	Full Service	Lease Term:	60 months
Total Space:	2,122 SF	Lease Rate:	\$1.70 SF/month

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
6100 PLUMAS	LEASED	3,020 SF	Full Service	\$1.85 SF/month	-
6100 PLUMAS	LEASED	2,720 SF	Full Service	\$1.90 SF/month	-
6100 Plumas	LEASED	688 SF	Full Service	\$2.00 SF/month	-
6100 Plumas	LEASED	1,076 SF	Full Service	\$1.90 SF/month	-
6100 PLUMAS	LEASED	1,525 SF	Full Service	\$1.85 SF/month	-
6100 PLUMAS	Available	2,122 SF	Full Service	\$1.70 SF/month	-

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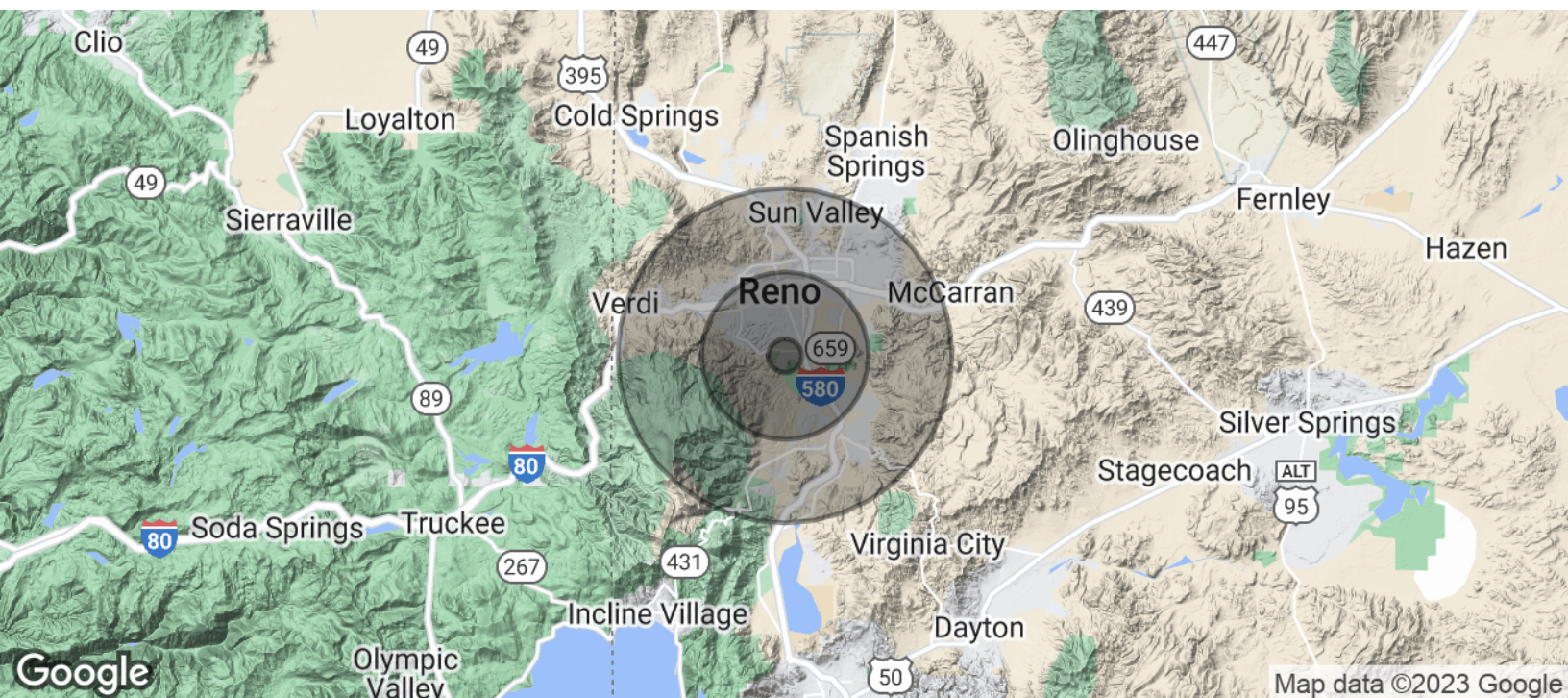
LOCATION MAPS



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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	5 MILES
Total Population	4,271	166,170
Average age	46.9	38.1
Average age (Male)	45.1	37.3
Average age (Female)	47.7	38.6
HOUSEHOLDS & INCOME	1 MILE	5 MILES
Total households	1,925	71,778
# of persons per HH	2.2	2.3
Average HH income	\$114,964	\$71,793
Average house value	\$471,219	\$419,766

* Demographic data derived from 2020 ACS - US Census

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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

Has personally brokered over \$450,000,000 in real estate investment sales.

4 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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