

FOR LEASE-SW PLAZA OFFICE BUILDING

4245 SOUTH 143RD STREET, OMAHA, NE 68137

OFFICE | 4,663 SF | \$14.00 SF/YR (NNN)



PRESENTED BY:

Benjamin Pearson

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Dakotah Smith

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PROPERTY DESCRIPTION

Monument signage available. Countless amenities and services in the immediate area. 24-hour key code access.

Space offers waist to ceiling windows on two entire sides of the space. Upgraded finishes along with multiple window offices, large conference room, generous bullpen/workstation area, and full kitchen/break area with refrigerator and dishwasher. Virtual tour available.

PROPERTY HIGHLIGHTS

- Great access and visibility
- Turn-key space
- Many amenities nearby

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LOCATION DESCRIPTION

Great access and visibility from 144th Street.

OFFERING SUMMARY

Lease Rate:	\$14.00 SF/yr (NNN)
NNNs:	\$6.61 PSF
Available SF:	4,663 SF
Building Size:	15,186 SF

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360°
VIRTUAL TOUR
[Click Here](#)



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FOR LEASE - SUITE 1
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SUITE 1 - 4,663 SF

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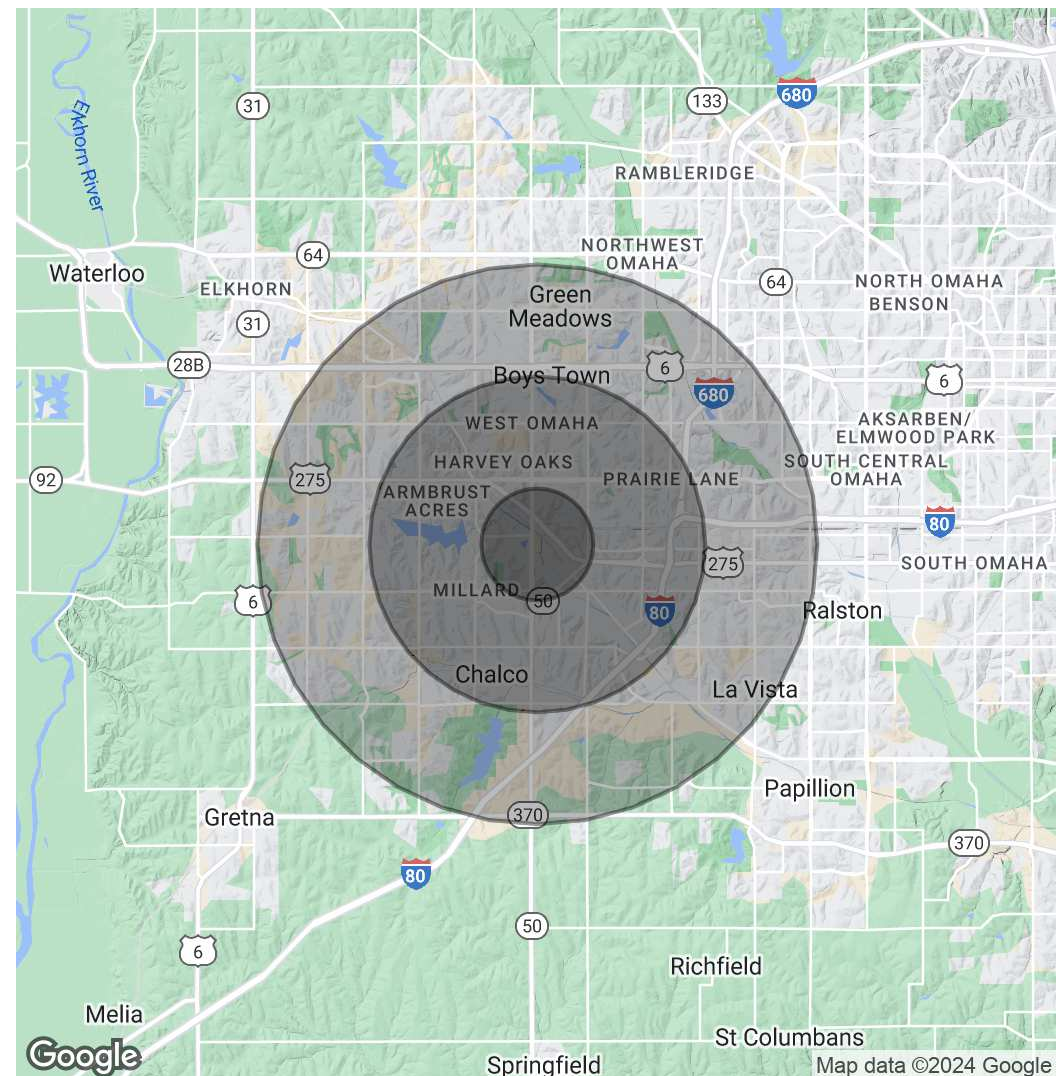


COMMERCIAL REAL ESTATE SERVICES

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,175	92,379	211,501
Average Age	40.4	39.1	38.7
Average Age (Male)	38.9	37.9	37.5
Average Age (Female)	43.5	40.6	39.9

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,154	37,565	85,914
# of Persons per HH	2.3	2.5	2.5
Average HH Income	\$83,226	\$98,555	\$109,533
Average House Value	\$173,505	\$205,170	\$232,300

* Demographic data derived from 2020 ACS - US Census



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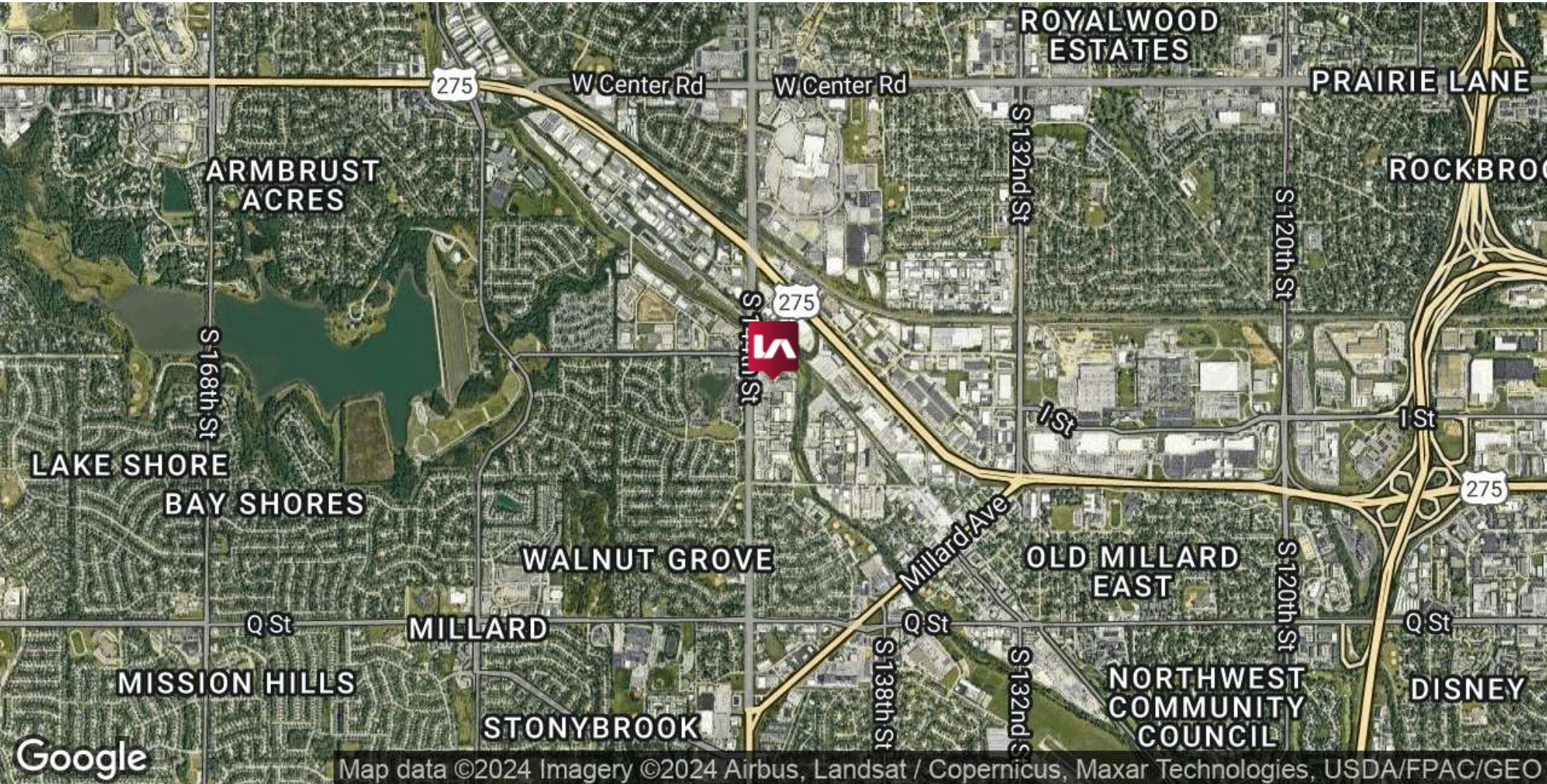
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