

# FOR LEASE-STONEYBROOK PROFESSIONAL CENTER

## 14344 "Y" STREET, OMAHA, NE 68137

OFFICE | 3,424 SF | \$12.00 SF/YR (NNN)



 **LEE &  
ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

**PRESENTED BY:**

**Benjamin Pearson**

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## PROPERTY DESCRIPTION

This property is a clean and efficient office setting with modern common area updates. Beautiful brick and glass building with abundant parking on east and west side of property. Property is locally owned and managed.

## LOCATION DESCRIPTION

Located the northeast corner of 144th & "Y" Street, with great monument visibility to 144th St. Easy access to interstate via 144th St or Millard Ave. Close to many dining options and a Hy-Vee grocery store.

## PROPERTY HIGHLIGHTS

- Abundant parking
- Updates to common areas

## OFFERING SUMMARY

<b>Lease Rate:</b>	\$12.00 SF/yr (NNN)
<b>NNN Expenses (includes utilities):</b>	\$8.50 p.s.f.
<b>Available SF:</b>	3,424 SF
<b>Building Size:</b>	19,850 SF

## CONTACT

**Benjamin Pearson**

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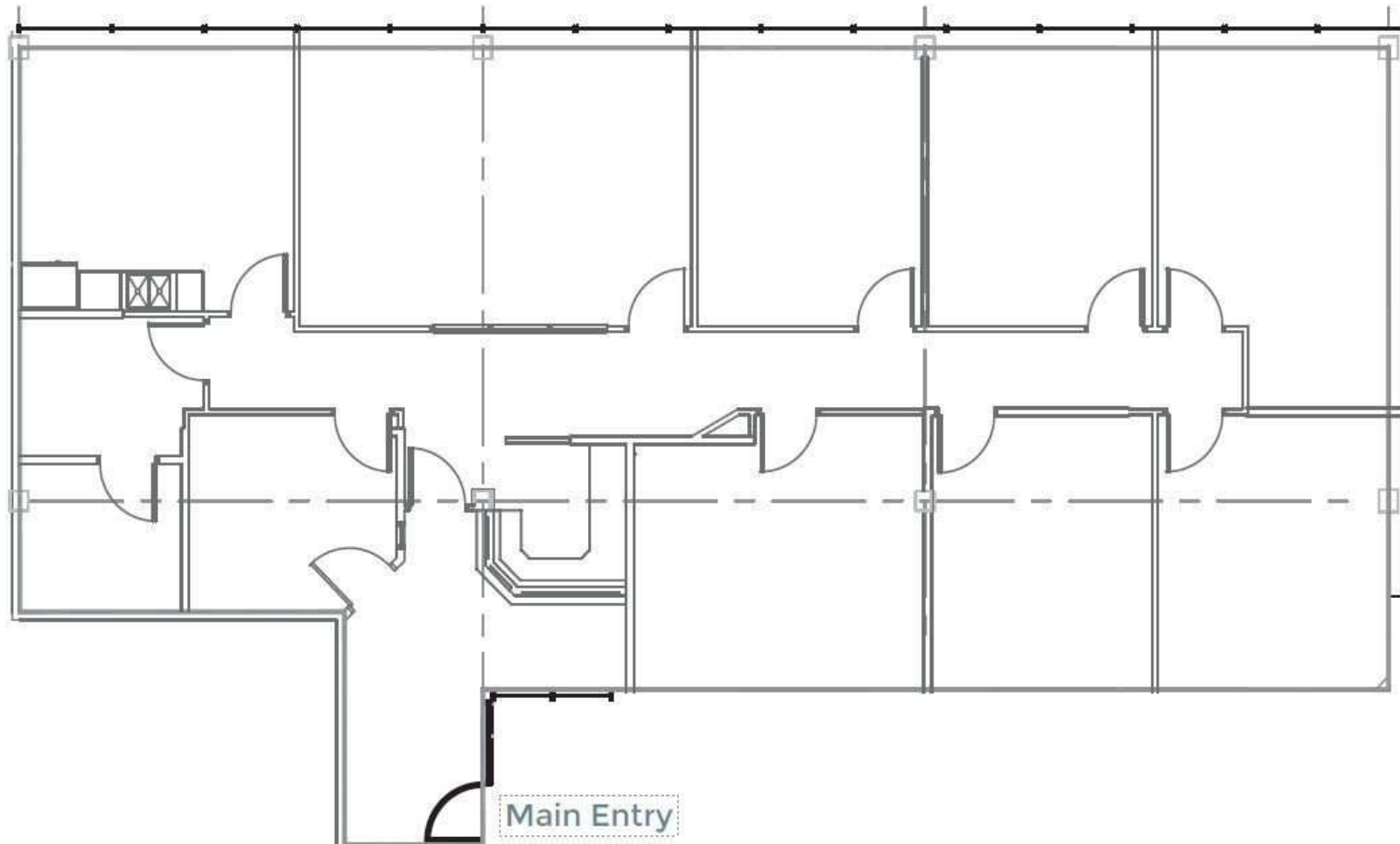
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**SUITE 102 - 3,424 SF**

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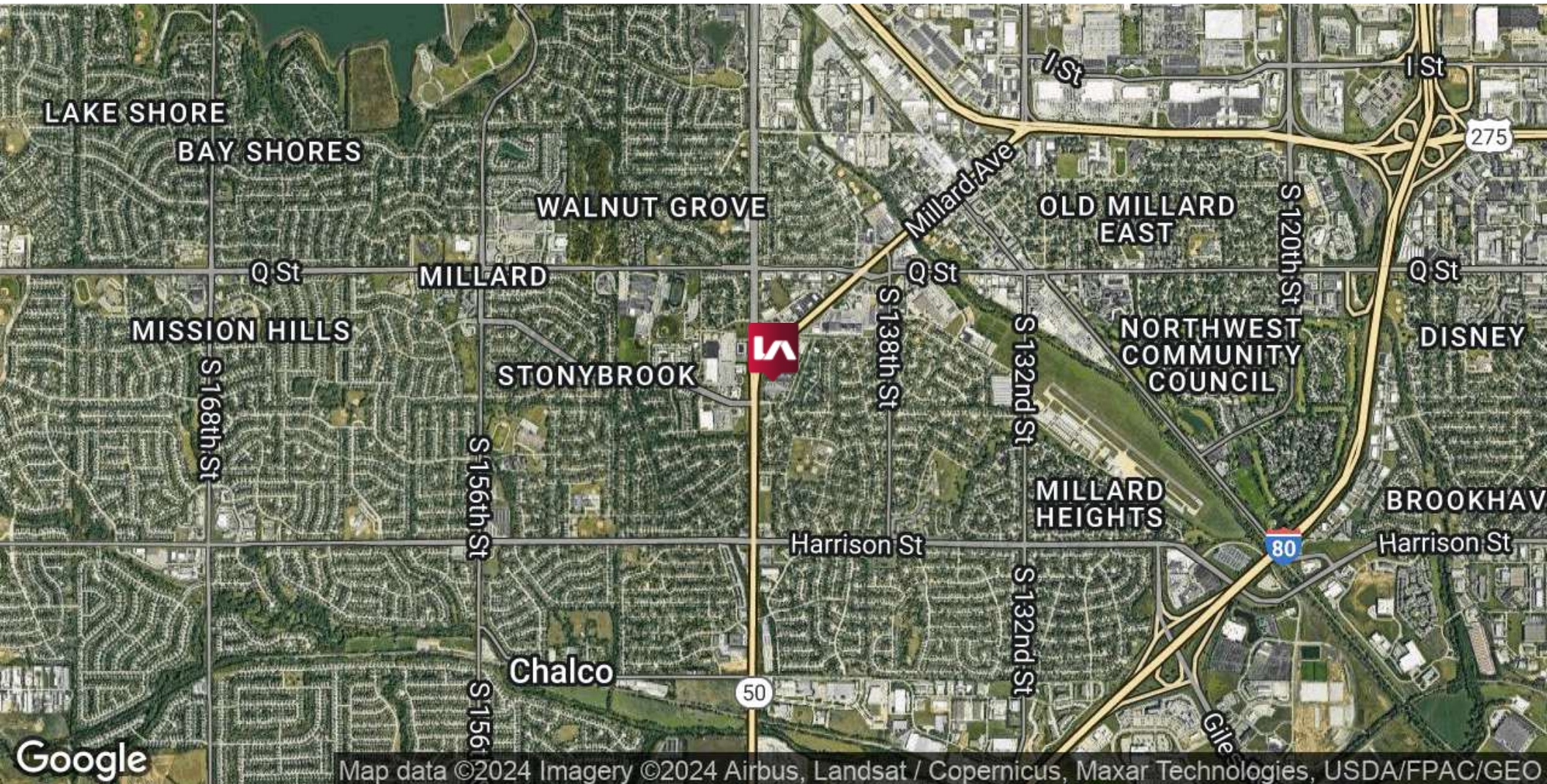
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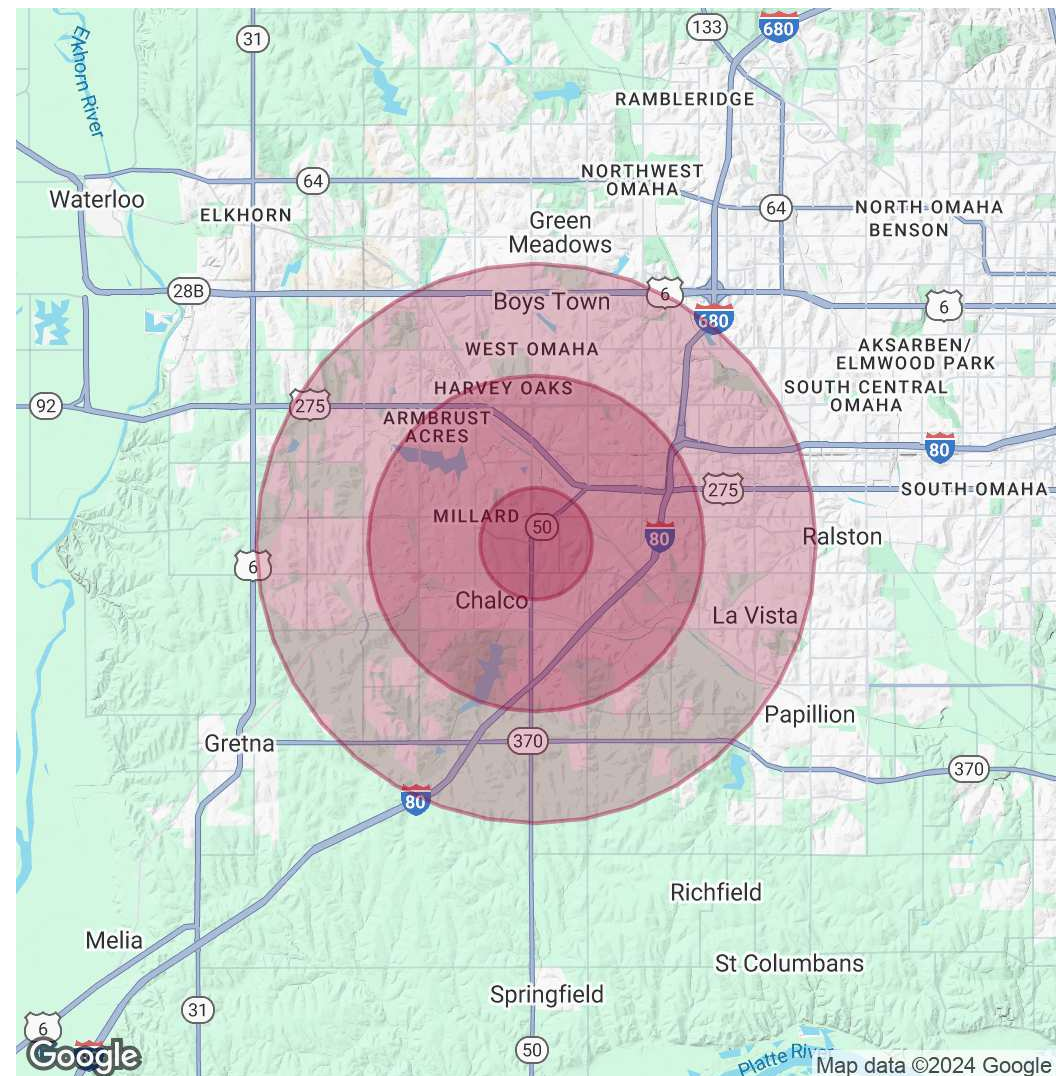


COMMERCIAL REAL ESTATE SERVICES

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	14,166	76,957	175,887
Average Age	34.3	35.6	36.3
Average Age (Male)	33.6	34.2	34.9
Average Age (Female)	35.2	36.6	37.5

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,439	29,398	66,944
# of Persons per HH	2.6	2.6	2.6
Average HH Income	\$71,677	\$81,285	\$90,603
Average House Value	\$159,415	\$173,923	\$197,553

\* Demographic data derived from 2020 ACS - US Census



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