

# FOR SALE - RIDGEVIEW OFFICE CONDO

18045 OAK ST, SUITES A & B, OMAHA, NE 68130

OFFICE | 2,864 SF | \$604,800 | \$211/SF



**LEE &  
ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES  
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## PRESENTED BY:

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360° VIRTUAL TOUR

## PROPERTY DESCRIPTION

This modern office condominium is located within the well-maintained Ridgeview Office Park at 180th Street and Oak Street in Southwest Omaha and offers approximately 2,864 total square feet of highly functional, move-in-ready office space. The building is efficiently configured across two levels, providing flexibility for a single user, departmental separation, or future growth.

The main level consists of approximately 1,432 square feet and features a professional layout with a mix of open workspace and private offices filled with natural light. This level is well suited for client-facing operations, daily workflow, and collaborative use. The garden level, also approximately 1,432 square feet, offers fully usable office or support space with natural light and walk-out access, ideal for administrative staff, training rooms, conference space, or expansion without disrupting front-of-house operations.

The property features 2025 interior updates including new flooring, modern lighting, updated kitchenette, and refreshed finishes throughout. Condominium ownership provides a professional image without the overhead of a larger office building, along with shared parking and common area maintenance. This property offers an efficient long-term solution for an owner-occupant seeking stability, control over occupancy costs, and the ability to build equity rather than lease.

### Ideal Buyer

Ideal for owner-occupant professional services, medical, or administrative users seeking to own modern office space in West Omaha. Well suited for firms with approximately 5 to 15 employees looking for long-term cost stability, operational flexibility, and a quiet professional setting.

## CONTACT

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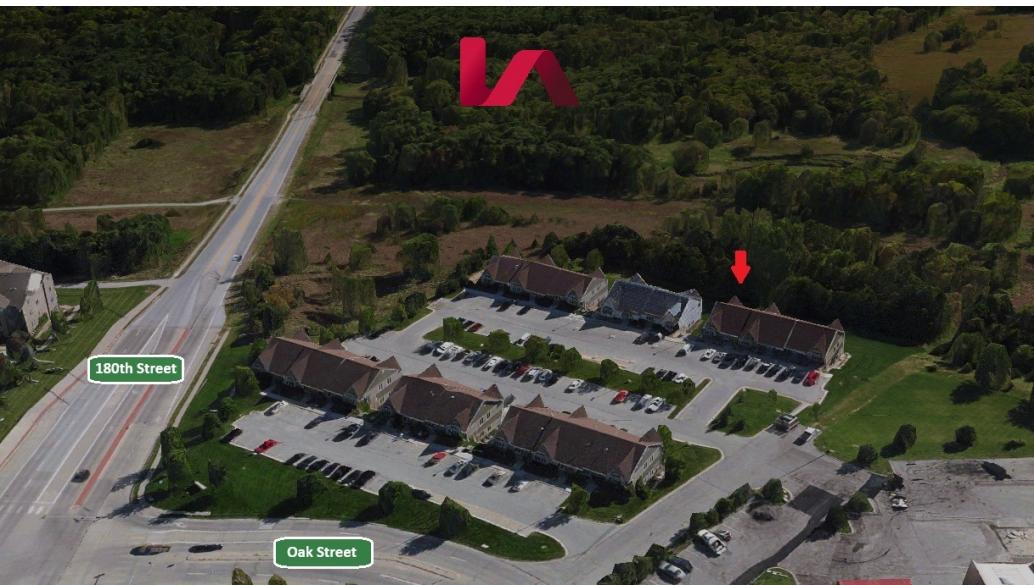
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## LOCATION DESCRIPTION

Located within Ridgeview Office Park in Southwest Omaha, the property offers a quiet, professional office environment surrounded by strong residential demographics. Convenient access to 180th Street and West Center Road provides efficient employee commutes and easy client access, while close proximity to West Omaha retail, dining, and services supports daily business operations.

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## PROPERTY HIGHLIGHTS

- Office condominium fully updated in 2025
- New flooring, modern lighting, updated kitchenette, and refreshed interior finishes
- Quiet office setting with abundant natural light and outdoor views
- Two-level configuration allows separation of client-facing and administrative functions
- Garden-level walk-out provides flexible expansion or support space
- Condominium ownership with shared parking and common area maintenance

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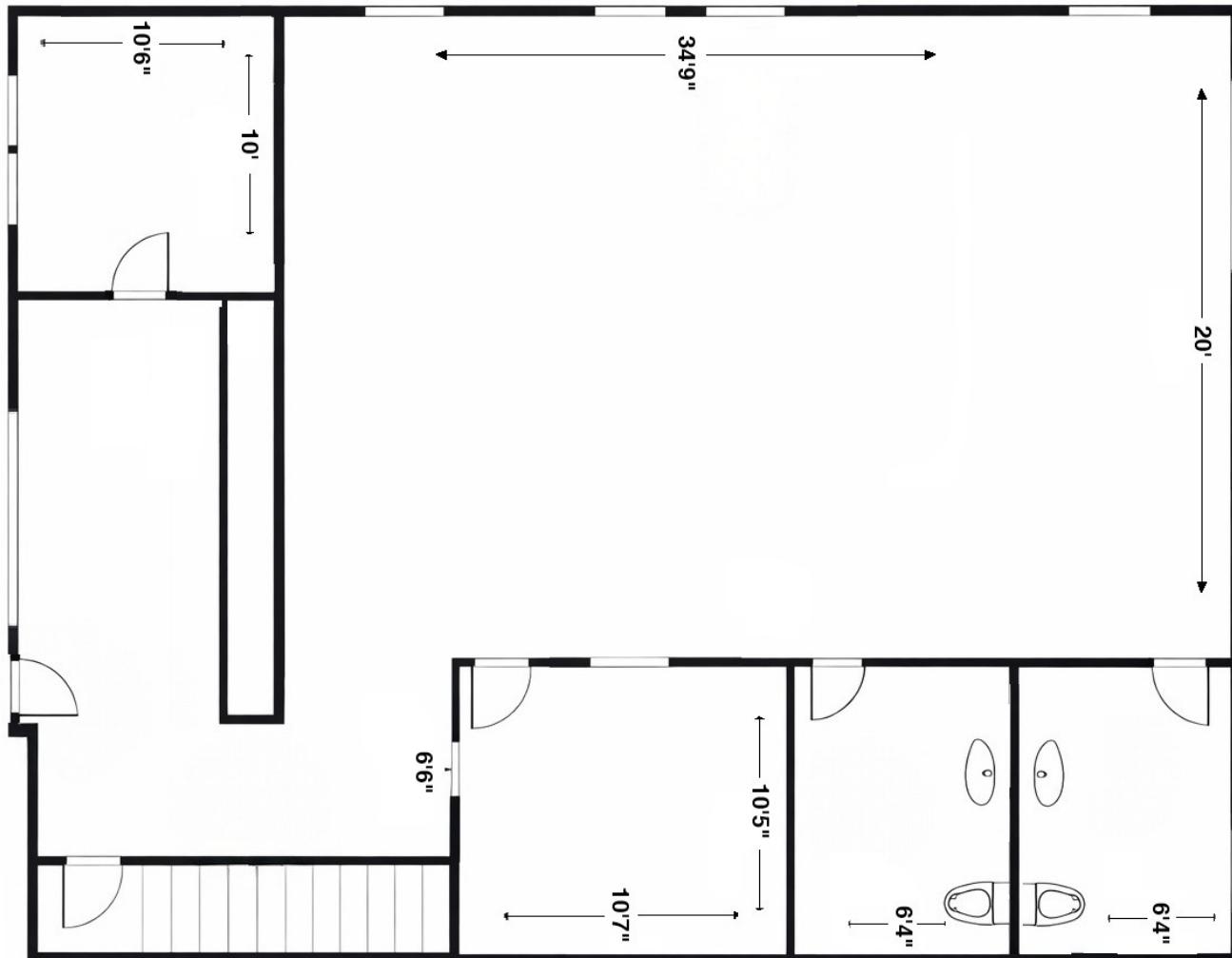
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# MAIN LEVEL FLOORPLAN

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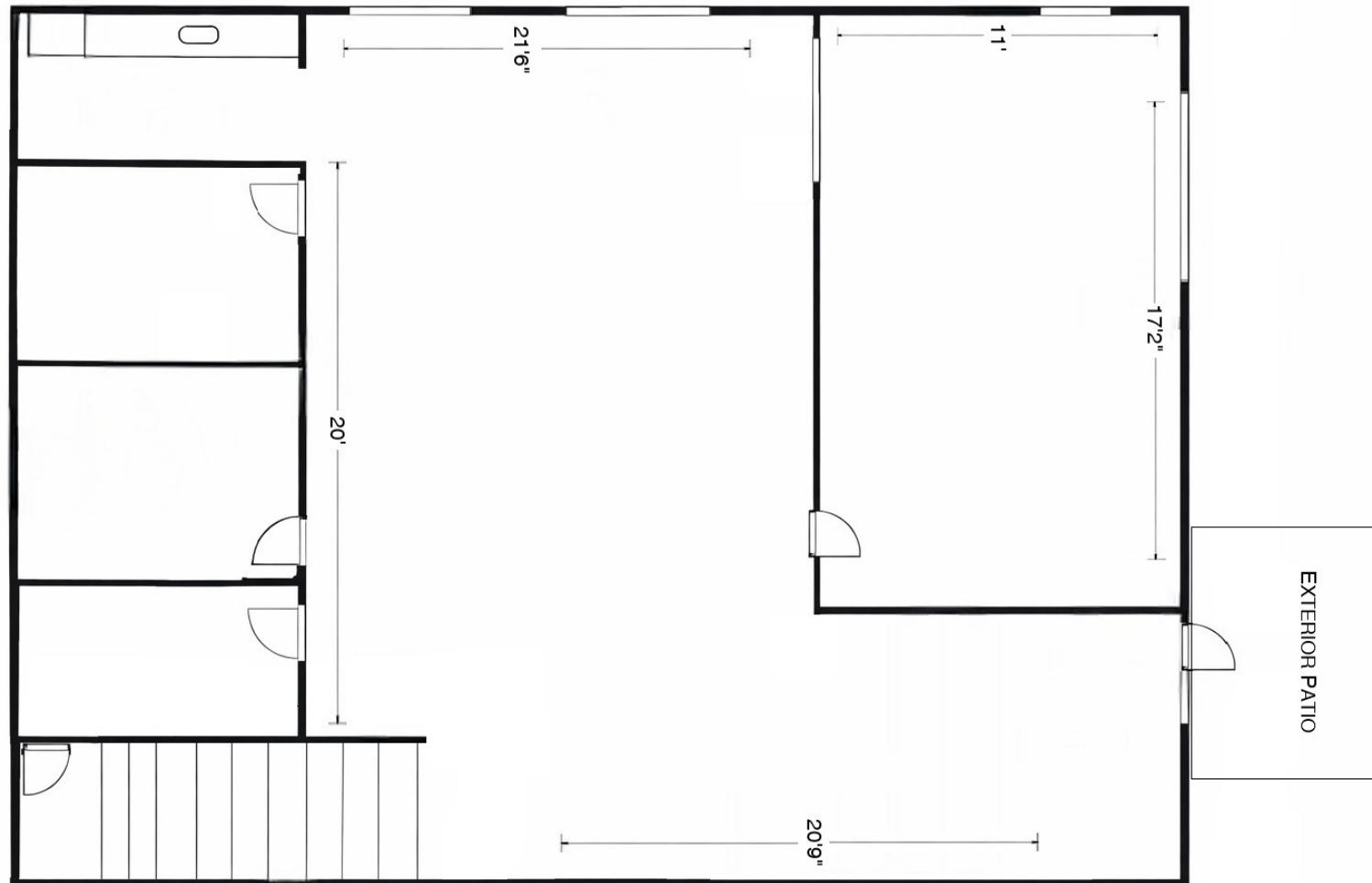
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# GARDEN LEVEL FLOORPLAN

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### LEASING: FLEXIBILITY, BUT MONEY FLOWS OUT.

 **VARIABLE RENT PAYMENTS**  
Rents can increase annually.

 **NO EQUITY ACCUMULATION**  
Payments do not build ownership value.

 **LIMITED CONTROL & CUSTOMIZATION**  
Landlord approval needed for changes.

 **POTENTIAL FOR RELOCATION**  
Lease end may require moving.



 **LOWER UPFRONT COSTS**  
Deposit & first month's rent only.



### OWNING: STABILITY, EQUITY & ASSET GROWTH

 **STABLE MORTGAGE PAYMENTS**  
Fixed monthly payments for loan term.

 **BUILD EQUITY OVER TIME**  
Payments build ownership stake.

 **FULL CONTROL & CUSTOMIZATION**  
Modify space as needed.



 **BUILD EQUITY OVER TIME**  
Payments build ownership stake.

 **LONG-TERM ASSET & INVESTMENT**  
Property value may appreciate.

 **HIGHER UPFRONT COSTS**  
Down payment, closing costs required.



**CHOOSE THE PATH THAT ALIGNS WITH YOUR BUSINESS GOALS:  
FLEXIBILITY OR LONG-TERM GROWTH**

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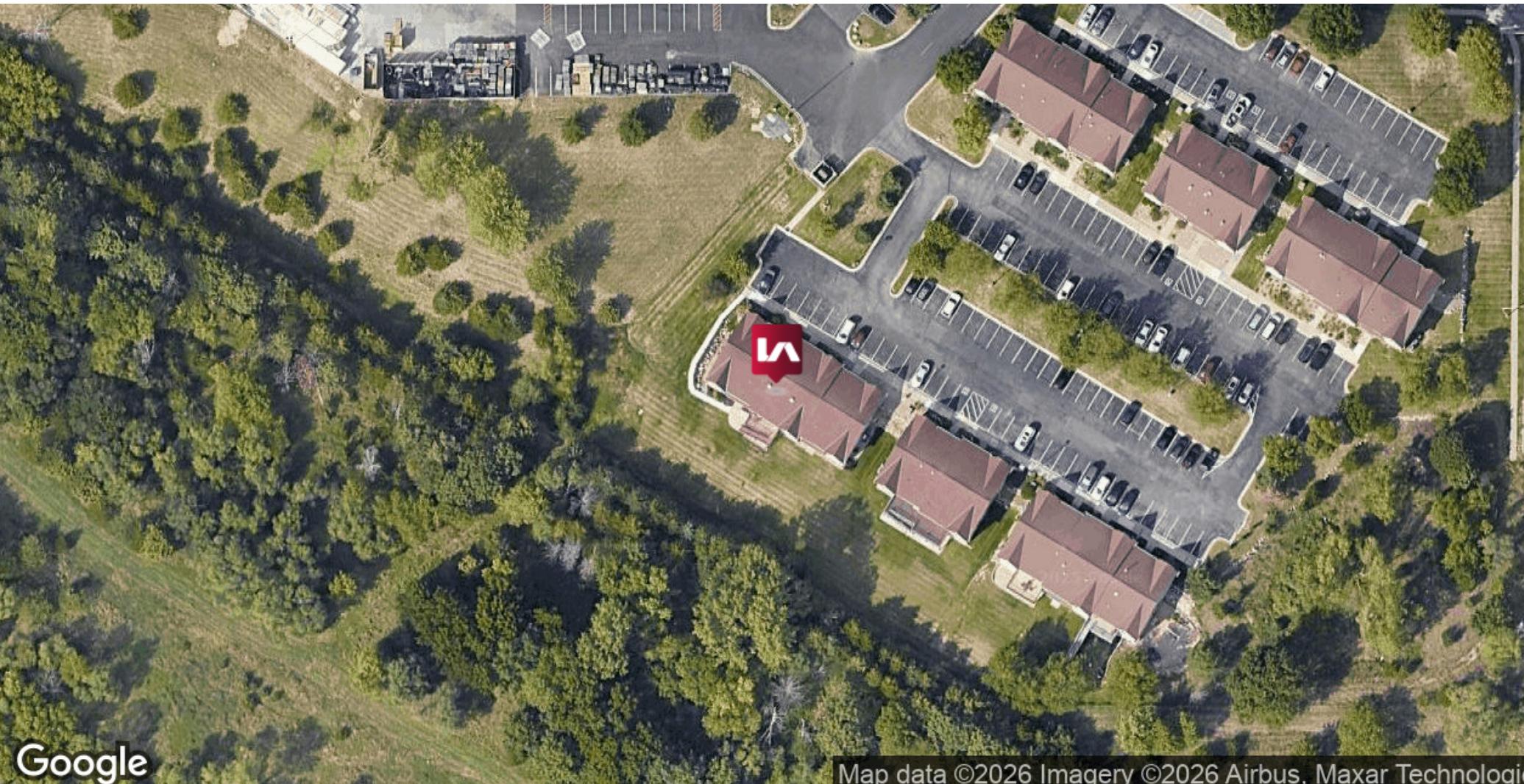
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Google

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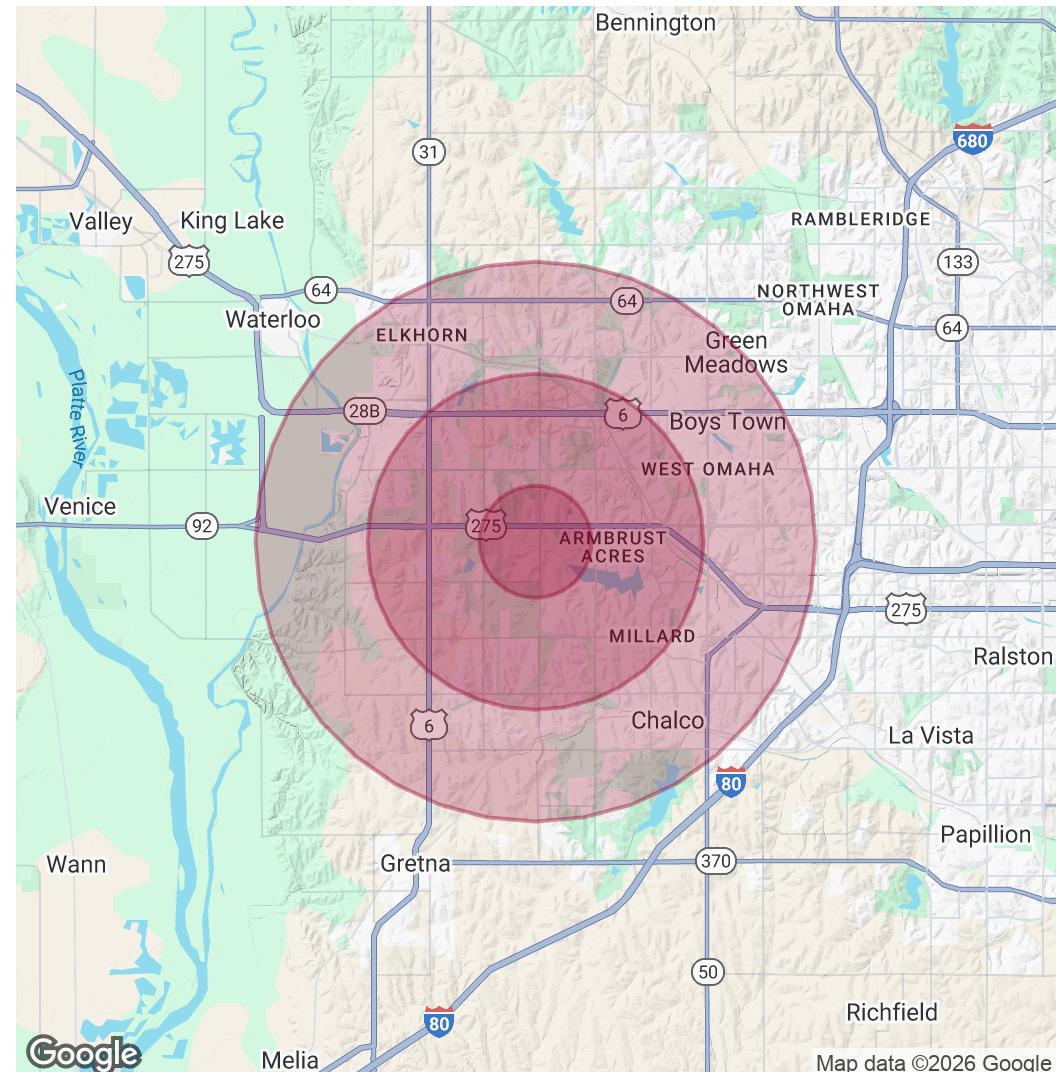
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POPULATION	1 MILE	3 MILES	5 MILES
<b>Total Population</b>	7,979	80,171	190,118
<b>Average Age</b>	39	38	38
<b>Average Age (Male)</b>	38	37	37
<b>Average Age (Female)</b>	40	39	39

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
<b>Total Households</b>	2,887	28,303	69,480
<b># of Persons per HH</b>	2.8	2.8	2.7
<b>Average HH Income</b>	\$202,946	\$173,203	\$152,425
<b>Average House Value</b>	\$512,876	\$425,347	\$388,688

Demographics data derived from AlphaMap



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