



14545 WEST CENTER RD | OMAHA, NE
SUITE 209 | 720 SF

MEDICAL / SPA / SALON | FOR SUBLEASE | WEST OMAHA



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PJ MORGAN
REAL ESTATE



DESCRIPTION

Join Vasa Fitness, HOTWORX, American National Bank, and Salon 523 in the heart of west Omaha at 144th and West Center Rd! Suite 209 is a turnkey med-spa, concierge medicine, or massage/esthetician suite featuring a private reception/waiting area and 4 private rooms with sinks. Utilities, Internet, break room, and free laundry onsite included. Salon 523 was just remodeled! Subleased by Salon 523.

Information furnished is from sources deemed reliable, but is not guaranteed by PJ Morgan Real Estate, or its agents and is subject to change, corrections, errors, omissions, prior sales or withdrawal, without notice.



SPACE DETAILS - SUITE 209

SF	720
LEASE RATE	\$50/sf
TOTAL MONTHLY	\$3,000

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PARKING & TRANSPORTATION

PARKING RATIO	3.6/1,000
PARKING SPACES	90
TRAFFIC COUNT	31,000

PROPERTY & LOCATION HIGHLIGHTS

- Turnkey Med Spa / Esthetician services suite with 4 exam rooms and private reception area
- Conveniently located at 144th and West Center
- Full Service Lease, including internet (space janitorial services excluded)
- Individual suite with large window!

DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	8,766	88,922	243,790

HOUSEHOLDS	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	3,398	32,999	93,436
PEOPLE PER HH	2.3	2.5	2.5
AVERAGE HH INCOME	\$95,202	\$117,141	\$117,914
AVERAGE HH VALUE	\$232,836	\$255,765	\$268,374

BUILDING INFORMATION

BUILDING SIZE	25,560
MIN DIVISIBLE	140
MAX CONTIGUOUS	720
NUMBER OF FLOORS	2
YEAR BUILT	1982

ADDITIONAL INFORMATION

ZONING	CC
NUMBER OF ACRES	2.03

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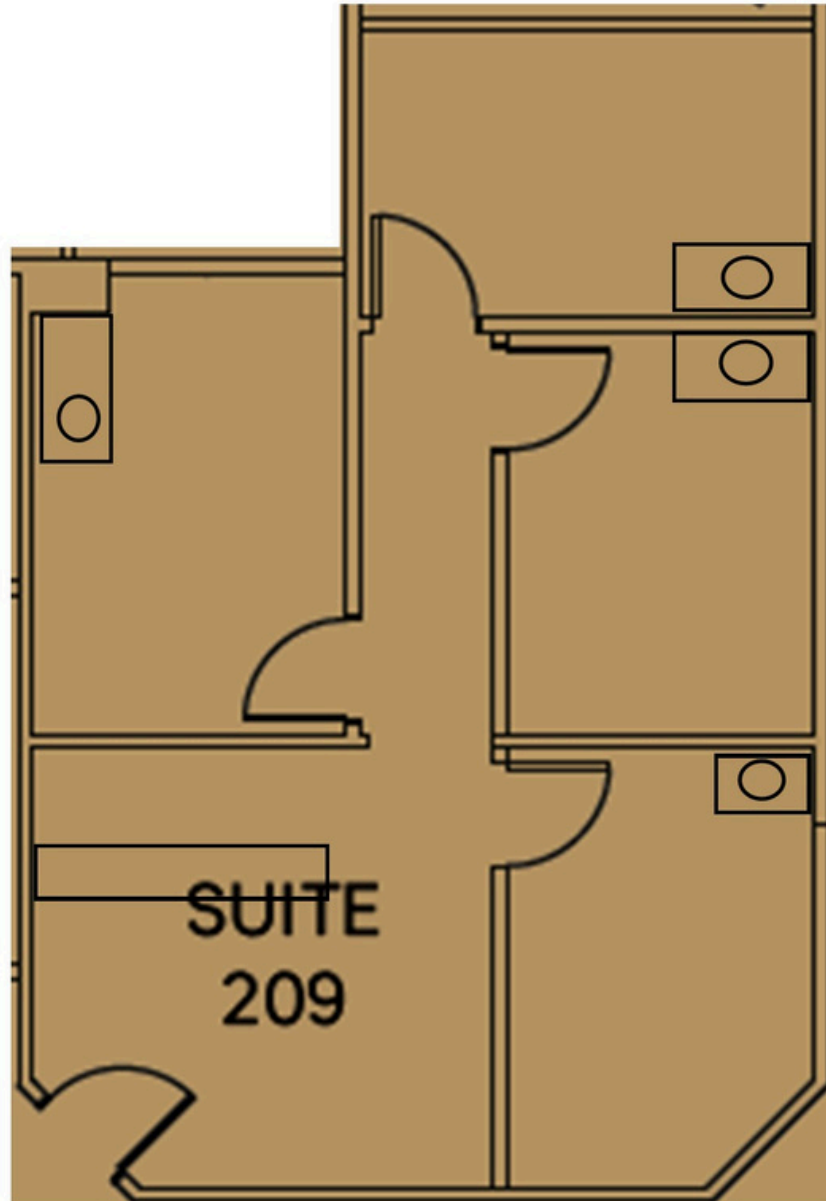


PHOTOS

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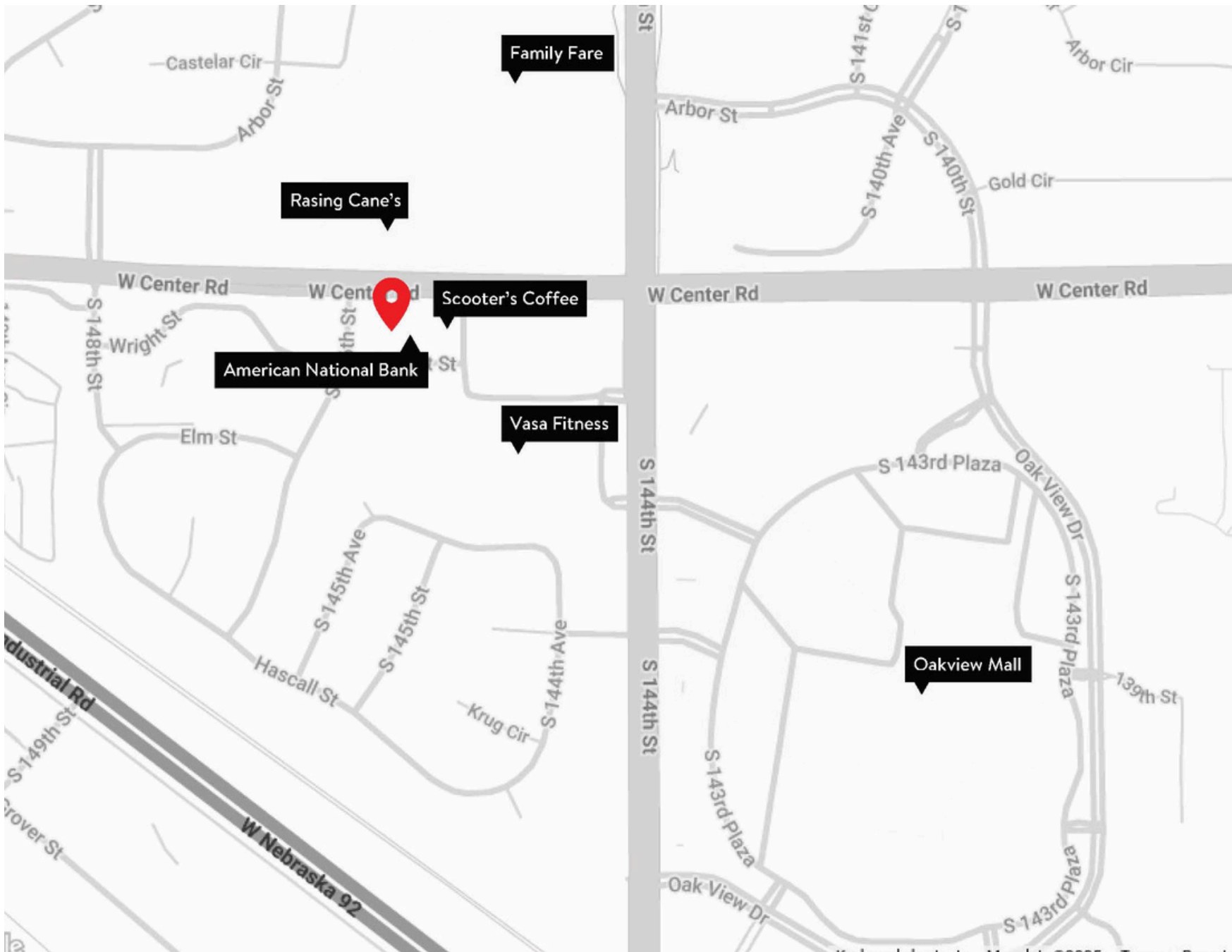
MEDICAL/SPA/ SALON SUITES FOR LEASE | 14545 W CENTER RD | OMAHA, NE

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FLOOR PLANS

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