

# FOR LEASE - MONTCLAIR PROFESSIONAL CENTER

## 13057 W CENTER RD OMAHA, NE 68144

TRADITIONAL & MEDICAL OFFICE | 558 - 2,700 SF | \$12.00 - 14.00 SF/YR (NNN)



### PRESENTED BY:

**Benjamin Pearson**

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## PROPERTY DESCRIPTION

Multiple office spaces available at Montclair Professional to fit your needs. One former dentist office, great for medical or traditional office use, and three office suites. Other office tenants include DRI Title, healthcare, real estate, and accounting offices.

3D virtual tours available on-request.

## PROPERTY HIGHLIGHTS

- Parking at the door - parking on both north & south side of building
- Professional office environment
- Great visibility for businesses and clients
- Connected to Montclair on Center retail shopping center with many retailers and restaurants

## CONTACT

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## LOCATION DESCRIPTION

Located on south side of Montclair Shopping Center, at the corner of 132nd & Center St, two major corridors in West Omaha.

## OFFERING SUMMARY

<b>Lease Rate:</b>	\$12.00 - 14.00 SF/yr (NNN)
<b>NNNs:</b>	\$6.25 PSF
<b>Available SF:</b>	558 - 2,700 SF
<b>Building Size:</b>	32,800 SF

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3D TOUR ON REQUEST

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## AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 5	Available	1,200 SF	NNN	\$12.00 SF/yr	Move-in ready - 3 offices, open area.
Suite 10	Available	1,342 - 1,642 SF	NNN	\$12.00 SF/yr	4 private offices + meeting room
Suite 12	Available	558 SF	NNN	\$12.00 SF/yr	Small suite suitable for individual office user.
Suite 14	Available	800 SF	NNN	\$12.00 SF/yr	3 private offices. Move-in ready.
Suite 15	Available	2,400 - 2,700 SF	NNN	\$14.00 SF/yr	Former dental office.

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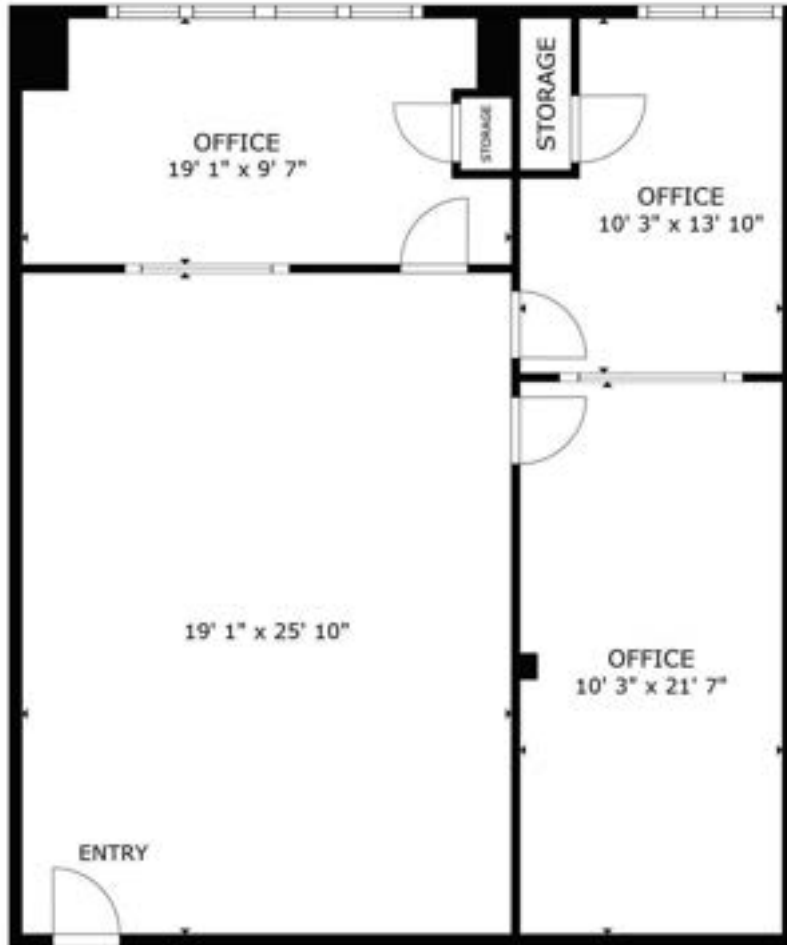
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COMMERCIAL REAL ESTATE SERVICES



SUITE 5



SUITE 10

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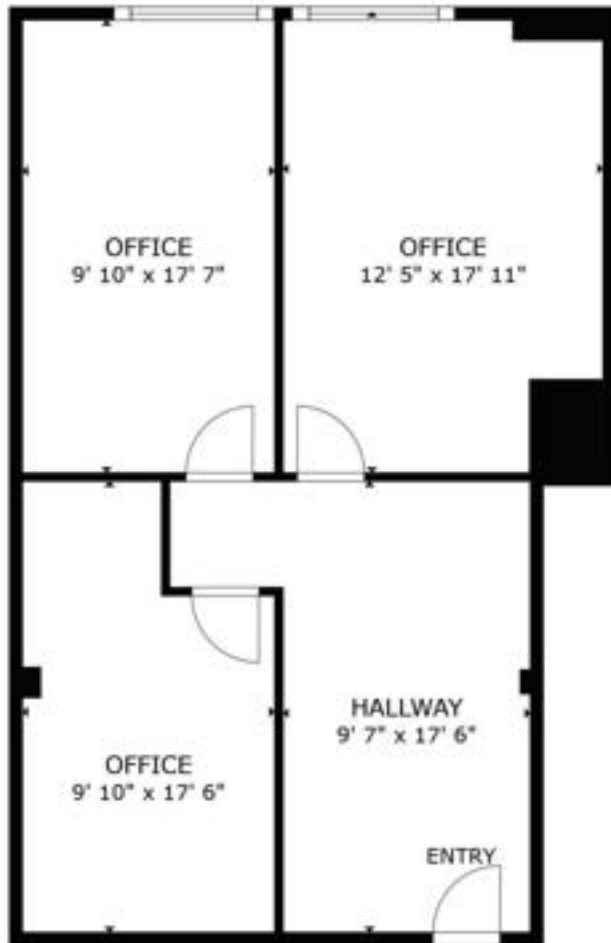
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SUITE 14



SUITE 15

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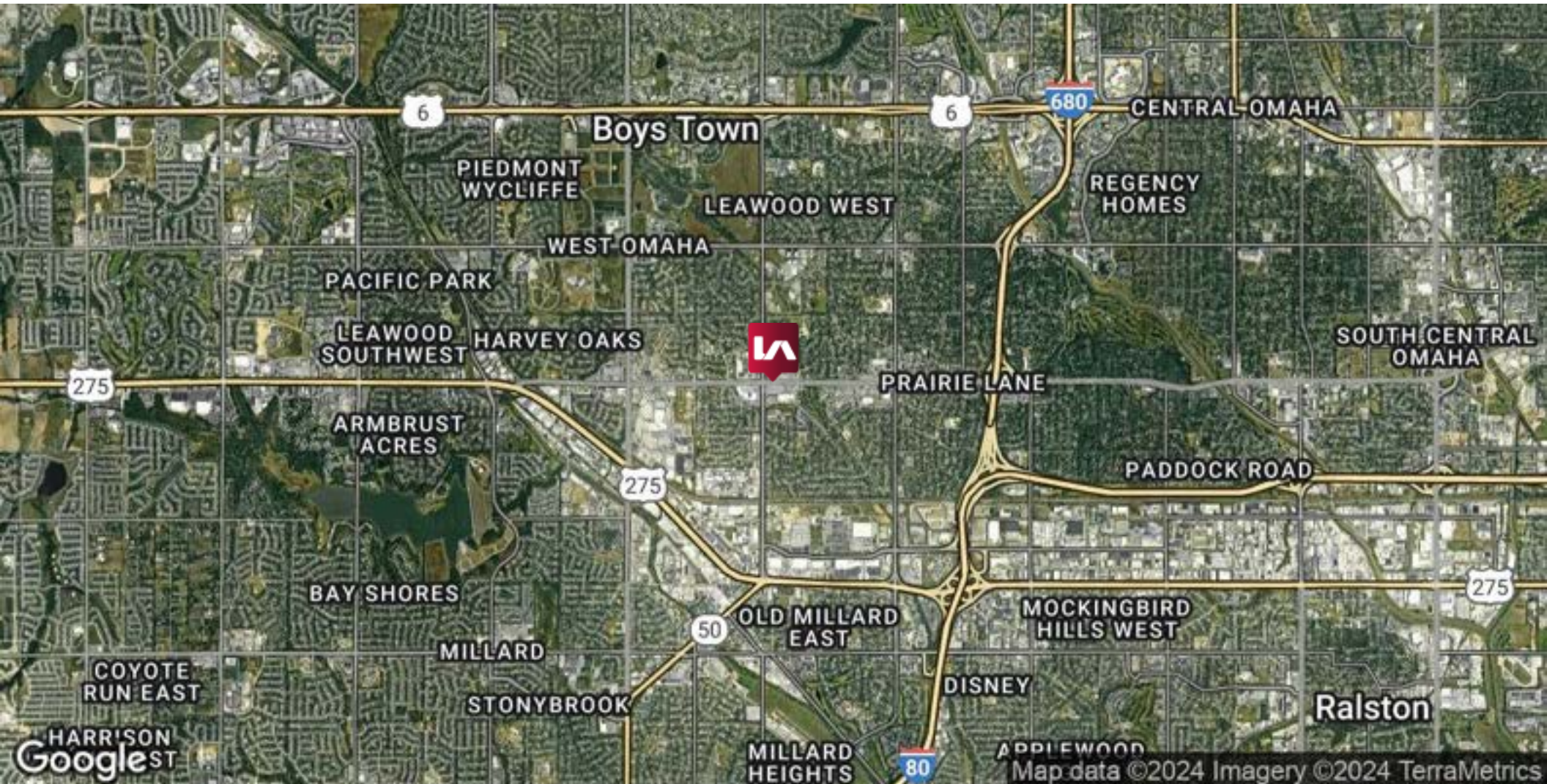
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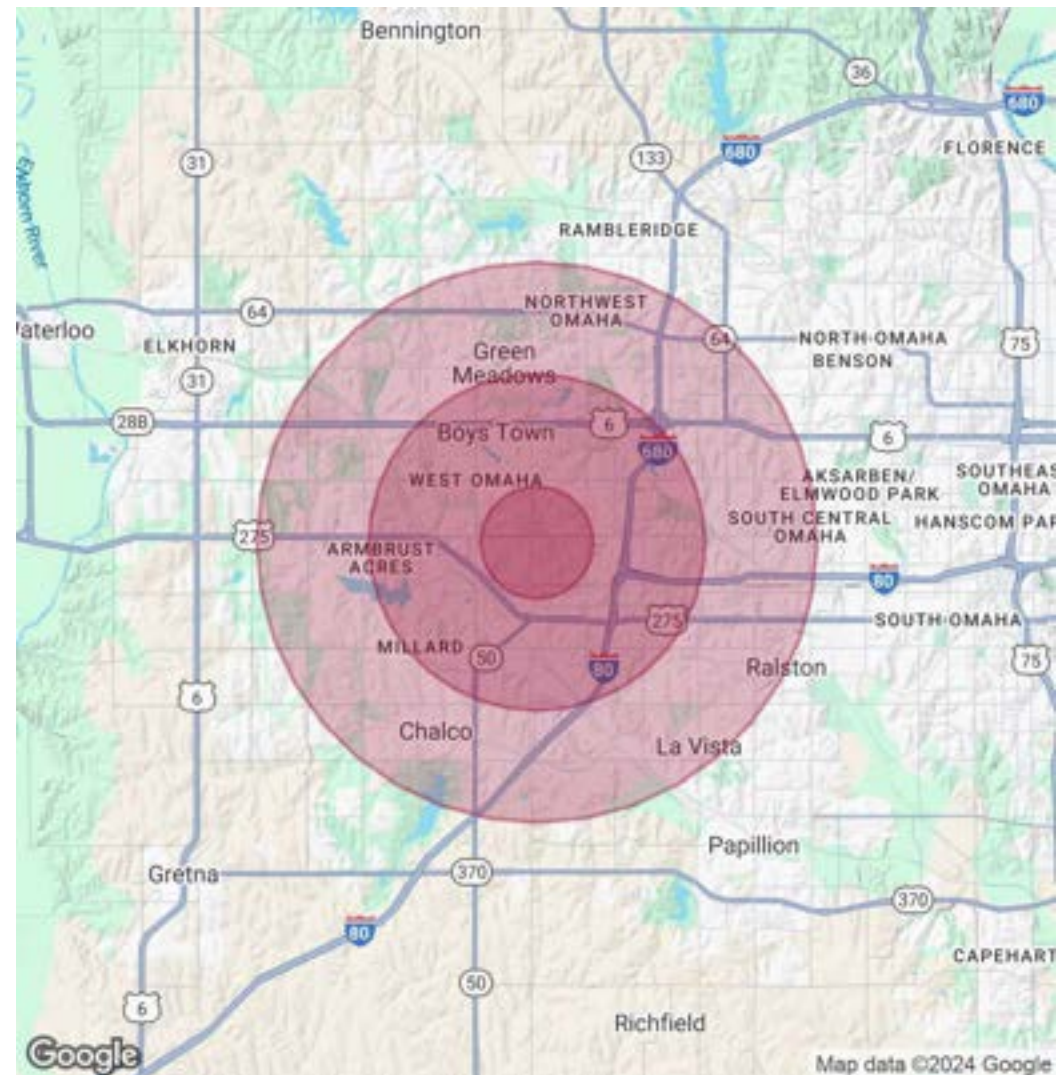
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	11,083	78,472	241,808
Average Age	40.4	40.8	38.4
Average Age (Male)	39.0	39.2	37.0
Average Age (Female)	43.2	42.6	40.2

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,183	33,864	102,409
# of Persons per HH	2.1	2.3	2.4
Average HH Income	\$75,777	\$98,662	\$100,438
Average House Value	\$161,892	\$212,377	\$215,899

2020 American Community Survey (ACS)



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