

14545 WEST CENTER RD | OMAHA, NE  
99 SF - 720 SF

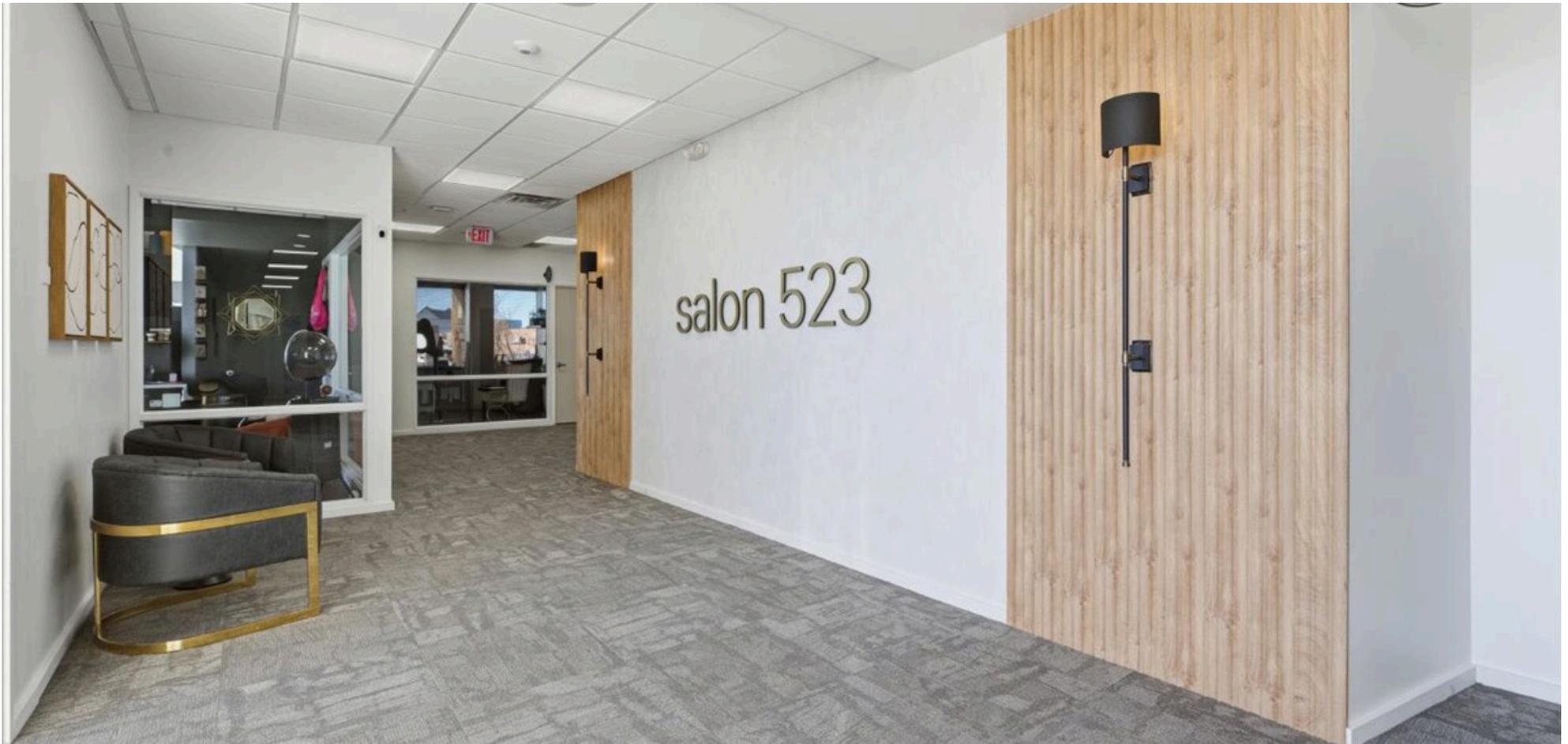
MEDICAL / SPA / SALON | FOR SUBLEASE | WEST OMAHA



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PJ MORGAN  
REAL ESTATE



## DESCRIPTION

Join Vasa Fitness, HOTWORX, American National Bank, and Salon 523 in the heart of west Omaha at 144th and West Center Rd! Suite 209 is a turnkey med-spa, concierge medicine, or massage/esthetician suite featuring a private reception/waiting area and 4 private rooms with sinks, or lease a private suite. Utilities, Internet, break room, and free laundry onsite included. Salon 523 was just remodeled! Subleased by Salon 523.

## ALL SPACES INCLUDED

|               |         |
|---------------|---------|
| SF            | 720     |
| LEASE RATE    | \$50/sf |
| TOTAL MONTHLY | \$3,000 |

Information furnished is from sources deemed reliable, but is not guaranteed by PJ Morgan Real Estate, or its agents and is subject to change, corrections, errors, omissions, prior sales or withdrawal, without notice.



## INDIVIDUAL SPACE DETAILS

### 209

|              |            |
|--------------|------------|
| SF           | 133        |
| LEASE RATE   | \$92 sf/yr |
| TOTAL WEEKLY | \$235      |

### 210

|              |             |
|--------------|-------------|
| SF           | 101         |
| LEASE RATE   | \$120 sf/yr |
| TOTAL WEEKLY | \$235       |

### 211

|              |             |
|--------------|-------------|
| SF           | 99          |
| LEASE RATE   | \$120 sf/yr |
| TOTAL WEEKLY | \$235       |

### 212

|              |             |
|--------------|-------------|
| SF           | 101         |
| LEASE RATE   | \$120 sf/yr |
| TOTAL WEEKLY | \$235       |

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## PARKING & TRANSPORTATION

|                |           |
|----------------|-----------|
| PARKING RATIO  | 3.6/1,000 |
| PARKING SPACES | 90        |
| TRAFFIC COUNT  | 31,000    |

## PROPERTY & LOCATION HIGHLIGHTS

- Turnkey Med Spa / Esthetician services suite with 4 exam rooms and private reception area
- Conveniently located at 144th and West Center
- Full Service Lease, including internet (space janitorial services excluded)
- Individual suite with large window!

## BUILDING INFORMATION

|                  |        |
|------------------|--------|
| BUILDING SIZE    | 25,560 |
| MIN DIVISIBLE    | 99     |
| MAX CONTIGUOUS   | 720    |
| NUMBER OF FLOORS | 2      |
| YEAR BUILT       | 1982   |

## ADDITIONAL INFORMATION

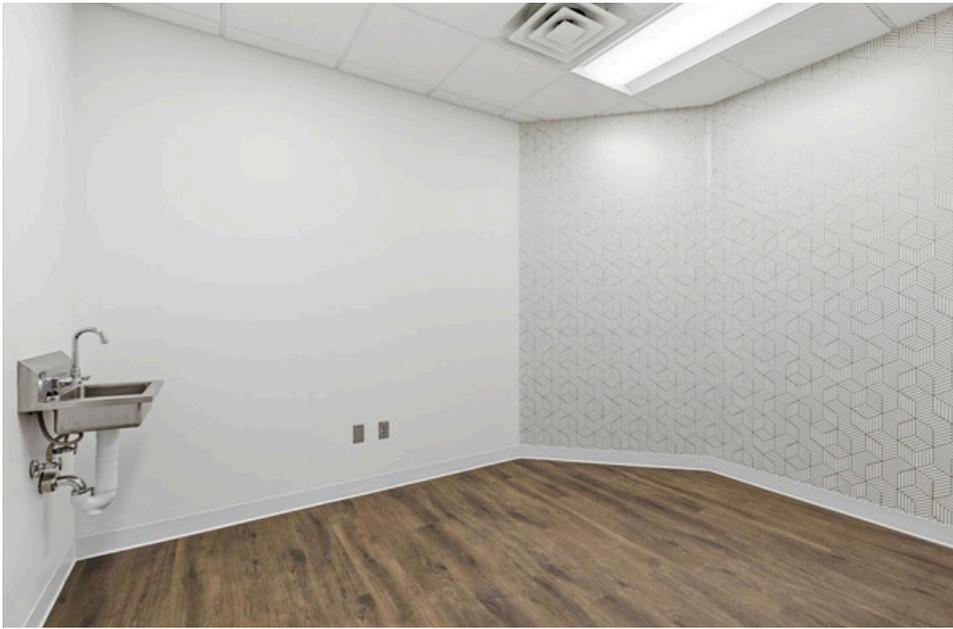
|                 |      |
|-----------------|------|
| ZONING          | CC   |
| NUMBER OF ACRES | 2.03 |

## DEMOGRAPHICS

| POPULATION       | 1 MILE | 3 MILES | 5 MILES |
|------------------|--------|---------|---------|
| TOTAL POPULATION | 8,766  | 88,922  | 243,790 |

| HOUSEHOLDS        | 1 MILE    | 3 MILES   | 5 MILES   |
|-------------------|-----------|-----------|-----------|
| TOTAL HOUSEHOLDS  | 3,398     | 32,999    | 93,436    |
| PEOPLE PER HH     | 2.3       | 2.5       | 2.5       |
| AVERAGE HH INCOME | \$95,202  | \$117,141 | \$117,914 |
| AVERAGE HH VALUE  | \$232,836 | \$255,765 | \$268,374 |

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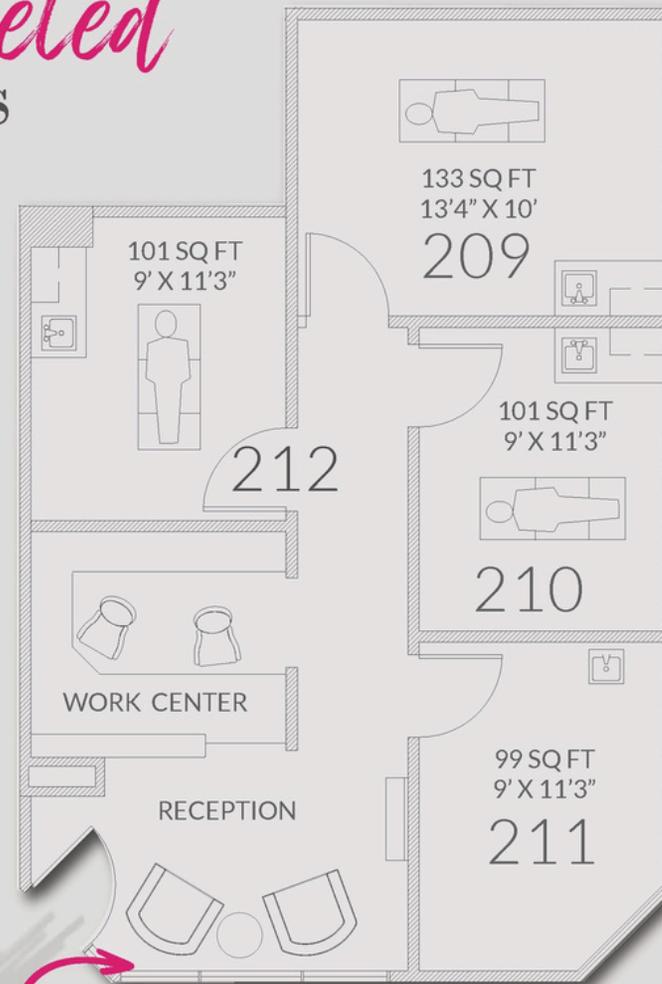
# PHOTOS

PJ MORGAN REAL ESTATE

*newly remodeled*  
premium suites  
now available

PRIME LOCATION  
off of main lobby  
with EXCLUSIVE  
USE of RECEPTION  
& WORK CENTER

- 3 Private Esthetics Suites Built Out & Move-In Ready
- A 4th Suite is ready for Build Out- Customize the space to meet your needs.



ELEVATED  
**spaces**  
www.salonfive23.com

*floor to ceiling interior windows  
flood the space with warm natural light*

FLOOR PLANS

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