



# PRELEASING CASCADE BUILDING

FOUNTAIN RIDGE WEST OFFICE PARK



193RD ST. & HWS CLEVELAND BLVD.

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NOW  
PRELEASING

BUILDING DETAILS

- 32,060 RSF
- 2 Story Building
- 5/1,000 Parking Ratio

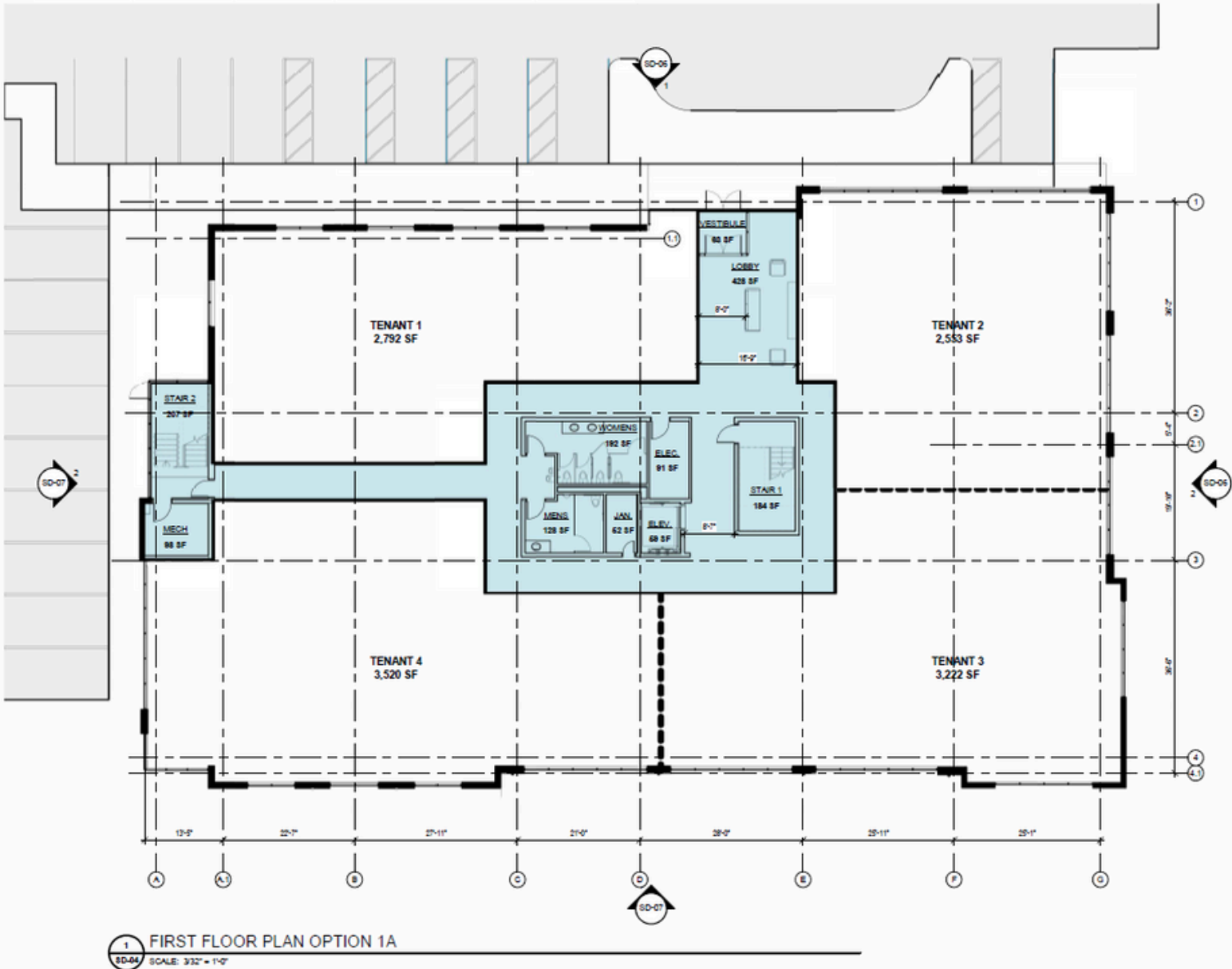


# BUILDING AMENITIES

- Class A Building Finishes
- Building Signage Available
- Medical Grade Air Filtration
- Large Glass Windows
- Touchless Wave Technology on Common Doors
- Covered Rooftop Patio
- Fountain Ridge Park Amenities Included

# FLOORPLANS

## FIRST LEVEL

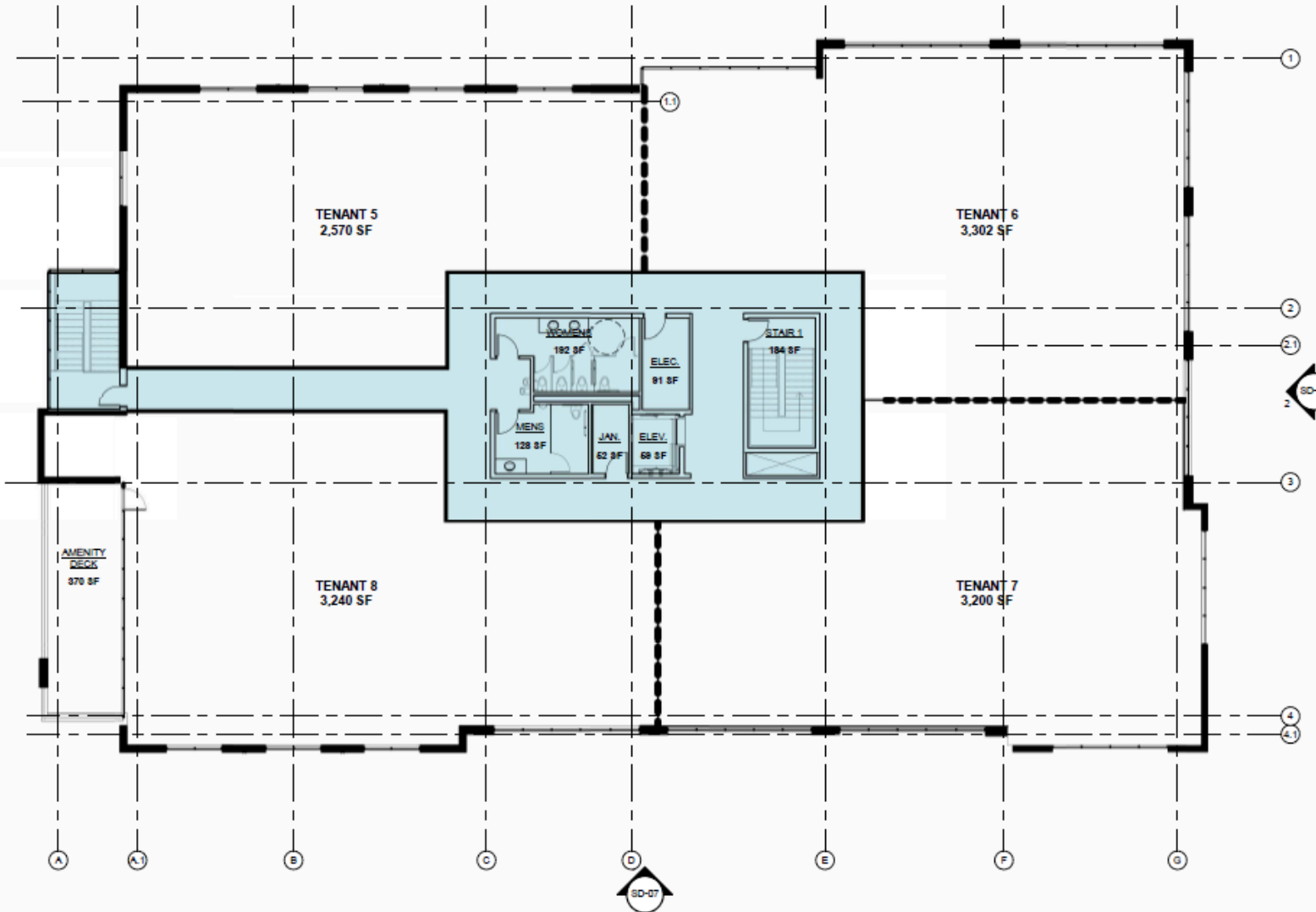


Space Available 3,222 SF - 12,087 SF

*\*Space layout and square footage subject to change*

# FLOORPLANS

## SECOND LEVEL



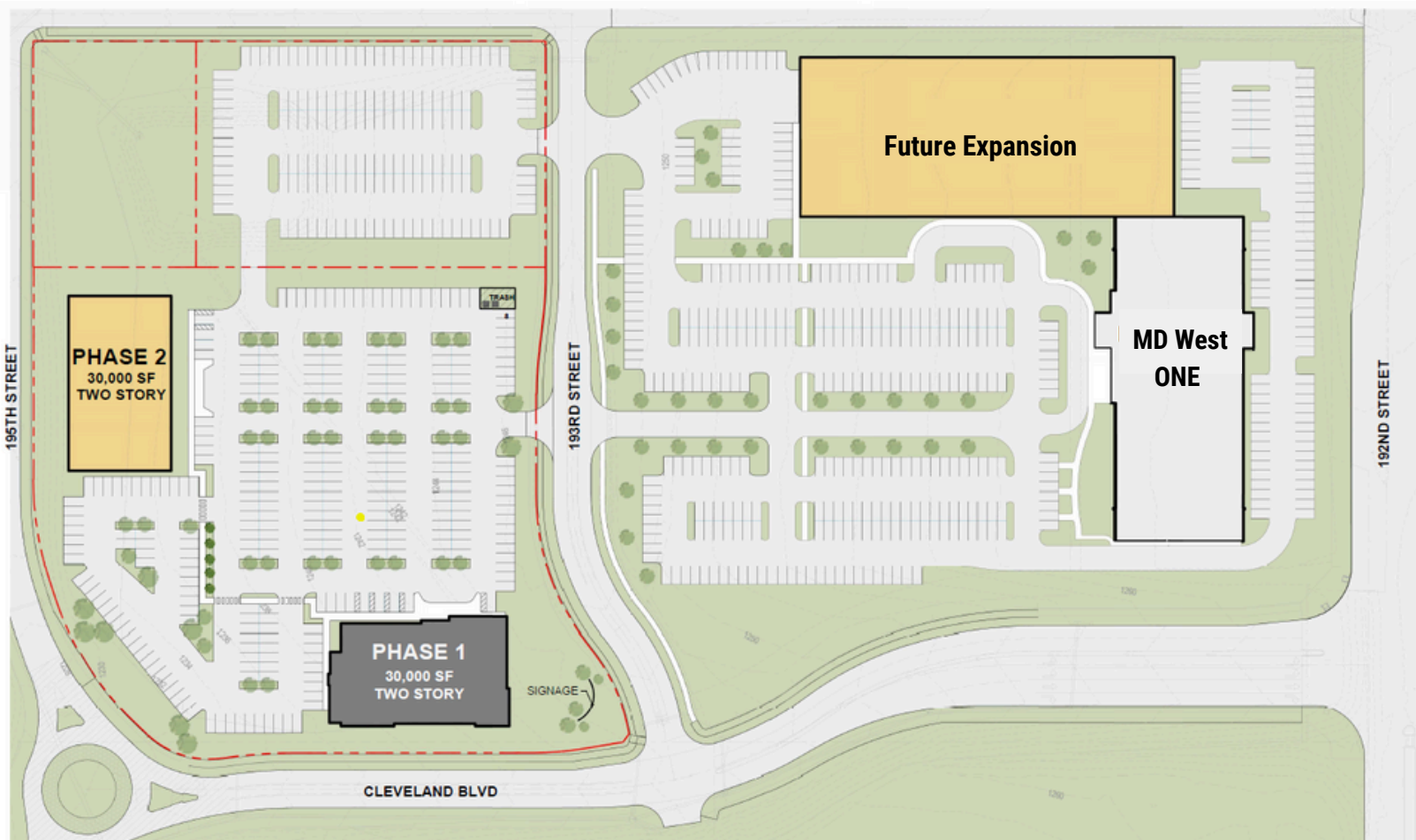
2 SECOND FLOOR PLAN OPTION 1A  
SD-04 SCALE: 3/32" = 1'-0"

Space Available 2,570 - 12,312 SF

*\*Space layout and square footage subject to change*

# SITE PLAN

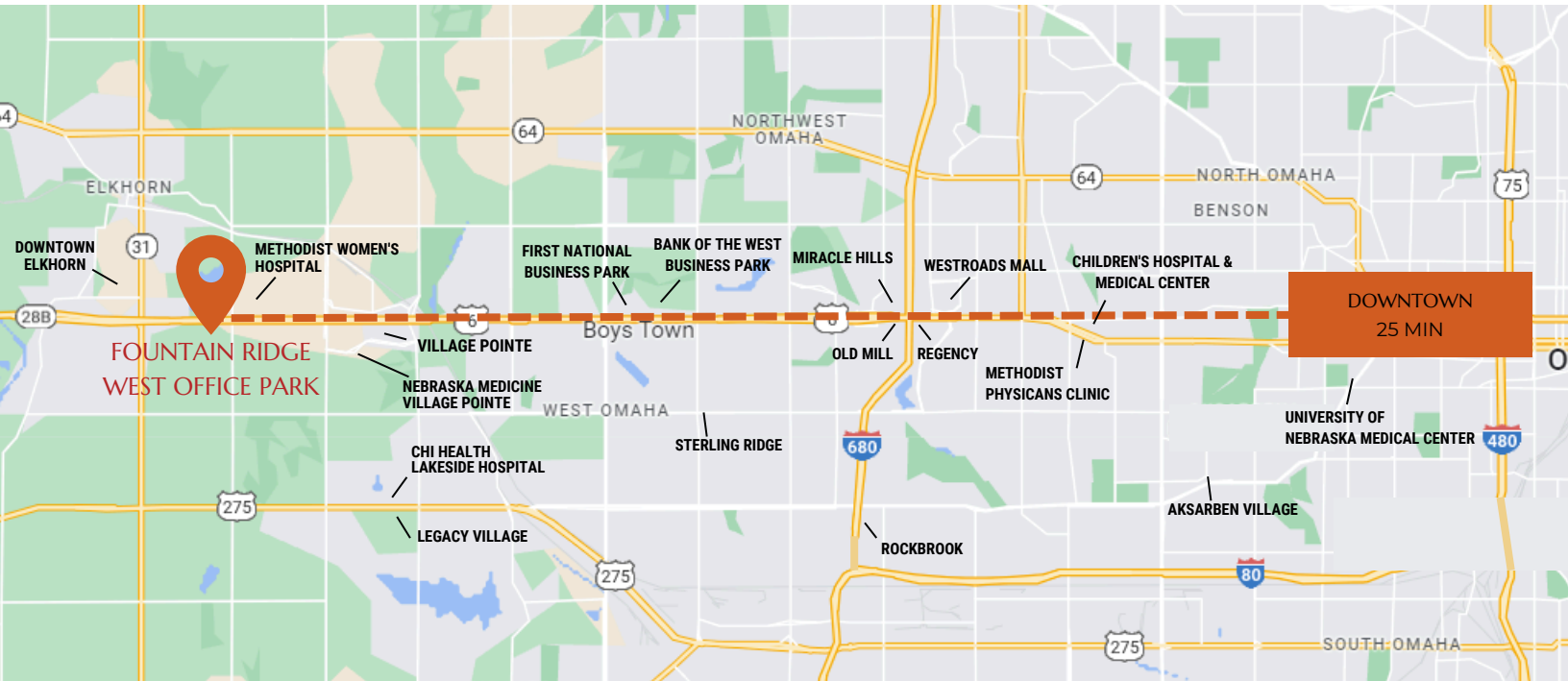
## Fountain Ridge West Office Park



*\*Site plan subject to change*

193rd St. & HWS Cleveland Blvd.

# LOCATION. LOCATION. LOCATION.



# COMMUNITY OVERVIEW



## Area Demographics



### Traffic Counts

North:	12,400
South:	11,600
East:	61,800
West:	49,100
EADT:	67,450



### Population

5 minutes:	31,522
10 minutes:	154,356
15 minutes:	331,792



### Average Household Income

5 minutes:	\$161,375
10 minutes:	\$144,616
15 minutes:	\$126,284



### Schools

Located in Nebraska's #1 Public and Private School District

Statistics sources: Neighborhood scout Report & Omaha MSA



# LET'S GET IN TOUCH.



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