



OFFERED
EXCLUSIVELY BY

BROKERAGE TEAM

James Gibson

Managing Director

Nebraska Lic. #20130145

CONTACT BROKER



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\$4,159,679
Offering Price



6.10%
Cap Rate

Northmarq is pleased to offer for sale to qualified investors the opportunity to acquire the fee simple interest in the building of a single-tenant medical office facility located in Omaha, Nebraska (the "Property").

The Property consists of 0.51 acres and a one-story, 8,081-square-foot medical office building that was retrofit-to-suit in 2023 to the exact specifications of the Tenant. The Property is located just southwest of the intersection of West Dodge Road/US-6 (95k VPD) and South 114th Street (17k VPD). There are approximately 262,000 in population in a five-mile radius with an average household income in excess of \$104,000 annually.

Northmarq

800 Gessner Rd, Suite 950 | Houston, TX 77024
713.972.4645

northmarq.com

DaVita, Inc.

11425 West Dodge Road | Omaha, Nebraska 68154