

NOW AVAILABLE FOR LEASE

Medical Office | 20606 Vinton Street Elkhorn, NE 68022

Bryan Health - ELKHORN CAMPUS



FOR MORE INFORMATION:

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GOLDENROD
COMPANIES

CAMPUS OVERVIEW

- **Total Building Size:**
 - 135,329 GSF (+/-)
- **Medical Office Building I:**
 - 92,305 GSF (+/-)
 - Remaining availability:
 - *Can be demised*
 - Floor 1: 8,742 RSF (+/-)
 - Floor 2: 8,099 RSF (+/-)
 - Floor 3: 18,018 RSF (+/-)
- **Medical Office Building II:**
 - 43,024 GSF (+/-)
 - **FULLY LEASED**
- **Base Rent:**
 - Available upon request
- **NNN's:**
 - Available upon request
- **Tenant Improvement Allowance:**
 - Available upon request
- **Estimated Delivery:**
 - Q3 2027



FACILITY HIGHLIGHTS



Prime Location

Dynamic mixed-use district,
surrounded by essential services



On-Site Surgery Center, Lab, Imaging & Diagnostic Center

Streamlines care



Flexibility

Custom buildouts with opportunity
for tenant improvement allowance



Seamless Connectivity

All-in-one campus with sheltered access
between facilities for year-round comfort



Management & Maintenance

Professional facility managers allowing
providers to focus on patient care

JOIN HEALTHCARE LEADERS

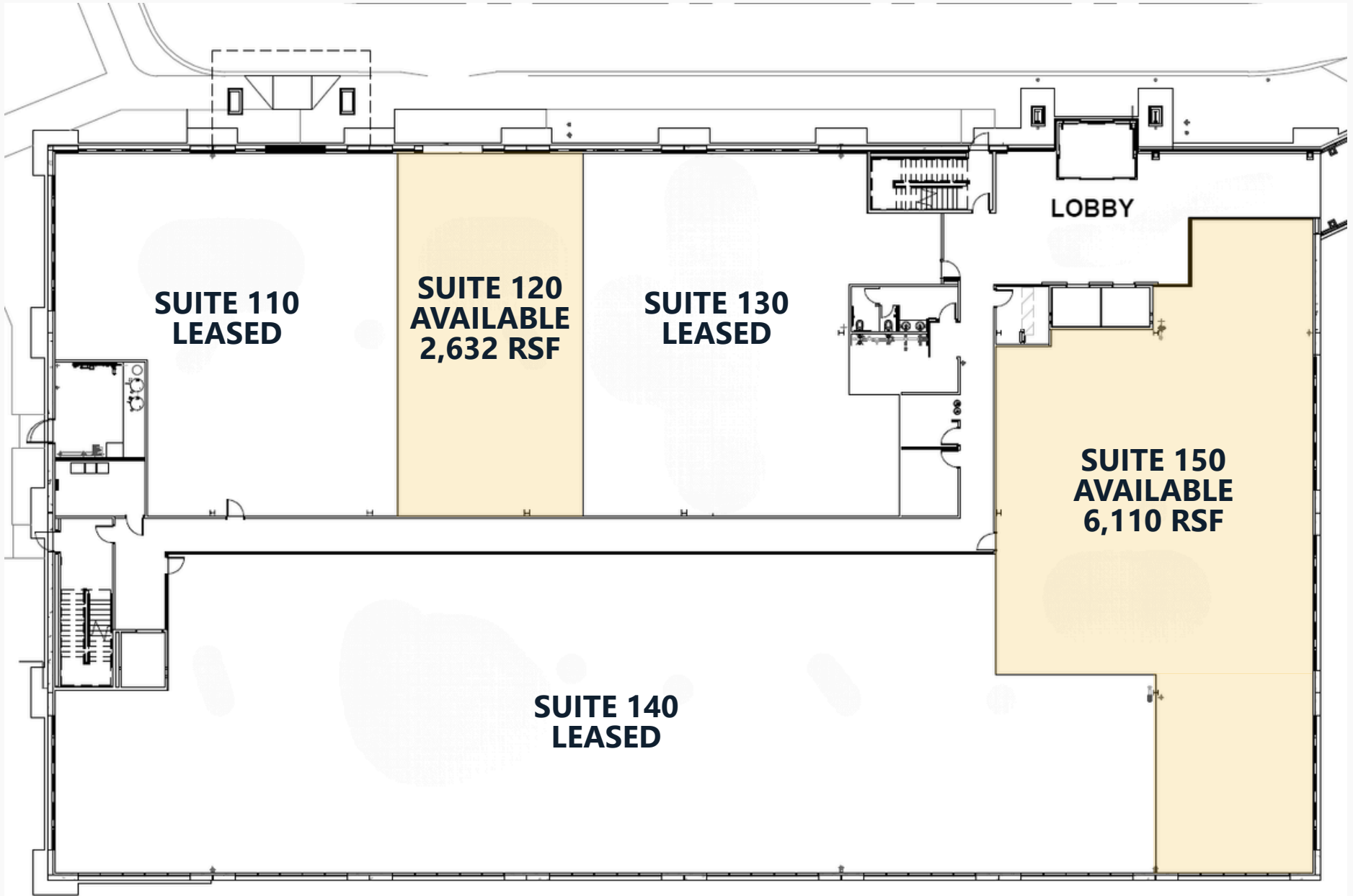
Bryan  Health



FLOOR 1

8,742 RSF Remaining

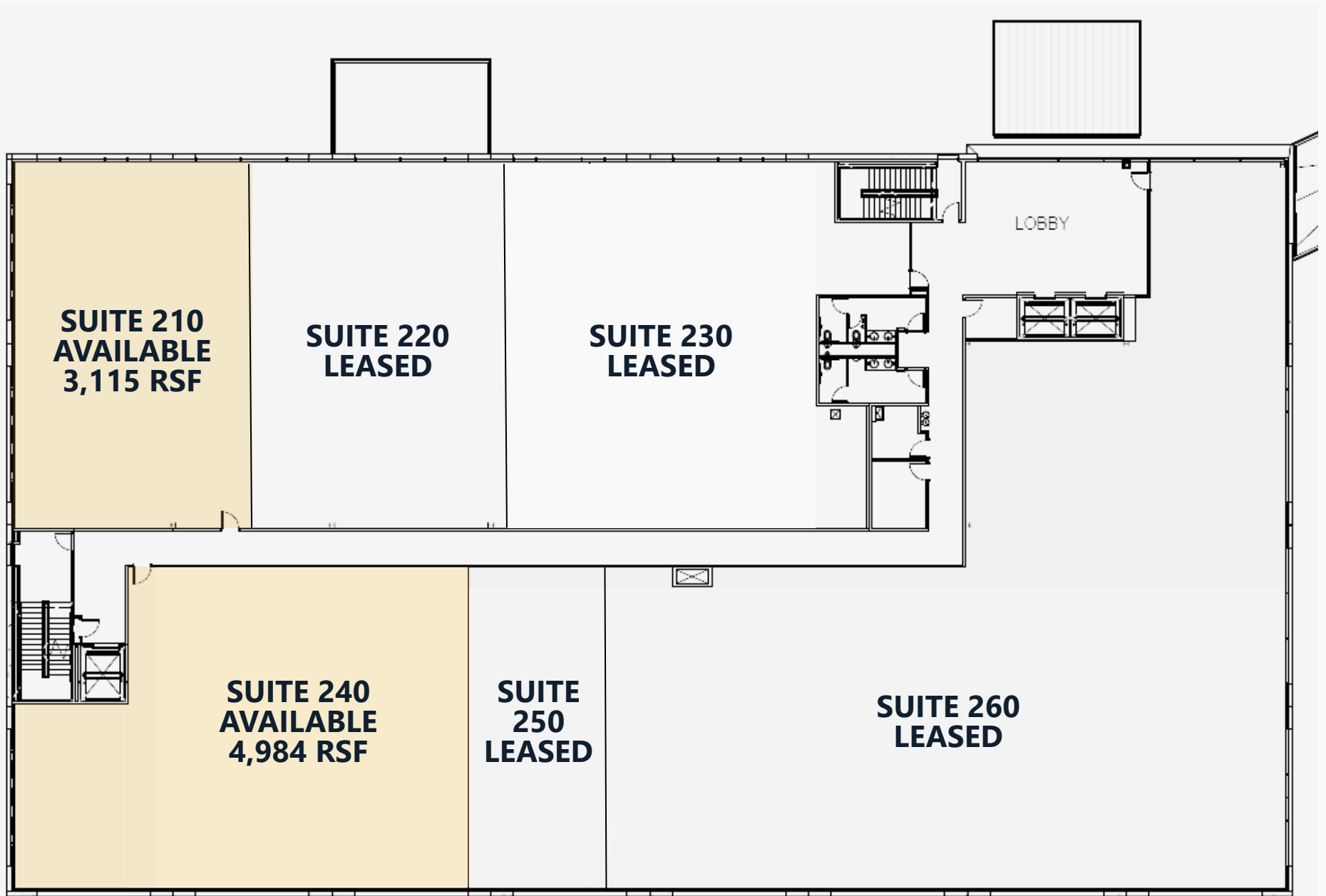
AVAILABLE



FLOOR 2

8,099 RSF Remaining

AVAILABLE



**SUITE 210
AVAILABLE
3,115 RSF**

**SUITE 220
LEASED**

**SUITE 230
LEASED**

LOBBY

**SUITE 240
AVAILABLE
4,984 RSF**

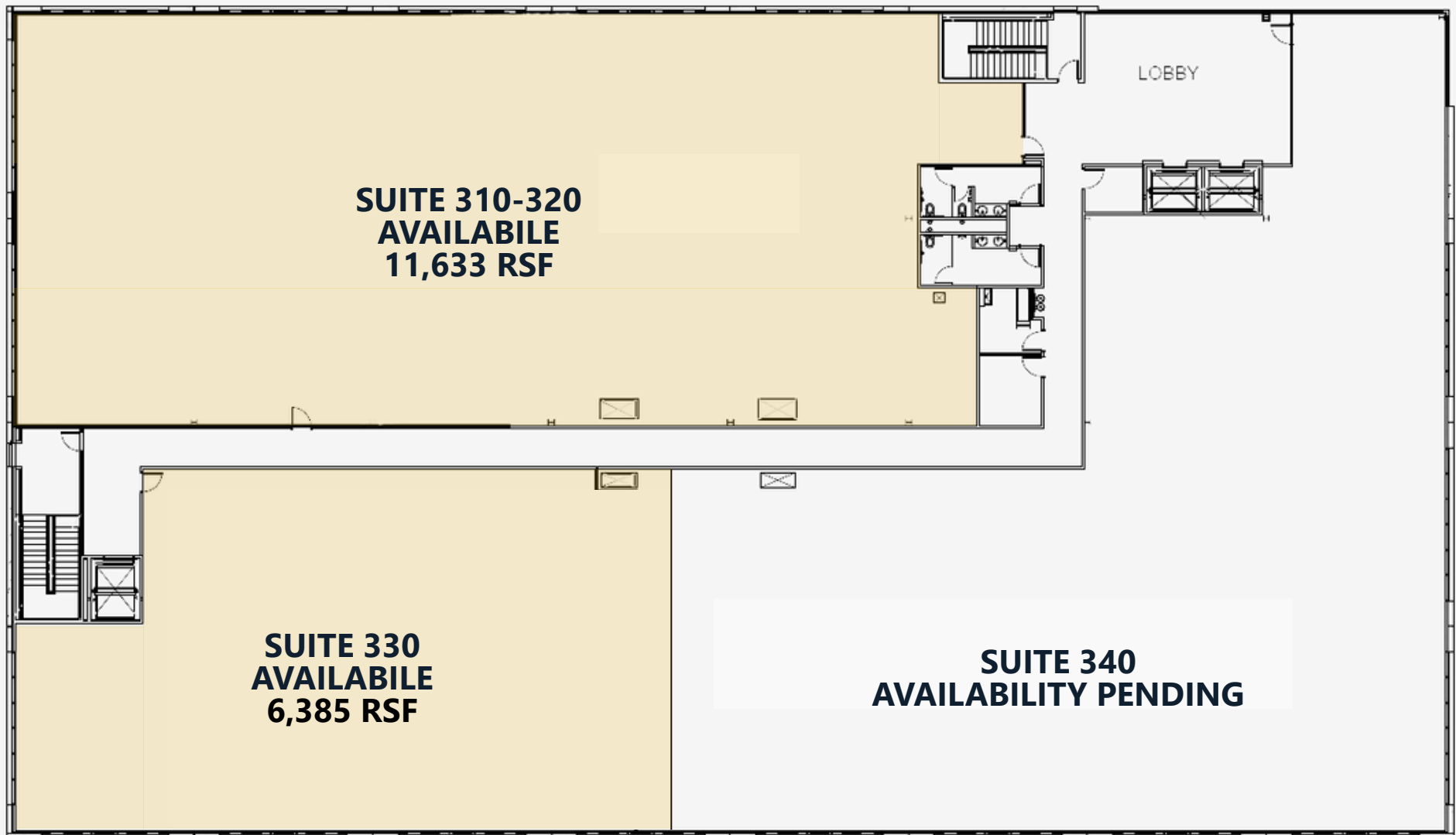
**SUITE 250
LEASED**

**SUITE 260
LEASED**

FLOOR 3

18,018 RSF Remaining

AVAILABLE

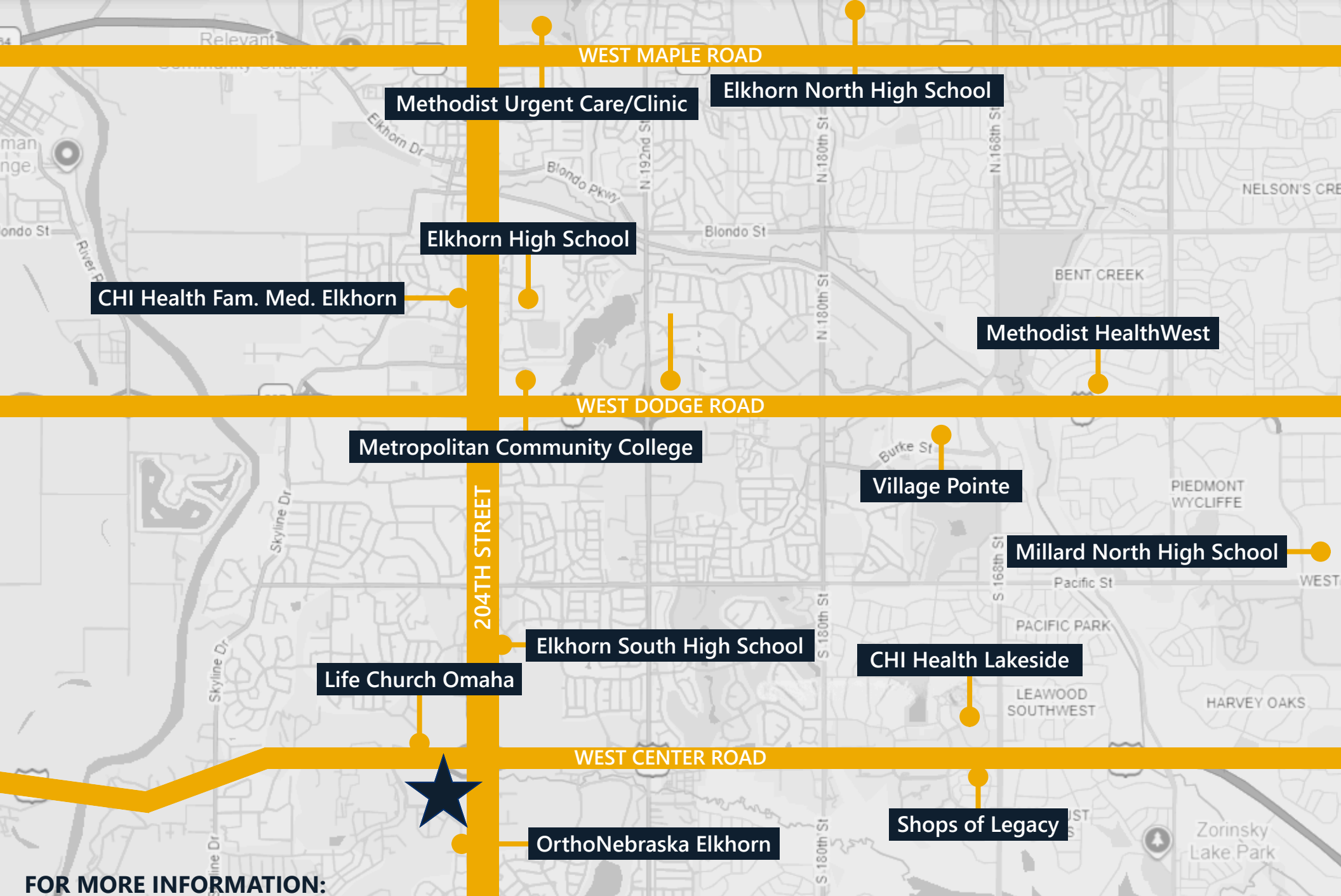




Bryan Elkhorn Campus

INTERIOR RENDERINGS





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