

FOR LEASE-SW PLAZA OFFICE BUILDING

4245 SOUTH 143RD STREET, OMAHA, NE 68137

OFFICE | 1,455 SF | \$14 SF/YR (NNN)



Empowered Brokers. Exceptional Results.

PRESENTED BY:

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Omaha: 12020 Shamrock Plaza, Suite 333 | Omaha, NE 68154 | 531.721.2888

Lincoln: 1610 South 70th Street, Suite 102 | Lincoln, NE 68506 | 531.721.2888



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PROPERTY DESCRIPTION

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

Well-appointed office environment featuring approximately 1,455 square feet of functional space. This suite includes 4 private offices, conference room, reception area. The building offers 24 hour coded access for convenience and security. The building has Great Plains Fiber internet, Cox Business, and CenturyLink business.

PROPERTY HIGHLIGHTS

- Ample on-site parking
- Turn-key space
- Many amenities nearby

LOCATION DESCRIPTION

Great access and visibility from 144th Street.

OFFERING SUMMARY

Lease Rate:	\$14 SF/yr (NNN)
NNNs:	\$6.61 PSF
Available SF:	1,455 SF
Building Size:	15,186 SF

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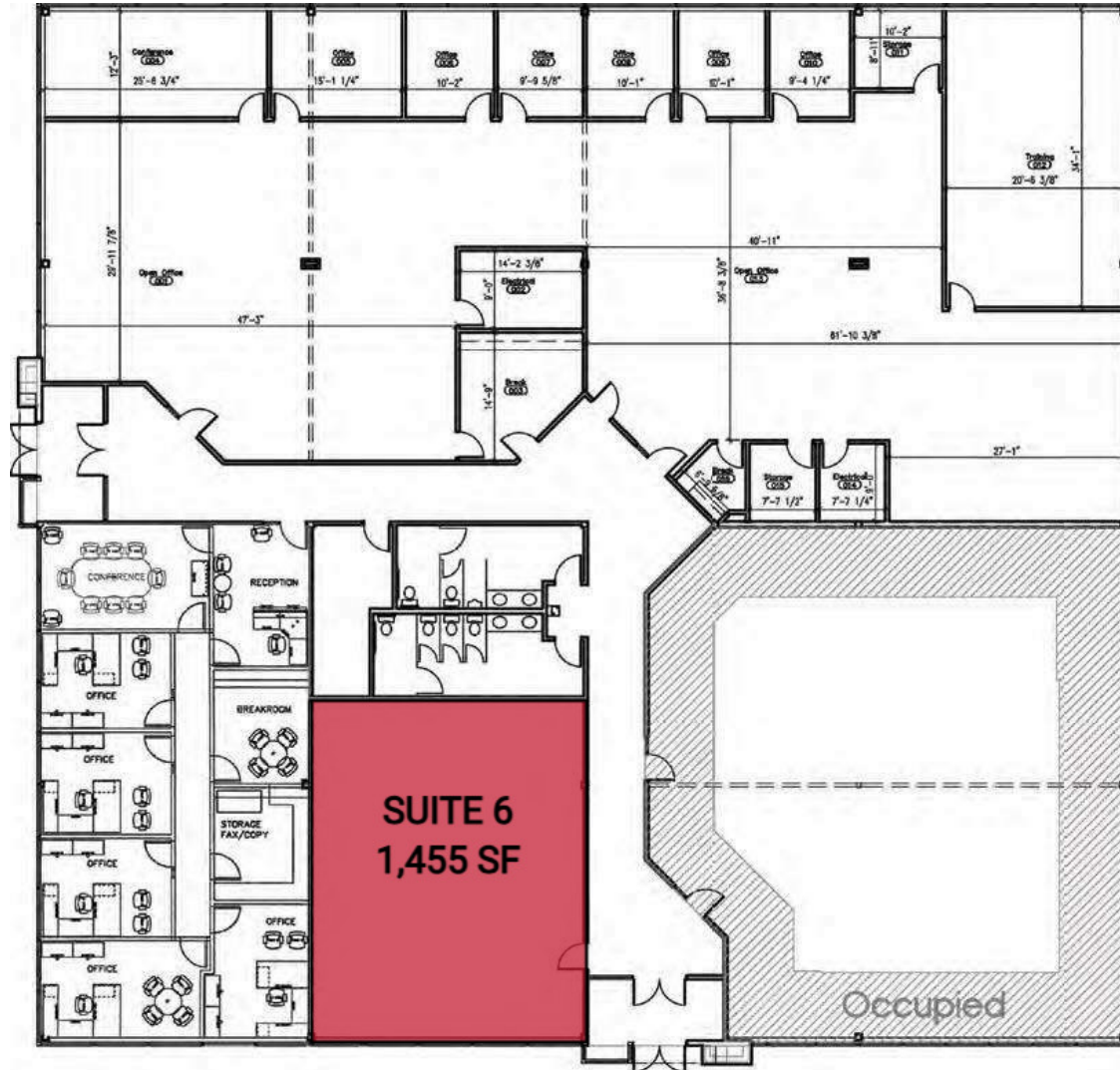
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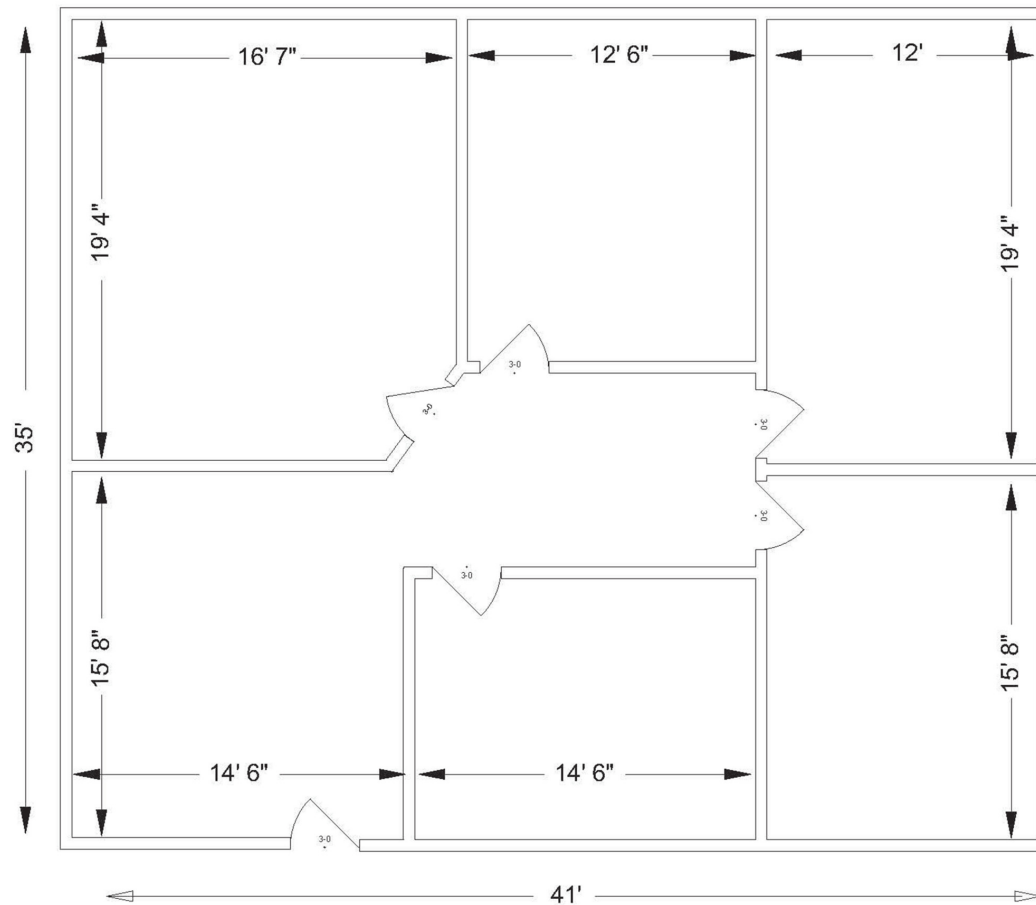
FOR LEASE - SUITE 6

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SUITE 6 - 1,455 SF

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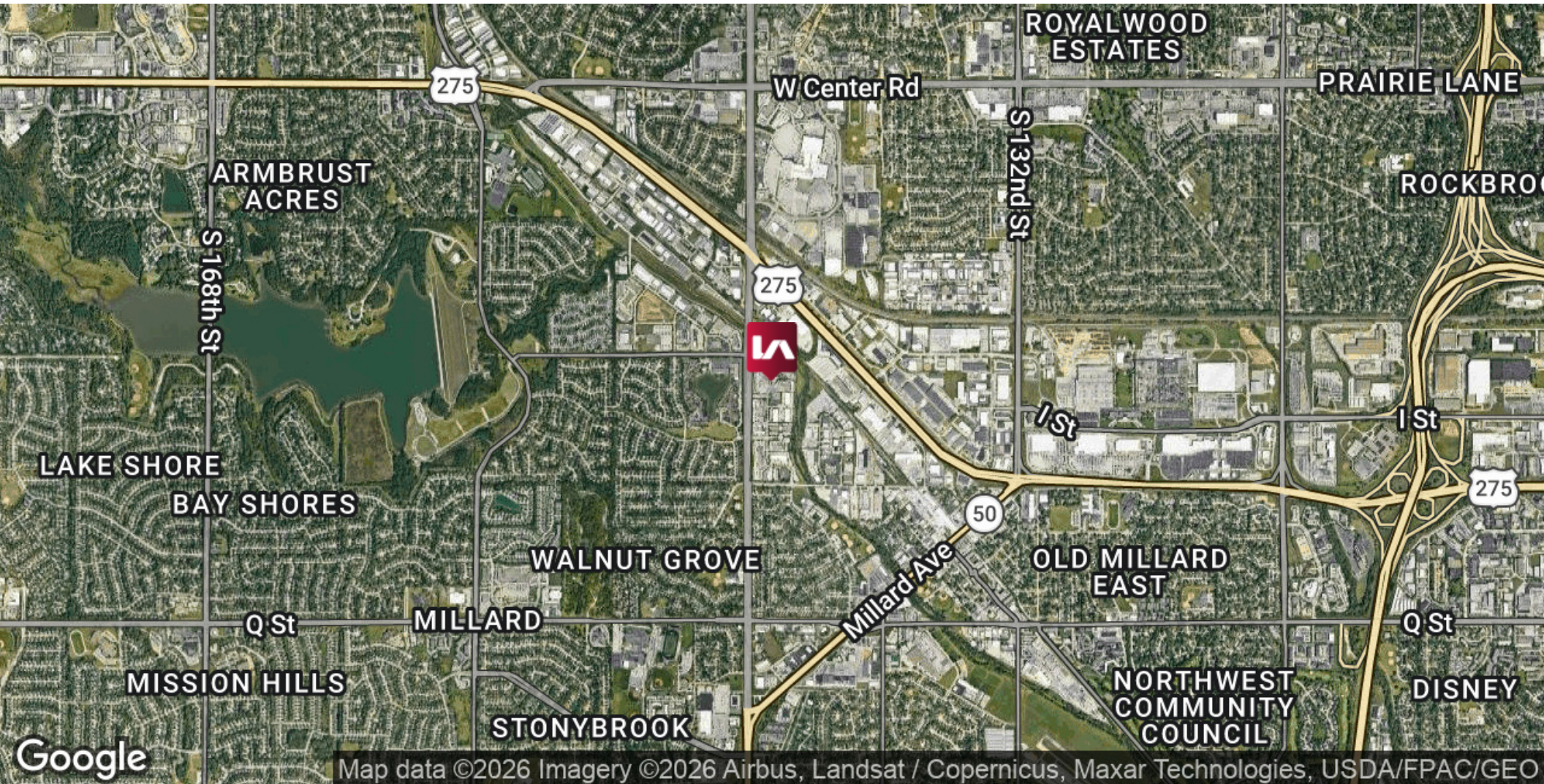
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LEE & ASSOCIATES

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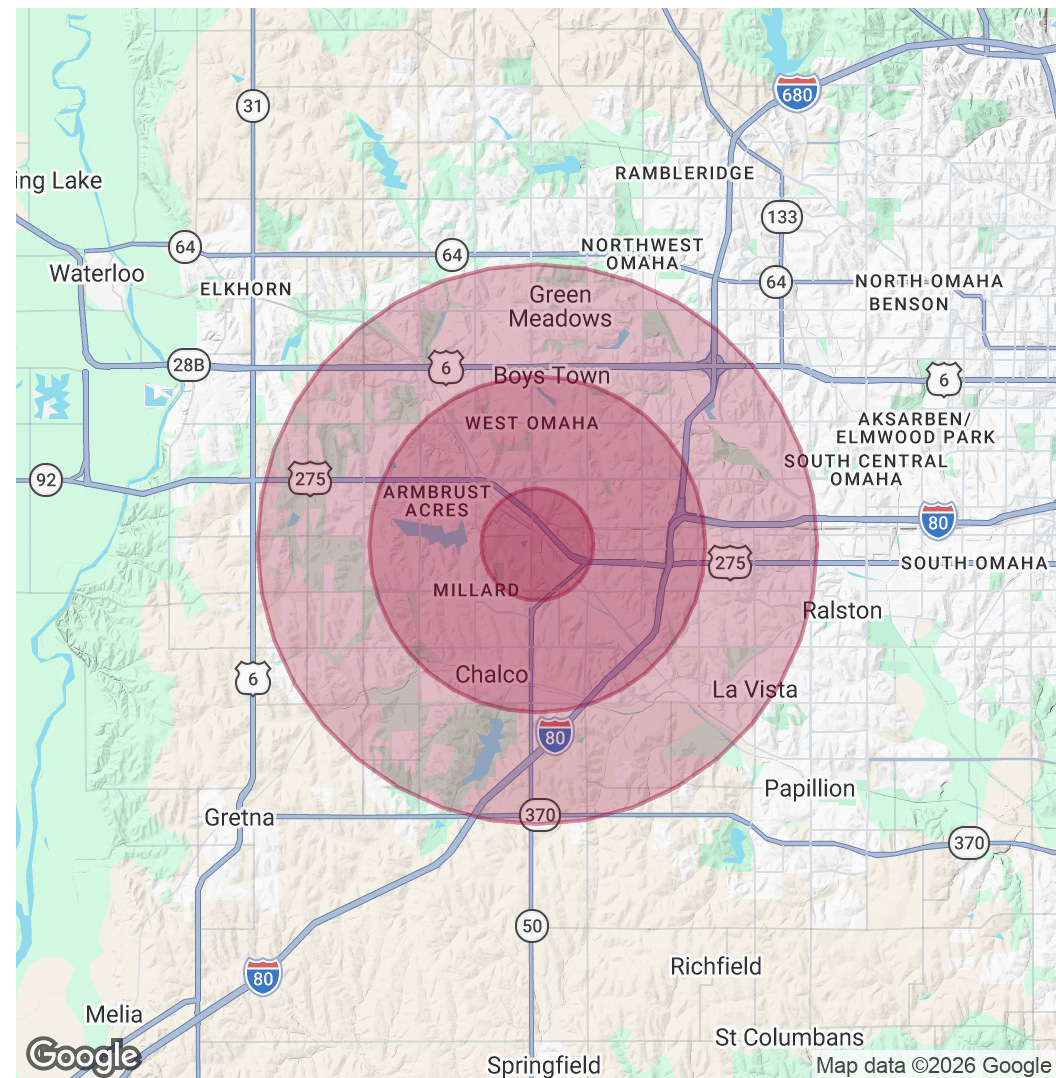
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,702	96,289	214,446
Average Age	41	39	39
Average Age (Male)	40	38	38
Average Age (Female)	43	41	40

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,211	37,851	82,825
# of Persons per HH	2.4	2.5	2.6
Average HH Income	\$104,362	\$119,658	\$135,575
Average House Value	\$240,877	\$302,252	\$354,830

* Demographic data derived from 2020 ACS - US Census



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