

!!Location Location Location!! Office Condo FOR LEASE



Condo Office Space
11570 W Dodge Rd
Omaha, NE 68154

Property Highlights

- 2,209 SF
- Individual office access
- Private entry (front and back)
- Ample parking - 5:1 Ratio
- Marquee Signage Available



Property Description

Located in the center of Omaha with unbeatable Dodge Street access and minutes away to the interstate system, this wide open executive office space offers a modern, flexible layout ideal for collaborative teams or businesses seeking a clean, contemporary work environment. The suite features an open work area with great natural flow, along with a dedicated conference room for private meetings, a convenient kitchenette, and private restrooms. With its central location, easy commute, and professional amenities, this space delivers both functionality and image for your growing business.



Offering Summary

Available SF:	2,209 SF
Lease Rate	\$14/SF/YR NNN
Year Built	1984
Lot Size	1.25 AC
Zoning	CC
Traffic Count	33,568

Listed By:

Mike Blackmon

Cell: (402) 981-7337

Mike.Blackmon@bhhsambcommercial.com

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PROPERTY DETAILS

For Lease: \$14/SF/YR NNN

11570 W Dodge Rd
Omaha, NE 68154

Property Details

Property Type	Office
Zoning	CC
Lot Size	1.25 AC
Traffic Count	33,568
Cross Streets	N 116th St & W Dodge Frontage Rd
Property Taxes	\$3,483.20 - Annually

Parking & Transportation

Parking Type	Surface
Parking Spaces	5/1,000 SF Front & back door parking

Utilities

Central HVAC	Forced Air Heat Central AC
Restroom	3

Demographics

Proximity:	1 Mile	3 Miles	5 Miles
Total Population:	11,508	89,253	248,914
Households	5,680	39,085	104,273
HH Income	\$85,703	\$98,522	\$98,433

Location Information

Building Name	Mid-City Office Condo
Street Address	11570 W Dodge Rd
City, State, Zip	Omaha, NE 68154
County/Township	Douglas

Building Information

Building Size	11,872 SF
Office space available	2,209 SF
Building Class	C
Number of Floors	1
Year Built	1984

Leasing Information

Total Monthly Rent	\$3,477.71
Includes: Cams and Taxes	Lawn Care, Snow Removal, Exterior Lighting, Marquee Sign, Water, and Trash Removal
Tenant pays:	Electrical, Phone, and Internet

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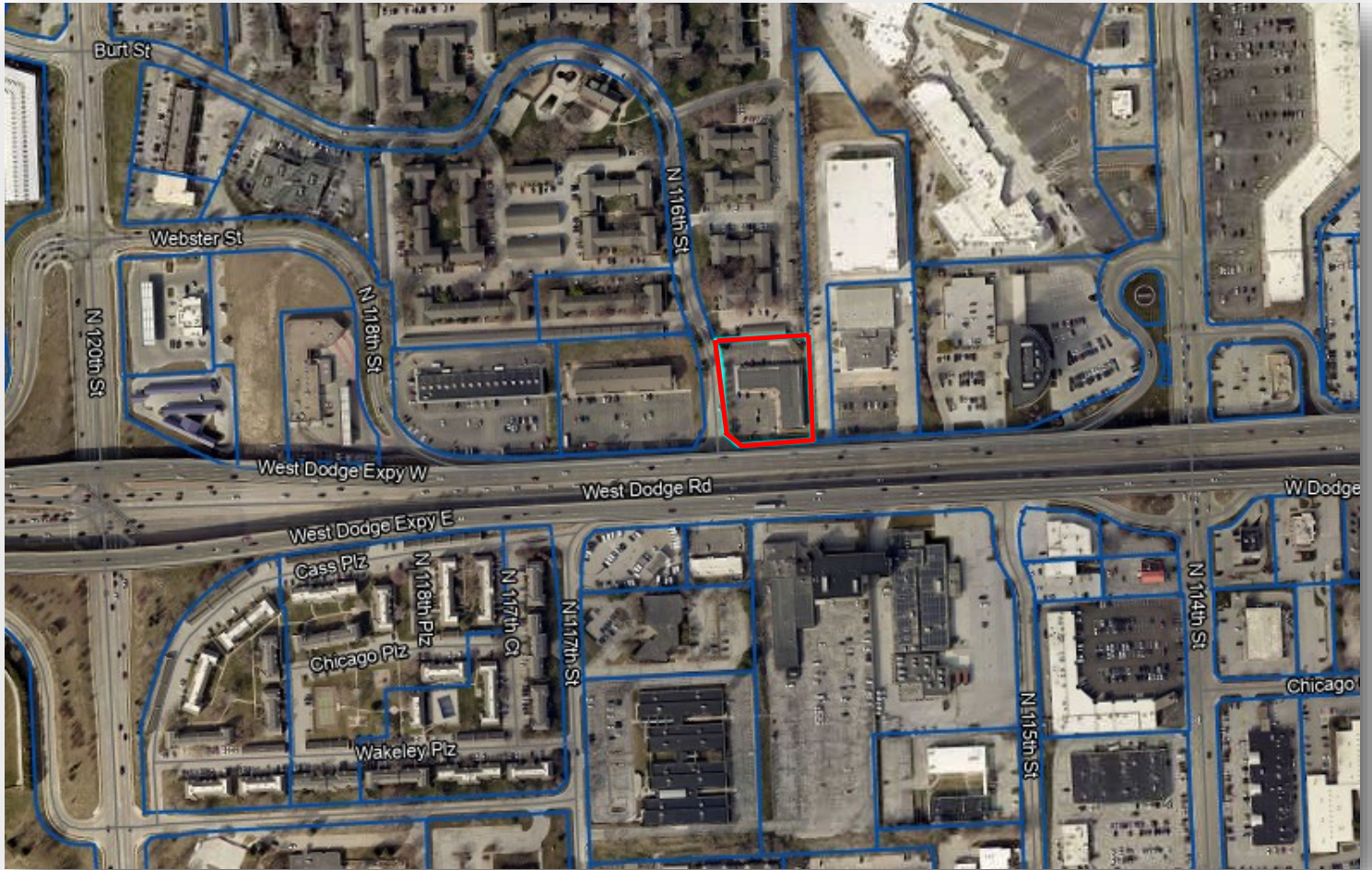
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PLOT AERIAL

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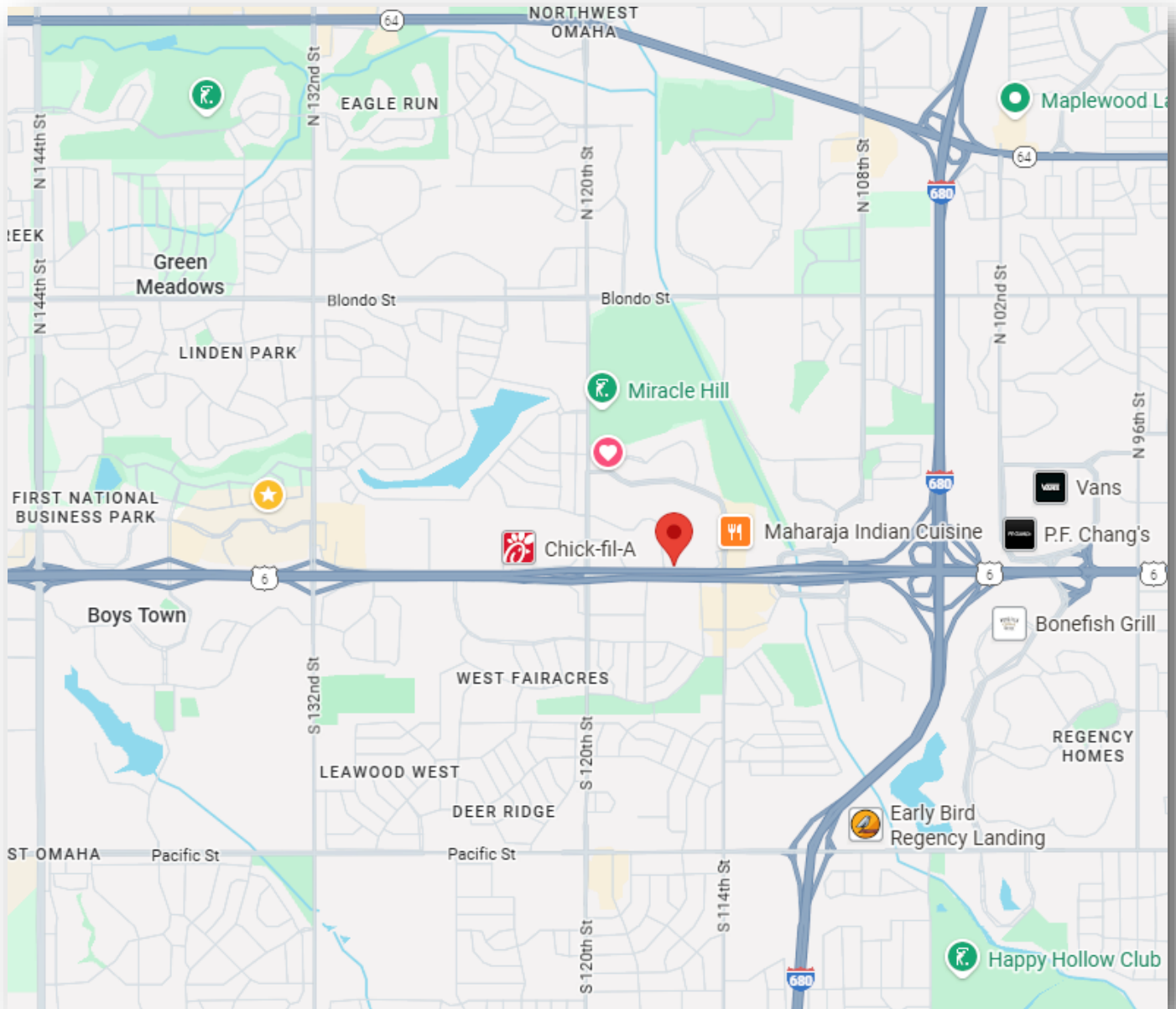
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MAP AERIAL

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PHOTOS

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