



MEDICAL OFFICE FOR LEASE | ELKHORN



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PJ MORGAN
REAL ESTATE



PROPERTY DETAILS

RENT	\$1000-1200/mo
SF AVAILABLE	160-167 sf
BUILDING CLASS	B

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DESCRIPTION

Join Unity Chiropractic, Victress, Farmers Insurance, and Mathnasium! Conveniently located in Elkhorn just north of 204th and Dodge and very nicely finished. This office suite includes use of a break area, front desk and Wi-Fi. Medical or related business preferred. 12mo + lease preferred.



PARKING & TRANSPORTATION

PARKING RATIO	4.4
PARKING TYPE	Surface Lot
TRAFFIC COUNT	25,160

PROPERTY & LOCATION HIGHLIGHTS

- Small medical office suite
- \$1000mo includes internet
- Additional front desk space available

BUILDING INFORMATION

BUILDING SIZE	12,782 SF
MAX CONTIGUOUS	167 SF
NUMBER OF FLOORS	1
YEAR BUILT	2020

DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	4,746	40,365	110,027
AVERAGE AGE	36	37	39

ADDITIONAL INFORMATION

ZONING	CC
NUMBER OF ACRES	1.36

HOUSEHOLDS	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	1,821	15,127	40,471
PEOPLE PER HH	2.5	2.7	2.7
AVERAGE HH INCOME	\$142,260	\$132,264	\$118,986
AVERAGE HH VALUE	\$310,148	\$389,531	\$324,828

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PHOTOS

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SPACE DETAILS - SUITE 1

SF	160 sf
TOTAL MONTHLY	\$1,200

SPACE NOTES

- In office sink
- Full service lease
- Medical office center

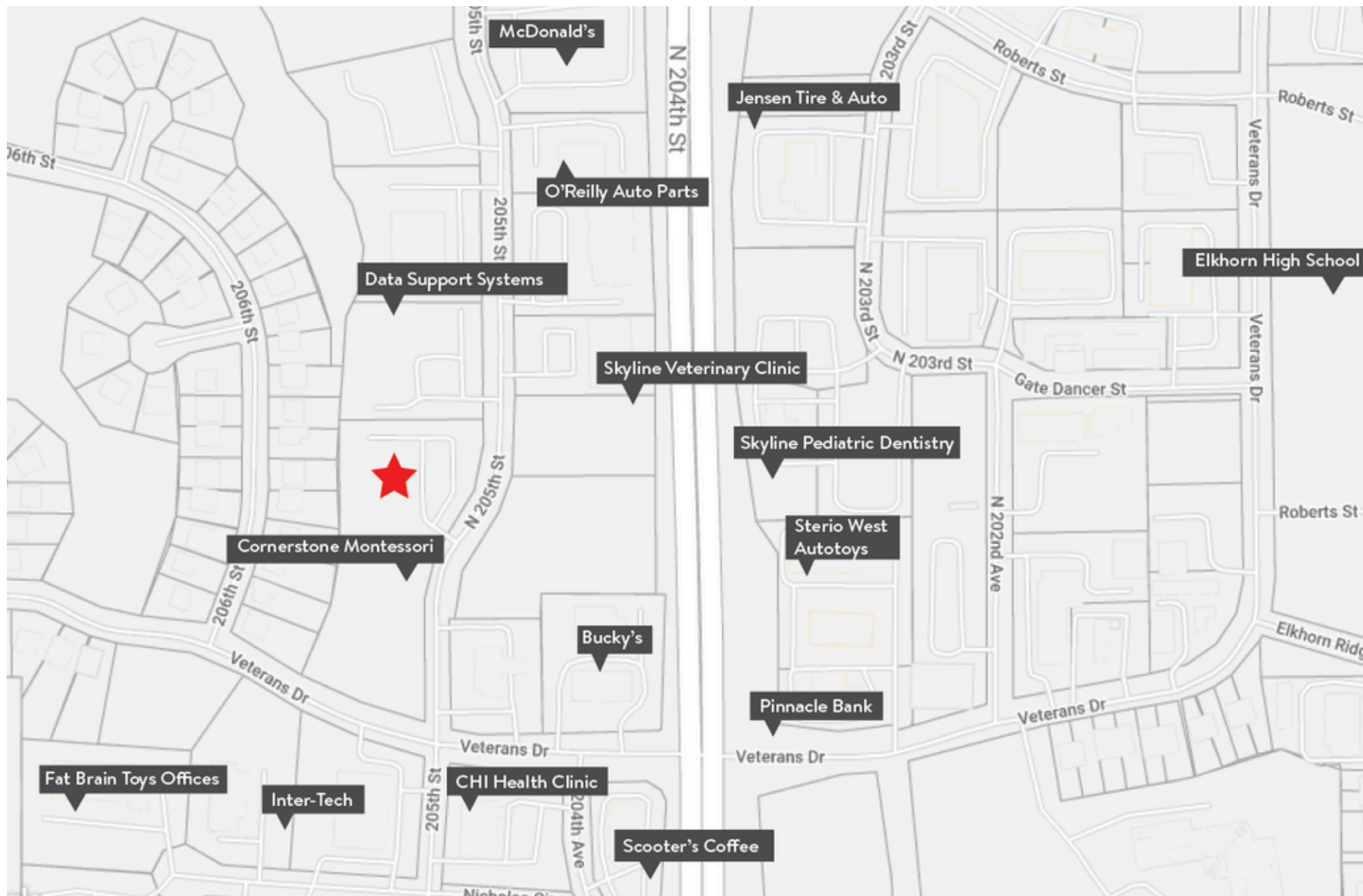


SPACE DETAILS - SUITE 2

SF	167 sf
TOTAL MONTHLY	\$1,000

SPACE NOTES

- Full service lease
- Medical office center



AREA BUSINESSES

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OFFICES FOR LEASE | 1314 N 205TH STREET | OMAHA, NE

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