

For Lease  
**Medical / Office**  
2,577 - 6,077 SF



19303 S HWS Cleveland Blvd | Omaha, NE 68022

\$33.00 PSF NNN

## Property Features

- Class A medical / office available for lease at Avenue One
- Join a high-end medical clinic
- Building signage available
- Highly desirable west Omaha location in the new Avenue One mixed-use development

13321 California Street, Suite 105  
Omaha, NE 68154  
402 255 6060  
[nainpdodge.com](http://nainpdodge.com)

**Kristi Andersen**  
President  
402 255 6078  
[kristi.andersen@npdodge.com](mailto:kristi.andersen@npdodge.com)



ADDRESS	SIZE (SF)	LEASE RATE	LEASE TYPE
19303 S HWS Cleveland Blvd	2,577-6,077 SF	\$33.00 SF/yr	NNN

### BUILDING DETAILS

Building Size	15,000 SF
Tenancy	Multiple
Year Built	Delivery Fall 2026
Zoning	MU
Lot Size	0.94 AC
Building Class	A
Parking	5:1K
Traffic Count	31,074 VPD along W Dodge

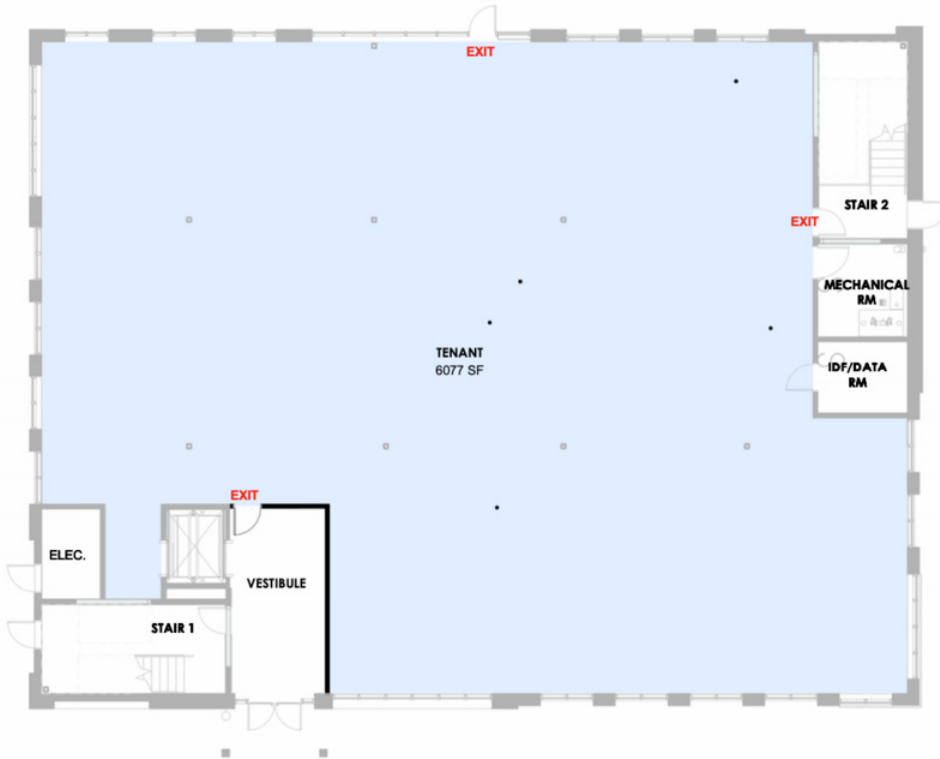
### LOCATION DETAILS

Market	Omaha / Council Bluffs
County	Douglas
Cross Streets	192nd & W Dodge Road
Nearest Interstate	I-80

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	3,677	25,476	60,402
Total Population	9,511	70,513	163,473
Average HH Income	\$226,351	\$206,541	\$182,260

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1 FIRST FLOOR PLAN  
SD-22A SCALE: 1/16" = 1'-0"

2 FIRST FLOOR PLAN  
SD-22A SCALE: 1/16" = 1'-0"

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